

FAIR OAKS RECREATION AND PARK DISTRICT BOARD OF DIRECTORS

ONE THOUSAND FOUR HUNDRED THIRTY-THIRD BOARD OF DIRECTORS' REGULAR MEETING

Agenda for June 26, 2024

The regular meeting of the Board of Directors on June 26, 2024 will be conducted both in person and via Zoom:
Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/87345380207>
Or join by phone: US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656
Meeting ID: 873 453 80207

OLD FAIR OAKS LIBRARY

4200 Temescal Street

FAIR OAKS, CA 95628

June 26, 2024

6:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)
(Any person may address the Board upon any subject within the jurisdiction of the Fair Oaks Recreation and Park District. Each speaker is limited to a maximum of THREE (3) minutes. Any matter requiring Board action will be referred to staff or committee for a report and action at a subsequent meeting).
5. APPROVAL OF AGENDA
6. CONSENT CALENDAR
(All matters listed under Consent Calendar are considered by the Board of Directors to be routine and will be acted upon in a single motion. There will not be separate discussions of these items unless a request is made prior to the time the Board considers a motion to approve).

6.I. Accept And File: Enumeration Of Claims (Vendor Activity Report) – May 2024.

Documents:

[6.1 ENUMERATION OF CLAIMS \(VENDOR ACTIVITY REPORT\) - MAY \(PERIOD 11\).PDF](#)

6.II. Accept And File: Payroll Report – May 2024.

Documents:

6.2A PAYROLL CONSOLIDATION AND ACTIVITY REPORT - MAY (PERIOD 11).PDF
6.2B OVERTIME CTO STRAIGHT TIME DETAIL - MAY (PERIOD 11).PDF

6.III. Accept And File: Leave Liability Report – May 2024.

Documents:

6.3 LEAVE LIABILITY - MAY 2024.PDF

6.IV. Accept And File: Contingency Fund Report – May 2024.

Documents:

6.4 CONTINGENCY FUND RECONCILIATION - MAY (PERIOD 11).PDF

6.V. Accept And File: Fund Balance Report – May 2024.

Documents:

6.5 FUND BALANCE REPORT - MAY (PERIOD 11).PDF

6.VI. Accept And File: Refund Report – May 2024.

Documents:

6.6 REFUND REPORT - MAY (PERIOD 11).PDF

6.VII. Accept And File: Financial Report – May 2024.

Documents:

6.7 FINANCIAL REPORT - MAY (PERIOD 11).PDF

6.VIII. Accept And File: Measure J Commitment Report – May 2024.

Documents:

6.8 MEASURE J COMMITMENT REPORT - MAY (PERIOD 11).PDF

6.IX. Accept And File: Construction Schedule Report – May 2024.

Documents:

VPR DRAFT SCHEDULE 6.14.24.PDF
VPR CRITICAL PATH DRAFT 6.14.24.PDF
VPR DRAFT SCHEDULE 6.14.24.PDF

6.X. Accept And File: Change Orders – May 2024.

Documents:

AED 040-V2 - PCOS 132.1 160_FORPD VPR_20240514_BOBO-WMB

SIGNED.PDF
AED 041-V3 - PCO 111.2 - CLUBHOUSE FIRE ALARM SYSTEM_FORPD
VPR_20240514_BOBO-WMB SIGNED.PDF
CCO 4_ADDTL QA SERVICES FOR TECHNOLOGY FIRE ALARM
ELECTRONIC SAFETY AND SECURITY SYSTEMS_VILLAGE PARK BLDGS
SIGNED.PDF

6.XI. Accept And File: Fulton El-Camino Monthly Report – May 2024.

Documents:

[FEC REPORT - MAY.PDF](#)

6.XII. Approval Of The Draft Minutes From The Regular Board Meeting Of May 15, 2024.

Documents:

[05.15.2024 1432 DRAFT.PDF](#)

7. NEW BUSINESS

7.I. Discussion And Possible Action Regarding Approval Of Change Order For Bobo Construction In The Amount Of \$399,777 For The Village Park Renovation Project.

Documents:

[APPROVAL OF CHANGE ORDER FOR BOBO CONSTRUCTION IN THE AMOUNT OF 399777 FOR THE VILLAGE PARK RENOVATION PROJECT.PDF](#)

7.II. Discussion And Possible Action Regarding Approval Of An Amphitheater Seating Plan.

Documents:

[7.2 APPROVAL OF AN AMPHITHEATRE PLAN.PDF](#)
[SEATING RENOVATION BUDGET AND CONSTRUCTION DOCUMENTS.PDF](#)

7.III. Discussion And Possible Action On The Fiscal Year 2024-2025 General Fund 341A Preliminary Budget:

- Adopt Resolution No. 061924-01 Approving the Preliminary District Budget for FY 2024-2025.
- Adopt Resolution No. 061924-02 approving the Preliminary Budget for the Fair Oaks Parks Maintenance and Recreation Improvement District (FOLL) for FY 2024-2025.
- Adopt Resolution No. 061924-03 approving the Preliminary Budget for the Phoenix Field Landscape and Lighting Assessment District (PFL) for FY 2024-2025.
- Adopt Resolution No. 061924-04 approving the Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District (GRLL) for FY 2024-2025.

Documents:

7.3 ADOPTION OF FY 2425 PRELIMINARY BUDGET.PDF

7.IV. Discussion And Possible Action On The Fiscal Year 2024-2025 Bond Fund 341C Preliminary Budget:

- Adopt Resolution No. 061924-05 approving the Preliminary Bond Budget for FY 2024-2025.

Documents:

7.4 ADOPTION OF PRELIMINARY BOND BUDGET.PDF

7.V. Discussion And Possible Action Regarding The Approval Of Sale Of Miller Park Cell Tower Leases.

Documents:

7.5 APPROVAL OF SALE OF MILLER PARK CELL TOWER LEASES.PDF

7.VI. Discussion And Possible Action Regarding The Approval Of The Memorandum Of Understanding With The Employees' Association Starting July 1, 2024 Through June 30, 2027.

Documents:

7.6 APPROVAL OF MEMORANDUM WITH EMPLOYEES ASSOCIATION 2024-2027.PDF

7.VII. Discussion And Possible Action On The Intent To Levy Assessments For Fiscal Year 2024-2025, And Provide Notice Of Hearing On July 17, 2024 For The Fair Oaks Park Maintenance And Recreation Improvement District (FOLL), The Phoenix Field Landscape And Lighting Assessment District (PFL) And The Gum Ranch Landscape And Lighting Assessment District (GRLL):

- Adopt Resolution No. 061924-06 with the intent to levy assessments for FY 2024-2025 Fair Oaks Parks Maintenance & Recreation Improvement District (FOLL), preliminarily approving the Engineer's Report, and Providing for Notice of a Public Hearing on July 17, 2024 at 6:00 PM.
- Adopt Resolution No. 061924-07 with the intent to levy assessments for FY 2024-2025 Phoenix Field Landscape and Lighting Assessment District (PFL), preliminarily approving the Engineer's Report, and Providing for Notice of a Public Hearing on July 17, 2024 at 6:00 PM.
- Adopt Resolution No. 061924-08 with the intent to levy assessments for FY 2024-2025 Gum Ranch Landscape and Lighting Assessment District (GRLL), preliminarily approving the Engineer's Report, and Providing for Notice of a Public Hearing on July 17, 2024 at 6:00 PM.

Documents:

7.7 INTENT TO LEVY ASSESSMENTS AND SETTING THE PUBLIC HEARING.PDF

7.VIII. Discussion And Possible Action Regarding A Resolution Proclaiming July As "Parks And Recreation Month."

- Adopt Resolution No. 061924-09 Recognizing July as "Parks & Recreation Month."

Documents:

[**7.8 RESOLUTION PROCLAIMING JULY AS PARKS AND RECREATION MONTH.PDF**](#)

7.IX. Discussion And Possible Action On Payment To The Fair Oaks Water District For Waterline Work On California Avenue.

Documents:

[**7.9 PAYMENT TO THE FAIR OAKS WATER DISTRICT FOR WATERLINE WORK ON CALIFORNIA AVENUE.PDF**](#)

8. BOARD/STAFF REPORTS

8.I. Items From The Board Of Directors.

8.II. Items From Staff.

9. ADJOURNMENT

9.I. Adjourn To The Regular Meeting Of July 17, 2024 @ 6:00 P.m.

I, Michael J. Aho, District Administrator of the Fair Oaks Recreation and Park District, do hereby certify that this agenda has been posted at 4200 Temescal Street, Fair Oaks, California and 4150 Temescal Street, Fair Oaks, California at least 72 hours prior to the meeting of the Board of Directors in accordance with Government Code Section 54950.5, the Ralph M. Brown Act.

If you need a disability related accommodation to participate in these meetings, please contact the Park District Office at (916) 966-1036 (voice) or (916) 966-9863 (fax).

To watch the meeting live on Facebook, please visit: https://www.facebook.com/FORPD/live_videos

<u>VENDOR</u>	<u>EXPENSE DESCRIPTION</u>	<u>ACCOUNT DESCRIPTION</u>	<u>AMOUNT</u>
MAEGAN FRANCO	A&E Instructor livescan Reimb.	OTHER OP EXP SVC	\$67.00
		- TOTAL-	\$181,785.55
AFSAWEH DAVIS	Rec fingerprinting svcs	OTHER OP EXP SUP	\$96.00
		- TOTAL-	\$96.00
AT&T CORP	ADMIN Office Internet 3/11-4/10	TELEPHONE SVC	\$608.66
	Admin D/O internet 4/11-5/10	TELEPHONE SVC	\$617.79
		- TOTAL-	\$1,226.45
ATLAS DISPOSAL INDUSTRIES LLC	PARKS Pickup @ 8000 Temple Park Rd to 4/23	REF COLL/DISP SVC	\$582.24
	PARKS Pickup @ 9050 Phoenix Park A to 5/1	REF COLL/DISP SVC	\$82.69
	PARKS Pickup @ 9050 Phoenix Park B to 5/1	REF COLL/DISP SVC	\$282.94
		- TOTAL-	\$947.87
BARTKIEWICZ KRONICK & SHANAHAN	Admin legal servicez April	LEGAL SVC	\$746.25
		- TOTAL-	\$746.25
BUCKMASTER BUSINESS MACHINES INC	Admin toner D/O	OFFICE SUPPLIES	\$20.00
		- TOTAL-	\$20.00
CAGWIN & DORWARD	PARKS FOLL BANNISTER PARK LANDSCAPE May	AGRI/HORT SVC	\$1,406.00
	PARKS ADMIN OFFICE LANDSCAPE May	AGRI/HORT SVC	\$271.00
	PARKS FOLL FAIR OAKS PARK LANDSCAPE May	AGRI/HORT SVC	\$5,221.00
	PARKS PRE SCHOOL LANDSCAPE May	AGRI/HORT SVC	\$303.00
	PARKS FOLL JIM STRENG PARK LANSCAPEEE May	AGRI/HORT SVC	\$669.00
	PARKS FOLL LITTLE PHOENIX PARK LANDSCAPE May	AGRI/HORT SVC	\$579.00
	PARKS FOLL MANANA LANDSCAPE May	AGRI/HORT SVC	\$425.00
	PARKS FOLL MILLER PARK LANDSCAPE May	AGRI/HORT SVC	\$2,088.00
	PARKS FOLL MONTVIEW PARK LANDSCAPE May	AGRI/HORT SVC	\$1,234.00
	PARKS FOLL OLD FAIR OAKS LIBRARY LANDSCAPE May	AGRI/HORT SVC	\$100.00
	PARKS FOLL PHOENIX PARK LANDSCAPE May	AGRI/HORT SVC	\$8,956.00
	PARKS FOLL VINTAGE WOODS PARK LANDSCAPE May	AGRI/HORT SVC	\$103.00
	PARKS GRLL GUM RANCH PARK LANDSCAPE May	AGRI/HORT SVC	\$1,238.00
	PARKS GRLL MADISON PLACE LANDSCAPE May	AGRI/HORT SVC	\$612.00
	PARKS PFLL MADISON AVE FLYWAY LANDSCAPE May	AGRI/HORT SVC	\$235.00
	PARKS PFLL SUNSET AVE / ENCLAVE LANDSCAPE May	AGRI/HORT SVC	\$755.00
	PARKS LA VISTA SPORTS FIELDS May	AGRI/HORT SVC	\$1,883.00
		- TOTAL-	\$26,078.00
CORDOVA RECREATION & PARK DIST	Rec 9646.4 Get Up & Go transport svc	RECREATIONAL SVC	\$726.75
		- TOTAL-	\$726.75
COUNTY OF SACRAMENTO	PARKS 3830 Bannister Park to 5/7	SEWAGE DISP SVC	\$113.70

	PARKS 8980 Kruitof Way Phoenix Park to 5/7	SEWAGE DISP SVC	\$113.70
	PARKS 8308 Mallee Cir to 6/7	SEWAGE DISP SVC	\$177.37
	PARKS 8090 Grand Ave- Preschool to 6/21	SEWAGE DISP SVC	\$250.82
COUNTY OF SACRAMENTO	PARKS 7991/997 Ca, Ave Clbhs/Amphithtr to 6/21	SEWAGE DISP SVC	\$456.16
	PARKS 8010 McMillan Center to 6/21	SEWAGE DISP SVC	\$113.70
	PARKS 4150 Temescal St-Dist Office to 6/21	SEWAGE DISP SVC	\$250.82
	Parks Montview Trailside Dr to 6/21	SEWAGE DISP SVC	\$113.70
	- TOTAL-		\$1,589.97
FAIR OAKS WATER DISTRICT	Parks 3820 Bannister Rd to 7/31	WATER	\$528.35
	Parks 11549 FO BLVD/FO Park to 7/31	WATER	\$2,005.81
	Parks 4404 Minn. Ave (Montview Park) to 7/31	WATER	\$650.32
	- TOTAL-		\$3,184.48
GREATAMERICA FINANCIAL SERVICES COR	ADMIN RICOH usage black to 4/19	OFFICE EQ MAINT SVC	\$17.07
	ADMIN RICOH usage color to 4/19	OFFICE EQ MAINT SVC	\$230.18
	ADMIN RICOH lease pymt to 4/19	RENT/LEASE EQ	\$290.84
	- TOTAL-		\$538.09
GREATER SACRAMENTO SOFTBALL ASSOCIA	Rec 9464.411 adult s/b svcs	RECREATIONAL SVC	\$1,442.65
	- TOTAL-		\$1,442.65
J FIFFICK CORPORATION	ADMIN Managed Services & Monitoring Jan	DATA PROCESSING SVC	\$650.00
	ADMIN Cloud Online Backup up to 1TB Jan	DATA PROCESSING SVC	\$120.00
	ADMIN M S Office 365 : User Licenses E1 Gov Jan	DATA PROCESSING SVC	\$20.00
	ADMIN M S Office OneDrive for Business Plan Jan	DATA PROCESSING SVC	\$5.00
	ADMIN M S Office 365 Standard User Licenses Jan	DATA PROCESSING SVC	\$212.50
	ADMIN M S Office 365 Business Basic Jan	DATA PROCESSING SVC	\$42.00
	ADMIN M S Office 365 Phone System-Main Office Jan	DATA PROCESSING SVC	\$16.00
	ADMIN MS Teams Essentials Jan	DATA PROCESSING SVC	\$8.00
	ADMIN MS Azure Info Protection Premium Jan	DATA PROCESSING SVC	\$2.50
	ADMIN Managed Services & Monitoring April	DATA PROCESSING SVC	\$650.00
	ADMIN Cloud Online Backup up to 1TB April	DATA PROCESSING SVC	\$120.00
	ADMIN M S Office 365 : User Licenses E1 Gov Apr	DATA PROCESSING SVC	\$20.00
	ADMIN M S Office OneDrive for Business Plan April	DATA PROCESSING SVC	\$5.00
	ADMIN M S Office 365 Standard User Licenses Apr	DATA PROCESSING SVC	\$212.50
	ADMIN M S Office 365 Business Basic April	DATA PROCESSING SVC	\$42.00
	ADMIN M S Office 365 Phone System-Main Office Apr	DATA PROCESSING SVC	\$16.00
	ADMIN MS Teams Essentials April	DATA PROCESSING SVC	\$8.00
	ADMIN MS Azure Info Protection Premium April	DATA PROCESSING SVC	\$2.50
	ADMIN Managed Services & Monitoring March	DATA PROCESSING SVC	\$650.00
	ADMIN Cloud Online Backup up to 1TB March	DATA PROCESSING SVC	\$120.00

	ADMIN M S Office 365 : User Licenses E1 Gov Marc	DATA PROCESSING SVC	\$20.00
	ADMIN M S Office OneDrive for Business Plan March	DATA PROCESSING SVC	\$5.00
	ADMIN M S Office 365 Standard User Licenses Marc	DATA PROCESSING SVC	\$212.50
	ADMIN M S Office 365 Business Basic March	DATA PROCESSING SVC	\$42.00
	ADMIN M S Office 365 Phone System-Main Office Mar	DATA PROCESSING SVC	\$16.00
	ADMIN MS Teams Essentials March	DATA PROCESSING SVC	\$8.00
J FIFFICK CORPORATION	ADMIN MS Azure Info Protection Premium March	DATA PROCESSING SVC	\$2.50
	Admin EE replacement laptop	DATA PROCESSING SUP	\$1,012.46
		- TOTAL-	\$4,240.46
LAURA GAMEZ	Rec fitness class svcs	RECREATIONAL SVC	\$810.00
		- TOTAL-	\$810.00
LAURA MCLEAN	A&E Winter Classes	RECREATIONAL SVC	\$168.00
		- TOTAL-	\$168.00
MIDWEST MOTOR SUPPLY INC	Parks expendable tools	EXPEND TOOLS	\$301.96
			\$301.96
NORMAN GIFFORD	Parks padlock replacement	SECURITY SVC	\$90.00
		- TOTAL-	\$90.00
PACIFIC GAS AND ELECTRIC COMPANY	Parks 8090 Grand Pre-School 3/30-4/30	NAT GAS/LPG/FUEL OIL	\$90.20
	Parks 8020 Temple Park McMillan Ctr. 3/9-4/9	NAT GAS/LPG/FUEL OIL	\$178.55
	Parks 7997 California Club House 3/30-3/31	NAT GAS/LPG/FUEL OIL	\$8.86
	Parks 4200 Temescal Old Library 3/30-4/30	NAT GAS/LPG/FUEL OIL	\$62.38
	Parks 4150 Temescal Dist. Office 3/30-4/30	NAT GAS/LPG/FUEL OIL	\$35.18
		- TOTAL-	\$375.17
PERS	Admin PEPRA PP2024-08 04/01-04/15	RETIREMENT	\$1,399.58
	Rec PEPRA PP2024-08 04/01-04/15	RETIREMENT	\$894.62
	Parks PEPRA PP2024-08 04/01-04/15	RETIREMENT	\$912.90
	A&E PEPRA PP2024-08 04/01-04/15	RETIREMENT	\$262.43
	Unfunded accrued liability plan 659 April	RETIREMENT	\$7,154.58
	Rec CLASSIC PP2024-08 04/01-04/15	RETIREMENT	\$956.73
	Parks CLASSIC PP2024-08 04/01-04/15	RETIREMENT	\$375.07
	*ADMIN fee APRIL	RETIREMENT	\$200.00
	Rec CLASSIC PP2024-09 04/16-04/30	RETIREMENT	\$956.73
	Parks CLASSIC PP2024-09 04/16-04/30	RETIREMENT	\$375.06
	Unfunded accrued liability plan 659 June	RETIREMENT	\$7,154.58
	Admin PEPRA PP2024-09 04/16-04/30	RETIREMENT	\$1,402.14
	Rec PEPRA PP2024-09 04/16-04/30	RETIREMENT	\$856.88
	Parks PEPRA PP2024-09 04/16-04/30	RETIREMENT	\$1,017.24
	A&E PEPRA PP2024-09 04/16-04/30	RETIREMENT	\$262.43

		- TOTAL -	\$24,180.97
PERS HEALTH BENEFITS DIV	RET Health June	GROUP INS	\$1,021.41
	ADMIN Health June	GROUP INS	\$18.63
	REC Health June	GROUP INS	\$24.84
	PARKS Health June	GROUP INS	\$37.26
	A&E Health June	GROUP INS	\$6.20
	RET Health June	HEALTH CARE	\$324.79
	RET Health June	HEALTH CARE	\$683.44
	RET Health June	HEALTH CARE	\$683.44
PERS HEALTH BENEFITS DIV	RET Health June	HEALTH CARE	\$448.15
	RET Health June	HEALTH CARE	\$896.30
	RET Health June	HEALTH CARE	\$12.98
- TOTAL -			\$4,157.44
PRINCIPAL LIFE INSURANCE COMPANY	Admin Administrator Life Ins April 24	GROUP INS	\$18.40
	Parks Maint Worker Life Ins April 24	GROUP INS	\$13.25
	Rec Supervisor Life Ins April 24	GROUP INS	\$18.40
	Rec Manager Life Ins April 24	GROUP INS	\$18.40
	Rec Coordinator Life Ins April 24	GROUP INS	\$14.54
	Parks Maint Worker Life Ins April 24	GROUP INS	\$13.25
	Admin Accountant Life Ins April 24	GROUP INS	\$17.29
	Rec Supervisor Life Ins April 24	GROUP INS	\$15.65
	Rec PS Teacher Life Ins April 24	GROUP INS	\$13.43
	Admin Manager Life Ins April 24	GROUP INS	\$18.40
	Admin Assistant II Life Ins April 24	GROUP INS	\$13.43
	Parks Supervisor Life Ins April 24	GROUP INS	\$15.45
	Parks Maint Worker Life Ins April 24	GROUP INS	\$18.40
	Admin Assistant II Life Ins April 24	GROUP INS	\$12.33
	A&E Manager Life Ins April 24	GROUP INS	\$18.40
	Rec Coordinator Life Ins April 24	GROUP INS	\$12.15
	Parks Manager Life Ins April 24	GROUP INS	\$18.40
	Parks Maint Worker Life Ins April 24	GROUP INS	\$13.99
	Admin Administrator Vision April 24	GROUP INS	\$20.16
	Parks Maint Worker Vision April 24	GROUP INS	\$10.02
	Rec Supervisor Vision April 24	GROUP INS	\$20.31
	Rec Manager Vision April 24	GROUP INS	\$32.50
	Rec Coordinator Vision April 24	GROUP INS	\$10.02
	Parks Maint Worker Vision April 24	GROUP INS	\$20.16
	Admin Accountant Vlsion April 24	GROUP INS	\$20.31

	Rec Supervisor Vision April 24	GROUP INS	\$20.16
	Rec PS Teacher Vision April 24	GROUP INS	\$32.50
	Admin Manager Vision April 24	GROUP INS	\$32.50
	Parks Supervisor Vision April 24	GROUP INS	\$20.31
	Parks Maint Worker Vision April 24	GROUP INS	\$20.31
	Admin Assistant II Vision April 24	GROUP INS	\$20.16
	A&E Manager Vision April 24	GROUP INS	\$10.02
	Rec Coordinator Vision April 24	GROUP INS	\$20.16
	Parks Manager Vision April 24	GROUP INS	\$20.16
	Parks Maint Worker Vision April 24	GROUP INS	\$20.31
	- TOTAL-		\$633.63
PRINT PROJECT MANAGERS INC	Admin activity guide printing svc	PRINTING SVC	\$8,534.50
	- TOTAL-		\$8,534.50
RESCUE TRAINING INSTITUTE INC	Rec 9646.1 babysitting class svcs March	RECREATIONAL SVC	\$115.50
	- TOTAL-		\$115.50
ROCKET RESTROOMS & FENCING INC	Rec 9646.72 Kids Art restroom services	SEWAGE DISP SVC	\$393.39
	Rec 9464.411 adult s/b rr svcs	SEWAGE DISP SVC	\$387.25
	rec 9646.77 trail run sewage svc June	SEWAGE DISP SVC	\$440.16
	- TOTAL-		\$1,220.80
RYAN LEDOUX	Parks backflow svc Gum Rch & Winding	PLUMBING MAINT SVC	\$288.00
	- TOTAL-		\$288.00
SACRAMENTO VALLEY ALARM SECURITY SY	PARKS 4200 Temescal burglary sys monitoring May-Ju	SECURITY SVC	\$93.00
	PARKS 4200 Temescal cell sys monitoring May-July	SECURITY SVC	\$45.00
	PARKS Pre-School security sys monitoring May	SECURITY SVC	\$37.00
	PARKS Pre-School cellular srv monitoring May	SECURITY SVC	\$19.00
	PARKS Clubhouse sec sys monit May	SECURITY SVC	\$41.76
	PARKS Clubhouse radio svc May	SECURITY SVC	\$15.00
	PARKS Arts & Crafts bldg sec sys monit May	SECURITY SVC	\$33.00
	PARKS Arts & Crafts building radio svc May	SECURITY SVC	\$15.00
	PARKS McMillan build security sys monitoring MAY	SECURITY SVC	\$37.00
	PARKS McMillan build cellular srv monitoring MAY	SECURITY SVC	\$19.00
	PARKS Clubhouse water flow monitoring MAY	SECURITY SVC	\$46.70
	PARKS Clubhouse radio sys monitoring MAY	SECURITY SVC	\$55.00
	PARKS McMillan build security sys monitoring MARCH	SECURITY SVC	\$37.00
	PARKS McMillan build cellular srv monitoring MARCH	SECURITY SVC	\$19.00
	- TOTAL-		\$512.46
SCI CONSULTING GROUP	Admin assmt dist svcs 23-24	ENGINEERING SVC	\$7,903.00

		- TOTAL -	\$7,903.00
SMUD	PARKS 4200 Temescal Old Lib to 4/22	ELECTRICITY	\$924.44
	PARKS 5361 Flyway to 4/16	ELECTRICITY	\$37.32
	PARKS 9050 Phoenix Little Phoenix to 4/16	ELECTRICITY	\$77.55
	PARKS 9039 Sunset to 4/16	ELECTRICITY	\$40.00
	PARKS 4150 Temescal District Office to 4/23	ELECTRICITY	\$159.42
	PARKS 4447 Minnesota to 4/24	ELECTRICITY	\$41.51
	PARKS 5542 Cannes Unit IRR to 4/17	ELECTRICITY	\$24.27
	PARKS 4200 Main to 4/23	ELECTRICITY	\$60.11
	PARKS 8090 Grand 3603367 PreSchool to 4/23	ELECTRICITY	\$92.46
	PARKS 8090 Grand 3603369 PreSch Lights to 4/24	ELECTRICITY	\$23.97
	PARKS 5600 Tuckeroo to 4/17	ELECTRICITY	\$43.91
	PARKS 4990 Kruitof to 4/16	ELECTRICITY	\$103.33
	PARKS 8000 Temple Park FO Park to 4/23	ELECTRICITY	\$68.86
	PARKS 11549 Fair Oaks FO Park Softbl to 4/23	ELECTRICITY	\$800.44
	- TOTAL -		\$3,808.98
SMUD	PARKS 4735 Kenneth Miller Park to 4/23	ELECTRICITY	\$635.35
	PARKS 9044 Windcove Unit Rear to 4/16	ELECTRICITY	\$39.89
	PARKS 4660 Hazel Phoenix Park to 4/16	ELECTRICITY	\$57.66
	PARKS 8000 Temple Park Maint Shop to 4/23	ELECTRICITY	\$319.50
	PARKS 9030 Sunset Phoenix Concessions to 4/16	ELECTRICITY	\$258.99
- TOTAL -		\$3,808.98	
SPRINKLER SERVICE & SUPPLY INC	Parks Ops all parks irrigation supplies	PLUMBING MAINT SUP	\$2,007.64
	- TOTAL -		\$2,007.64
STAPLES CONTRACT AND COMMERCIAL	Rec office supplies April	OFFICE SUPPLIES	\$5.98
	Admin office supplies April	OFFICE SUPPLIES	\$165.09
	Admin copier paper D/O	OFFICE SUPPLIES	\$83.05
	- TOTAL -		\$254.12
STATE OF CALIFORNIA	Rec new hire fingerprinting svcs	OTHER OP EXP SUP	\$32.00
	- TOTAL -		\$32.00
UNIFIRST CORPORATION	Parks uniform service	CUSTODIAL SVC	\$70.82
	Parks uniform service	CUSTODIAL SVC	\$70.82
	Parks uniform service	CUSTODIAL SVC	\$70.82
	Parks uniform service	CUSTODIAL SVC	\$67.44
	Parks uniform service	CUSTODIAL SVC	\$70.82
	Parks uniform service	CUSTODIAL SVC	\$70.82
	Parks Ops janitor supplies	CUSTODIAL SUP	\$299.73
	Parks Ops janitor supplies	CUSTODIAL SUP	\$100.61
	Parks Ops janitor supplies	CUSTODIAL SUP	\$100.61

	Parks Ops janitor supplies	CUSTODIAL SUP	\$97.57
	Parks Ops janitor supplies	CUSTODIAL SUP	\$103.09
	Parks Ops janitor supplies	CUSTODIAL SUP	\$100.61
		- TOTAL-	\$1,223.76
US BANK NATIONAL ASSOCIATION	Rec advertising WEEKENDER MAGAZINE	ADVERTISING	\$395.00
	A&E gala design work IN *MONSTER DESIGN CO.	ADVERTISING	\$927.00
		- TOTAL-	\$1,322.00
US BANK NATIONAL ASSOCIATION	REC9646 Operational - Lamination Rolls AMZN MKTP U	OFFICE SUPPLIES	\$268.46
	REC9646 Operational - PT Staff Headphones AMAZON.C	OFFICE SUPPLIES	\$10.76
	REC9646 Operational - Duct Tape AMZN MKTP US*M97MY	OFFICE SUPPLIES	\$9.13
	REC9646 Operational - Blue Tape, Clear Tape, Cloro	OFFICE SUPPLIES	\$33.31
	REC Poster printer Ink CANON DIRECT	OFFICE SUPPLIES	\$270.45
		- TOTAL-	\$592.11
US BANK NATIONAL ASSOCIATION	ADMIN postage USPS STAMPS ENDICIA	POSTAL SVC	\$50.00
	ADMIN postage STAMPS.COM	POSTAL SVC	\$19.99
		- TOTAL-	\$69.99
US BANK NATIONAL ASSOCIATION	A&E Garden Gala Svcs IN *MONSTER DESIGN CO.	PRINTING SVC	\$4,100.00
	ADMIN Construction Update Signs BUILDAIGN	PRINTING SVC	\$128.32
US BANK NATIONAL ASSOCIATION	ADMIN Business Cards for Jen Schuler VISTAPRINT	PRINTING SVC	\$47.39
	A&E gala printing 4OVERINTERNATIONALLC	PRINTING SVC	\$315.53
		- TOTAL-	\$4,591.24
	PARKS Fair Oaks - Community Gardens - Hazard Tree	AGRI/HORT SVC	\$7,200.00
		- TOTAL-	\$7,200.00
US BANK NATIONAL ASSOCIATION	PARKS Maint. Shop Repair - Rollup Door GO PRO GARA	BLDG MAINT SVC	\$2,060.00
		- TOTAL-	\$2,060.00
US BANK NATIONAL ASSOCIATION	PARKS Surge Protectors LOWES #01540*	BLDG MAINT SUP/MAT	\$48.44
	PARKS Spring Break Camp Prep LOWES #01540*	BLDG MAINT SUP/MAT	\$356.35
	PARKS Village Park - Sign Clips LOWES #01540*	BLDG MAINT SUP/MAT	\$23.77
	PARKS Corner Brace & Maul MILLER'S ACE HARDWARE	BLDG MAINT SUP/MAT	\$54.92
		- TOTAL-	\$483.48
US BANK NATIONAL ASSOCIATION	PARKS Softball Field Chalk LOWES #01540*	LAND IMP MAINT SUP	\$84.91
	PARKS Fair Oaks Gate Repair WIREMAN FENCE PRODUCTS	LAND IMP MAINT SUP	\$42.76
	PARKS Fair Oaks Gate Repair BFC SACRAMENTO	LAND IMP MAINT SUP	\$151.77
	PARKS Fair Oaks Ball Mix CAPITOL SAND AND GRAVEL C	LAND IMP MAINT SUP	\$1,189.56
	PARKS All Parks - Trip Hazard Removal CAPITOL SAND	LAND IMP MAINT SUP	\$242.44
		- TOTAL-	\$1,711.44
US BANK NATIONAL ASSOCIATION	PARKS Fair Oaks Park - Picnic Table Paint MILLER'S	PAINTING SUP	\$45.18
		- TOTAL-	\$45.18

US BANK NATIONAL ASSOCIATION	PARKS All Parks - Irrigation Repairs LOWES #01540*	PLUMBING MAINT SUP	\$6.12
	PARKS Toilet Repair - Diaphragm Kits FERGUSON ENT	PLUMBING MAINT SUP	\$151.89
	PARKS Miller RR - Replacement Faucet FERGUSON ENT	PLUMBING MAINT SUP	\$99.46
	PARKS Phoenix Park - Dog Park - Irrigation Repairs	PLUMBING MAINT SUP	\$29.47
	- TOTAL-		\$286.94
US BANK NATIONAL ASSOCIATION	ARTS Garden Gala Restrooms IN *ROCKET RESTROOMS &	SEWAGE DISP SVC	\$1,639.91
		- TOTAL-	
US BANK NATIONAL ASSOCIATION	ADMIN Parks Office Internet COMCAST CALIFORNIA	TELEPHONE SVC	\$207.63
	ADMIN Preschool Internet COMCAST CALIFORNIA	TELEPHONE SVC	\$207.63
	ADMIN Teams Phones Service- April ONENET GLOBAL	TELEPHONE SVC	\$616.72
	ADMIN Teams Phones Service- May ONENET GLOBAL	TELEPHONE SVC	\$616.72
	- TOTAL-		\$1,648.70
US BANK NATIONAL ASSOCIATION	PARKS Fleet 1003 Repair Parts O'REILLY 2799	AUTO MAINT SUP	\$9.89
	PARKS Fleet 1012 - Lubricants O'REILLY 2799	AUTO MAINT SUP	\$94.79
	- TOTAL-		\$104.68
US BANK NATIONAL ASSOCIATION	PARKS Bucket Bench Repairs AMERICAN RIVER ACE HARD	EXPEND TOOLS	\$21.51
		- TOTAL-	
US BANK NATIONAL ASSOCIATION	ADMIN Cell phones & Old Library Internet VZWRLSS*A	CELLPHONE/PAGER	\$739.19
		- TOTAL-	
US BANK NATIONAL ASSOCIATION	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$50.80
	PARKS Fleet Diesel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$46.72
US BANK NATIONAL ASSOCIATION	PARKS Fleet 1012 - Tractor Fluid O'REILLY 2799	FUEL/LUBRICANTS	\$167.30
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$55.68
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$88.16
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$75.87
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$98.78
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$81.46
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$48.02
	PARKS Fleet Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$114.36
	PARKS Fleet 1012 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$79.86
	PARKS Fleet 1002 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$175.00
	PARKS Fleet 1004 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$71.20
	PARKS Fleet 1003 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$47.69
	PARKS Fleet 1004 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$89.69
	PARKS Fleet 1004 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$84.96
	PARKS Fleet 1004 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$73.19
	PARKS Gas Cans - Regular 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$45.64
	PARKS Gas Cans - Diesel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$45.72

	PARKS Fleet 1009 Fuel 76 - JOE'S MARKET	FUEL/LUBRICANTS	\$170.08
		- TOTAL-	\$1,710.18
US BANK NATIONAL ASSOCIATION	PARKS Chain Saw Repair Parts CITRUS HEIGHTS MOWER	OTHER EQ MAINT SUP	\$40.92
		- TOTAL-	\$40.92
US BANK NATIONAL ASSOCIATION	Admin Employee yearly shoe purchase OFF BROADWAY S	CLOTH/PERSONAL SUP	\$86.19
		- TOTAL-	\$86.19
US BANK NATIONAL ASSOCIATION	PARKS Nitrile Gloves HARBOR FREIGHT TOOLS 540	CUSTODIAL SUP	\$77.52
	PARKS Preschool Deep Sanitization MILLER'S ACE HAR	CUSTODIAL SUP	\$41.97
	PARKS Maint Shop - Janitorial Supplies LOWES #0154	CUSTODIAL SUP	\$37.69
	PARKS Maint. Shop - Janitorial Supplies MILLER'S A	CUSTODIAL SUP	\$31.18
	PARKS Fleet Janitorial Supplies O'REILLY 2799	CUSTODIAL SUP	\$32.31
		- TOTAL-	\$220.67
US BANK NATIONAL ASSOCIATION	ADMIN HR management software BAMBOOHR HRIS	OTHER PROF SVC	\$461.29
	ADMIN training software TRAINUAL.COM	OTHER PROF SVC	\$161.50
		- TOTAL-	\$622.79
US BANK NATIONAL ASSOCIATION	ADMIN9646.MARKETING Me-QR Code Software - Annual R	DATA PROCESSING SVC	\$99.00
		- TOTAL-	\$99.00
US BANK NATIONAL ASSOCIATION	REC9646.13 Rivercats field trip deposit W SACTO RI	RECREATIONAL SVC	\$386.50
	REC 9646.13 Folsom Aquatic Center field trip reser	RECREATIONAL SVC	\$50.00
		- TOTAL-	\$436.50
US BANK NATIONAL ASSOCIATION	REC9646.75 Easter Eggstravaganza Items for Treat B	RECREATIONAL SUP	\$56.01
	REC9646.75 Easter Eggstravaganza Items for Treat B	RECREATIONAL SUP	\$6.45
	REC9646.75 Easter Eggstravaganza Tablecloths WAL-M	RECREATIONAL SUP	\$8.56
	REC9646.75 Easter Eggstravaganza 2025 Items FP 17	RECREATIONAL SUP	\$34.72
US BANK NATIONAL ASSOCIATION	REC9646.15 WOW Bus Supplies AMZN MKTP US*C1ZZ46TF3	RECREATIONAL SUP	\$87.22
	Rec9646.148 vests and pinnies AMZN MKTP US*RE6UI0K	RECREATIONAL SUP	\$184.23
	Rec9646.128 first aid kits WM SUPERCENTER #2457	RECREATIONAL SUP	\$35.93
	REC 9646.12 Dramatic play supplies AMZN MKTP US*7	RECREATIONAL SUP	\$25.85
	REC 9646.124 Craft supplies DOLLAR TREE	RECREATIONAL SUP	\$31.37
	REC 9646.12 Cleaning supplies TARGET 000246	RECREATIONAL SUP	\$23.03
	REC9646.136 Break Camp Supplies AMAZON RET* 112-40	RECREATIONAL SUP	\$66.52
		- TOTAL-	\$559.89
US BANK NATIONAL ASSOCIATION	Reimb Foundation statement of info update fee CA S	OTHER OP EXP SUP	\$25.00
	PARKS Easter Prep LOWES #01540*	OTHER OP EXP SUP	\$45.28
	PARKS Kid's Art Prep LOWES #01540*	OTHER OP EXP SUP	\$44.59
		- TOTAL-	\$114.87
	-TOTAL US BANK-		\$26,407.38

WAXIES ENTERPRISES INC	Parks ops janitor supplies	CUSTODIAL SUP	\$1,549.53
	Parks ops janitor supplies	CUSTODIAL SUP	\$1,374.83
	- TOTAL-		\$2,924.36
WEX BANK	Parks Fuel Chevrolet Silverado Z71 03-25	FUEL/LUBRICANTS	\$97.51
	Parks Fuel Chevrolet Silverado Z71 04-19	FUEL/LUBRICANTS	\$70.17
	Parks Fuel Chevrolet Silverado 04-19	FUEL/LUBRICANTS	\$38.99
	Parks Fuel Chevrolet Silverado Z71 04-22	FUEL/LUBRICANTS	\$115.61
	Parks Fuel Johndeere Tractor 03-25	FUEL/LUBRICANTS	\$69.16
	Parks Fuel Wex activation fee 04-18	FUEL/LUBRICANTS	\$50.00
	Parks Fuel Fee writeoff due to Wex error 04-19	FUEL/LUBRICANTS	-\$378.61
	Parks Fuel Wex accounting fee 04-23	FUEL/LUBRICANTS	\$10.00
	Parks Fuel Wex finance charge 04-23	FUEL/LUBRICANTS	\$107.25
	- TOTAL-		\$180.08
<u>TOTAL ALL EXPENSES</u>			<u>\$308,752.27</u>

VENDOR ACTIVITY REPORT FY 2024
341C FORPD CAPITAL PROJECTS

May
 Period 11

VENDOR	EXPENSE DESCRIPTION	ACCOUNT DESCRIPTION	AMOUNT
<u>BOBO CONSTRUCTION INC</u>	VPPR PGC - VPPR VMAR CCR: Pay App 21 March	STRUCTURES	\$494,159.75
		- TOTAL -	\$494,159.75
<u>INNOVATIVE CONSTRUCTION SERVICES IN</u>	VPPR proj mgmt services rendered April	STRUCTURES	\$15,951.25
	VMAR proj mgmt services rendered April	STRUCTURES	\$9,127.50
	CCR proj mgmt services rendered April	STRUCTURES	\$753.75
		- TOTAL -	\$25,832.50
<u>MID PACIFIC ENGINEERING INC</u>	VPPR Construction Testing to 3/28	STRUCTURES	\$3,900.00
	VPPR Lab Svcs to 3/28	STRUCTURES	\$175.00
	VPPR Mileage to 3/28	STRUCTURES	\$311.20
		- TOTAL -	\$4,386.20
<u>US BANK NATIONAL ASSOCIATION</u>	VPPR temp facility electricity SACRAMENTO MUNICIPAL	STRUCTURES	\$350.00
		- TOTAL -	\$350.00
<u>TOTAL EXPENSES</u>			<u>\$524,728.45</u>



PAYROLL REPORT
(PAYROLL CONSOLIDATION)
May 2024 FY 23-24 Period 11
Pay Periods PP202409 & PP202410

DEPARTMENT	GL--> Wage Type-->	1110	1110	1121	1124	1110	1110	1143	TOTALS
		7221	7201	7237	7204	7202	7213	2146 2162	
<u>ADMINISTRATION</u>		27,808	8,691	-	-		1,614	660	38,774
<u>RECREATION</u>		26,715	9,175	8,076	-	6,450	807	80	51,303
<u>MAINTENANCE</u>		7,911	23,684	7,175	-		807	40	39,618
<u>BOARD OF DIRECTORS</u>				400					400
SUB TOTAL		\$ 69,269	\$ 41,550	\$ 17,413	\$ 400	\$ 6,450	\$ 3,229	\$ 860	\$ 139,170

BENEFITS

<u>PERS (Health)</u>	31,222
- Current Employees #1230	27,165
- Retired #1280	4,058
-Prefunding CERBT/OPEB	
PERS #1210 (Retirement) Active Employees	9,723
Principal (Life & Vision) #1230	637
Capitol Assoc. (Dental) #1230	1,507
EDD (SUI) #1250	81
OASHDI #1220	2,610
CAPRI -Workers Comp.Acct 1240:	
BENEFITS TOTAL	\$ 45,782
GRAND TOTAL	\$ 184,952



PAYROLL ACTIVITY DETAIL REPORT

May 2024 FY 23-24 Period 11

Pay Periods PP202409 & PP202410

General Fund Business Area 341A

Dept	ID	Position	10111000 Regular Pay Hourly 7201	10111000 Regular Pay Salaried 7221	101121000 Extra Help Pay 7237	10112400 Committee Members 7204	10111000 Flat Amount	10114300 Allowances 2146	10114300 Allowances 2162	10111000 Group Insurance Subsidy 7213	Grand Total
A & E	3004766	Arts & Entertainment Manager	-	6,834	-	-	-	-	40	-	6,874
A & E	3004286	Arts & Entertainment Associate	-	-	2,162	-	-	-	40	-	2,202
A & E Total			-	6,834	2,162	-	-	-	80	-	9,076
ADMIN	3001178	District Administrator	-	13,759	-	-	-	400	100	-	14,259
ADMIN	3000547	Administrative Services Manager	-	8,307	-	-	-	-	40	-	8,347
ADMIN	3004151	Accountant	-	5,742	-	-	-	-	40	807	6,589
ADMIN	3000644	Administrative Assistant II	4,490	-	-	-	-	-	40	807	5,338
ADMIN	3000410	Administrative Assistant II- Tech Support	4,200	-	-	-	-	-	40	-	4,240
ADMIN Total			8,691	27,808	-	-	-	400	260	1,614	38,774
BOD	3000103	Board Member	-	-	-	100	-	-	-	-	100
BOD	3000221	Board Member	-	-	-	100	-	-	-	-	100
BOD	3001138	Board Member	-	-	-	100	-	-	-	-	100
BOD	3002177	Board Member	-	-	-	-	-	-	-	-	-
BOD	3002791	Board Member	-	-	-	100	-	-	-	-	100
BOD Total			-	-	-	400	-	-	-	-	400
PARKS	3000548	Parks and Facilities Manager	-	7,911	-	-	-	-	-	-	7,911
PARKS	3000192	Parks Maintenance Worker	5,970	-	-	-	-	-	-	-	5,970
PARKS	3001238	Parks Supervisor	5,458	-	-	-	-	-	-	-	5,458
PARKS	3003204	Parks Maintenance Worker	4,912	-	-	-	-	-	40	-	4,952
PARKS	3002602	Parks Maintenance Worker	4,455	-	-	-	-	-	-	-	4,455
PARKS	3003205	Parks Maintenance Worker	2,890	-	-	-	-	-	-	807	3,697
PARKS	3004328	Park Aide	-	-	960	-	-	-	-	-	960
PARKS	3004216	Park Aide	-	-	1,024	-	-	-	-	-	1,024
PARKS	3004820	Park Aide - Reg PT	-	-	2,203	-	-	-	-	-	2,203
PARKS	3004841	Park Aide	-	-	1,328	-	-	-	-	-	1,328
PARKS	3004278	Park Aide	-	-	1,660	-	-	-	-	-	1,660
PARKS Total			23,684	7,911	7,175	-	-	-	40	807	39,618
REC	3000263	Recreation Manager	-	7,911	-	-	-	-	40	-	7,951
REC	3000271	Recreation Supervisor	-	7,433	-	-	-	-	-	-	7,433
REC	3004234	Recreation Supervisor	-	5,824	-	-	-	-	40	-	5,864
REC	3000740	Recreation Supervisor	-	5,547	-	-	-	-	-	807	6,354
REC	3001065	Preschool Teacher	4,706	-	-	-	-	-	-	-	4,706
REC	3002002	Preschool Assistant	-	-	2,741	-	-	-	-	-	2,741
REC	3004823	Recreation Coordinator	4,149	-	-	-	-	-	-	-	4,149
REC	3004328	Recreation Leader I	-	-	960	-	-	-	-	-	960
REC	3004014	Recreation Leader I	-	-	144	-	-	-	-	-	144
REC	3004932	Senior Recreation Leader - Reg PT	-	-	2,361	-	-	-	-	-	2,361
REC	3004967	Senior Recreation Leader - Reg PT	-	-	1,433	-	-	-	-	-	1,433
REC	3004950	Recreation Coach	-	-	-	-	1,000	-	-	-	1,000
REC	3004749	Senior Recreation Leader	-	-	174	-	-	-	-	-	174
REC	3005048	Recreation Coach	-	-	-	-	850	-	-	-	850
REC	3005049	Recreation Coach	-	-	-	-	900	-	-	-	900
REC	3005050	Recreation Coach	-	-	-	-	900	-	-	-	900



PAYROLL ACTIVITY DETAIL REPORT

May 2024 FY 23-24 Period 11

Pay Periods PP202409 & PP202410

General Fund Business Area 341A

Dept	ID	Position	10111000 Regular Pay Hourly 7201	10111000 Regular Pay Salaried 7221	101121000 Extra Help Pay 7237	10112400 Committee Members 7204	10111000 Flat Amount	10114300 Allowances 2146	10114300 Allowances 2162	10111000 Group Insurance Subsidy 7213	Grand Total
REC	3005051	Recreation Coach	-	-	-	-	900	-	-	-	900
REC	3005052	Recreation Coach	-	-	-	-	1,000	-	-	-	1,000
REC	3005113	Recreation Coach	-	-	-	-	900	-	-	-	900
REC Total			8,855	26,715	8,076	-	1,000	-	80	807	45,853
Grand Total			41,550	69,269	17,413	400	6,450	400	460	3,229	139,170



PAYROLL REPORT
(OVERTIME / CTO / STRAIGHT TIME DETAIL)
May 2024 - Period 11

General Fund
Business Area 341A

TOTAL OVERTIME PAID FOR April 16th 2024 THRU May 15th 2024: **\$0.00**



PAYROLL REPORT
(OVERTIME / CTO / STRAIGHT TIME DETAIL)
May 2024 - Period 11

General Fund
Business Area 341A

May 2024 - Overtime Straight Time - PAID

TOTAL STRAIGHT TIME PAID FOR April 16th 2024 THRU May 15th 2024: \$0.00



PAYROLL REPORT
(OVERTIME / CTO / STRAIGHT TIME DETAIL)
May 2024 - Period 11

General Fund
Business Area 341A

May 2024 - Overtime Breakdown - CTO

Rick Zurlo	\$27.91				
Saturday	4/20/2024	6AM-5:15PM	11.25	CTO	\$470.98
					<u>\$470.98</u>

(INCLUDED WITHIN LEAVE LIABILITY BALANCES FOR THE MONTH)



LEAVE LIABILITY - May 2024

Vacation

Name	Hourly Rate	Beginning Balance	Hours Accrued	Hours Used	Adjustments	Ending Balance	Leave Liability Hours	Dollars
Accountant	\$ 33.13	12.10	7.33	0	0.00	19.43	19.43	\$ 643.72
Admin Assistant II	\$ 26.61	105.79	13.33	15	0.00	104.12	104.12	\$ 2,770.63
Admin Assistant II	\$ 24.14	182.33	10.00	2	0.00	190.33	190.33	\$ 4,594.57
Administrative Services Manager	\$ 47.93	213.30	13.33	0	0.00	226.63	226.63	\$ 10,862.38
Arts & Entertainment Manager	\$ 39.43	42.64	7.33	0	0.00	49.97	49.97	\$ 1,970.32
District Administrator	\$ 79.38	82.93	13.33	0	0.00	96.26	96.26	\$ 7,641.12
Park Aide	\$ 16.69	19.69	3.67	0	0.00	23.36	23.36	\$ 194.94
Parks and Facilities Manager	\$ 45.64	225.24	13.33	8	0.00	230.57	230.57	\$ 10,523.21
Parks Maintenance Worker	\$ 25.31	87.92	7.33	0	0.00	95.25	95.25	\$ 2,410.78
Parks Maintenance Worker	\$ 25.31	57.47	10.00	67.47	0.00	0.00	0.00	\$ -
Parks Maintenance Worker	\$ 33.92	226.08	13.33	23	0.00	216.41	216.41	\$ 7,340.63
Parks Maintenance Worker	\$ 27.91	153.47	10.00	32	0.00	131.47	131.47	\$ 3,669.33
Parks Supervisor	\$ 29.54	189.31	13.33	24	0.00	178.64	178.64	\$ 5,277.03
Preschool Assistant	\$ 19.86	134.23	3.67	15.5	0.00	122.40	122.40	\$ 2,430.86
Preschool Teacher	\$ 26.44	68.20	13.33	0	0.00	81.53	81.53	\$ 2,155.65
Recreation Coordinator	\$ 25.22	11.98	7.33	0	0.00	19.31	19.31	\$ 487.00
Recreation Manager	\$ 45.64	226.57	13.33	0	0.00	239.90	239.90	\$ 10,949.04
Recreation Supervisor	\$ 41.54	221.00	13.33	8	0.00	226.33	226.33	\$ 9,401.75
Recreation Supervisor	\$ 33.60	29.28	7.33	0	0.00	36.61	36.61	\$ 1,230.10
Recreation Supervisor	\$ 32.00	193.53	10.00	8	0.00	195.53	195.53	\$ 6,256.96
Senior Rec Leader- Sports	\$ 18.02	7.34	3.67	0	0.00	11.01	11.01	\$ 198.40
TOTALS		2490.40	133.91	202.97	0.00	151.88	2495.06	\$ 91,008.39

*Please reference the FORPD Personnel Policy Manual revised 12-13-2023 & MOU approved 6-19-2021 for guidelines regarding Leave Liability.



LEAVE LIABILITY - March 2024

Sick

Name	Hourly Rate	Beginning Balance	Hours Accrued	Hours Used	Adjustments	Ending Balance	Leave Liability Hours	Dollars
Accountant	\$ 33.13	1.50	8	0.00	0	9.50	9.50	\$ 157.37
Admin Assistant II	\$ 26.61	332.75	8	0.00	0	340.75	320.00	\$ 4,257.60
Admin Assistant II	\$ 24.14	251.00	8	0.00	0	259.00	259.00	\$ 3,126.13
Administrative Services Manager	\$ 47.93	431.34	8	0.00	0	439.34	320.00	\$ 7,668.80
Arts & Entertainment Manager	\$ 39.43	64.00	8	0.00	0	72.00	72.00	\$ 1,419.48
District Administrator	\$ 79.38	479.00	8	0.00	0	487.00	320.00	\$ 12,700.80
Park Aide	\$ 16.69	24.00	6	12.00	0	18.00	18.00	\$ 150.21
Parks and Facilities Manager	\$ 45.64	346.00	8	0.00	0	354.00	320.00	\$ 7,302.40
Parks Maintenance Worker	\$ 25.31	94.50	8	0.00	0	102.50	102.50	\$ 1,297.14
Parks Maintenance Worker	\$ 25.31	3.12	8	11.12	0	0.00	0.00	\$ -
Parks Maintenance Worker	\$ 33.92	4.80	8	5.00	0	7.80	7.80	\$ 132.29
Parks Maintenance Worker	\$ 27.91	111.00	8	0.00	0	119.00	119.00	\$ 1,660.65
Parks Supervisor	\$ 29.54	380.00	8	0.00	0	388.00	320.00	\$ 4,726.40
Preschool Assistant	\$ 19.86	151.00	6	0.00	0	157.00	157.00	\$ 1,559.01
Preschool Teacher	\$ 26.44	68.05	8	16.00	0	60.05	60.05	\$ 793.86
Recreation Coordinator	\$ 25.22	48.00	8	8.00	0	48.00	48.00	\$ 605.28
Recreation Manager	\$ 45.64	748.25	8	7.00	0	749.25	320.00	\$ 7,302.40
Recreation Supervisor	\$ 41.54	569.96	8	7.00		570.96	320.00	\$ 6,646.40
Recreation Supervisor	\$ 33.60	96.00	8	0.00	0	104.00	104.00	\$ 1,747.20
Recreation Supervisor	\$ 32.00	218.50	8	0.00	0	226.50	320.00	\$ 5,120.00
Senior Rec Leader- Sports	\$ 18.02	12.00	6.00	0	0.00	18.00	18.00	\$ 162.18
TOTALS								\$ 68,535.59

Note: Regarding Sick-Leave hours, a Regular Full-Time employee may choose the Sick Leave payout option and utilize a maximum of 320 hours (as identified within the table above) which will be compensated at 50% of the employees current hourly rate of pay. However, upon retirement from the District, a Regular Full-Time employee December choose to utilize their accrued Sick Leave toward CalPERS service credit with no maximum limit. Employees whose Sick Leave hours exceed 320 hours are noted but the hours in excess of 320 not calculated as a liability in the table above. A Regular Part-Time employee will be compensated for a maximum of 160 hours of sick leave at 50% of the employees rate of pay upon termination.



LEAVE LIABILITY - May 2024

Compensated Time Off (CTO)

Name	Hourly Rate	Beginning Balance	Hours Accrued	Hours Used	Adjustments	Ending Balance	Leave Liability Hours	Dollars
Accountant	\$ 33.13	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Admin Assistant II	\$ 26.61	0.75	0.38	0.00	0.00	1.13	1.13	\$ 29.94
Admin Assistant II	\$ 24.14	0.75	11.63	0.00	0.00	12.38	12.38	\$ 298.73
Administrative Services Manager	\$ 47.93	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Arts & Entertainment Manager	\$ 39.43	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
District Administrator	\$ 79.38	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Park Aide	\$ 16.69	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Parks and Facilities Manager	\$ 45.64	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Parks Maintenance Worker	\$ 25.31	30.63	3.75	18.00	0.00	16.38	16.38	\$ -
Parks Maintenance Worker	\$ 25.31	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Parks Maintenance Worker	\$ 33.92	16.25	0.00	0.00	0.00	16.25	16.25	\$ 551.20
Parks Maintenance Worker	\$ 27.91	38.39	0.00	0.00	0.00	38.39	38.39	\$ 1,071.46
Parks Supervisor	\$ 29.54	27.25	0.00	0.00	0.00	27.25	27.25	\$ 804.97
Preschool Assistant	\$ 19.86	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Preschool Teacher	\$ 26.44	6.77	0.00	0.00	0.00	6.77	6.77	\$ 178.87
Recreation Coordinator	\$ 25.22	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Recreation Manager	\$ 45.64	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Recreation Supervisor	\$ 41.54	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Recreation Supervisor	\$ 33.60	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Recreation Supervisor	\$ 32.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
Senior Rec Leader- Sports	\$ 18.02	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
TOTALS								\$ 2,935.17
*Please reference the FORPD Personnel Policy Manual revised 12-13-2023 & MOU approved 6-19-2021 for guidelines regarding Leave Liability.								



LEAVE LIABILITY - May 2024

Management Leave

Name	Hourly Rate	Beginning Balance	Hours Accrued	Hours Used	Adjustments	Ending Balance	Leave Liability Hours	Dollars
Accountant	\$ 33.13	8.80	5.34	0	0	14.14	14.14	\$ 468.46
Admin Assistant II	\$ 26.61	0	0.00	0	0	0	0	\$ -
Admin Assistant II	\$ 24.14	0	0.00	0	0	0	0	\$ -
Administrative Services Manager	\$ 47.93	36.32	5.34	14.50	0	27.16	27.16	\$ 1,301.78
Arts & Entertainment Manager	\$ 39.43	42.72	5.34	0	0	48.06	48.06	\$ 1,895.01
District Administrator	\$ 79.38	37.02	6.67	4	0	39.69	39.69	\$ 3,150.59
Park Aide	\$ 16.69	0.00	0.00	0	0	0	0	\$ -
Parks and Facilities Manager	\$ 45.64	7.69	5.34	0	0	13.03	13.03	\$ 594.69
Parks Maintenance Worker	\$ 25.31	0	0.00	0	0	0	0	\$ -
Parks Maintenance Worker	\$ 25.31	0	0.00	0	0	0	0	\$ -
Parks Maintenance Worker	\$ 33.92	0	0.00	0	0	0	0	\$ -
Parks Maintenance Worker	\$ 27.91	0	0.00	0	0	0	0	\$ -
Parks Supervisor	\$ 29.54	0	0.00	0	0	0	0	\$ -
Preschool Assistant	\$ 19.86	0	0.00	0	0	0	0	\$ -
Preschool Teacher	\$ 26.44	0	0.00	0	0	0	0	\$ -
Recreation Coordinator	\$ 25.22	0	0.00	0	0	0	0	\$ -
Recreation Manager	\$ 45.64	48.84	5.34	0	0	54.18	54.18	\$ 2,472.78
Recreation Supervisor	\$ 41.54	58.10	5.34	4	0	59.44	59.44	\$ 2,469.14
Recreation Supervisor	\$ 33.60	29.44	5.34	0	0	34.78	34.78	\$ 1,168.61
Recreation Supervisor	\$ 32.00	22.74	5.34	0	0	28.08	28.08	\$ 898.56
Senior Rec Leader- Sports	\$ 18.02	0	0	0	0	0	0	\$ -
TOTALS								\$ 14,419.61

*Please reference the FORPD Personnel Policy Manual revised 12-13-2023 & MOU approved 6-19-2021 for guidelines regarding Leave Liability.



CONTINGENCY FUND RECONCILIATION 2023-2024

MAY- PERIOD 11

General Fund
Business Area 341A

Beginning Balance on May 1, 2024: \$50,000

TRANSFERS FOR FY 23/24

Resolution #	Transfers To	Division	Purpose	Amount
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Ending Balance May 31, 2024 (period 11): \$50,000



FUND BALANCE REPORT
341A FAIR OAKS PARK DISTRICT

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$ 1,275,717.08	\$ 990,987.36	\$ (291,550.84)	\$ 1,975,153.60
Imprest Cash	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Accrued Interest Receivable	\$ -	\$ -	\$ -	\$ -
Due from Other Funds Year End	\$ -	\$ -	\$ -	\$ -
Accounts Receivable Year End	\$ -	\$ -	\$ -	\$ -
Notes & Other Long Receivables	\$ -	\$ -	\$ -	\$ -
Land	\$ 499,633.00	\$ -	\$ -	\$ 499,633.00
Building Structures	\$ 4,335,832.95	\$ -	\$ -	\$ 4,335,832.95
Equipment	\$ 503,537.37	\$ -	\$ -	\$ 503,537.37
AUC	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 6,615,720.40	\$ 990,987.36	\$ (291,550.84)	\$ 7,315,156.92
Warrants Payable	\$ (55,366.94)	\$ 86,724.07	\$ (103,284.76)	\$ (71,927.63)
Deposit Stale Warrants	\$ (11,114.81)	\$ -	\$ -	\$ (11,114.81)
Claims Payable	\$ (11,825.72)	\$ 293,452.02	\$ (299,763.80)	\$ (18,137.50)
Due to Others	\$ -	\$ -	\$ -	\$ -
PAYROLL_TAXES_N_BENEFITS	\$ 5,664.72	\$ 299,039.31	\$ (299,114.50)	\$ 5,589.53
Deposits from Others	\$ (68,597.98)	\$ -	\$ -	\$ (68,597.98)
Deferred Credits	\$ -	\$ -	\$ -	\$ -
Suspense Clearing	\$ -	\$ -	\$ -	\$ -
Payroll Clearing	\$ -	\$ 195,271.68	\$ (195,271.68)	\$ -
Borrowing Limit	\$ 911,178.70	\$ -	\$ (911,178.70)	\$ -
Borrowing Limit Offset	\$ (911,178.70)	\$ 911,178.70	\$ -	\$ -
Total Liabilities	\$ (141,240.73)	\$ 1,785,665.78	\$ (1,808,613.44)	\$ (164,188.39)
Total Deferred Inflows	\$ (164.99)	\$ -	\$ -	\$ (164.99)
Reserve Fund Balance	\$ (515,991.40)	\$ -	\$ -	\$ (515,991.40)
Fund Balance	\$ (1,060,758.73)	\$ -	\$ -	\$ (1,060,758.73)
Investments in GFA	\$ (5,339,003.32)	\$ -	\$ -	\$ (5,339,003.32)
Revenues and Other Financing Sources	\$ (1,595,060.35)	\$ 2,468.42	\$ (987,709.55)	\$ (2,580,301.48)
Expenditures/Expenses	\$ 2,186,499.12	\$ 309,130.88	\$ (378.61)	\$ 2,495,251.39
Estimated Revenue	\$ 3,162,068.00	\$ -	\$ -	\$ 3,162,068.00
Appropriations	\$ (3,312,068.00)	\$ -	\$ -	\$ (3,312,068.00)
Start of System Clearing	\$ -	\$ -	\$ -	\$ -
Total Equity and Other Accounts	\$ (6,474,314.68)	\$ 311,599.30	\$ (988,088.16)	\$ (7,150,803.54)
Total Liabilities & Equity + Other Accts	\$ (6,615,720.40)	\$ 2,097,265.08	\$ (2,796,701.60)	\$ (7,315,156.92)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$2,010,437.07	\$0.00	-\$526,207.95	\$1,484,229.12
Cash with Fiscal Age	\$4,616,497.34	\$0.00	\$0.00	\$4,616,497.34
Accrued Interest Receivable	\$6,655.15	\$0.00	\$0.00	\$6,655.15
Total Assets	\$6,633,589.56	\$0.00	-\$526,207.95	\$6,107,381.61
Warrants Payable	-\$1,479.50	\$525,857.95	-\$524,378.45	\$0.00
Claims Payable	\$0.00	\$524,378.45	-\$524,378.45	\$0.00
Total Liabilities	-\$1,479.50	\$1,050,236.40	-\$1,048,756.90	\$0.00
Fund Balance	-\$3,441,300.36	\$0.00	\$0.00	-\$3,441,300.36
Revenues and Other Financing Sources	-\$43,692.00	\$0.00	\$0.00	-\$43,692.00
Expenditures/Expenses	-\$11,547,117.70	\$524,728.45	\$0.00	-\$11,022,389.25
Estimated Revenue	\$23,415,500.00	\$0.00	\$0.00	\$23,415,500.00
Appropriations	-\$15,015,500.00	\$0.00	\$0.00	-\$15,015,500.00
Total Equity and Other Accounts	-\$6,632,110.06	\$524,728.45	\$0.00	-\$6,107,381.61
Total Liabilities & Equity + Other Accts	-\$6,633,589.56	\$1,574,964.85	-\$1,048,756.90	-\$6,107,381.61



FUND BALANCE REPORT
343A PHOENIX FIELD LANDSCAPE AND LIGHTING DISTRICT

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$15,966.01	\$24,037.19	-\$117.09	\$39,886.11
Accrued Interest Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Due from Other Funds Year End	\$0.00	\$0.00	\$0.00	\$0.00
Total Assets	\$15,966.01	\$24,037.19	-\$117.09	\$39,886.11
Warrants Payable	\$0.00	\$0.00	\$0.00	\$0.00
Claims Payable	\$0.00	\$0.00	\$0.00	\$0.00
Due to Others	\$0.00	\$0.00	\$0.00	\$0.00
Borrowing Limit	\$24,012.07	\$0.00	-\$24,012.07	\$0.00
Borrowing Limit Offset	-\$24,012.07	\$24,012.07	\$0.00	\$0.00
Total Liabilities	\$0.00	\$24,012.07	-\$24,012.07	\$0.00
Reserve Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00
Fund Balance	-\$40,149.79	\$0.00	\$0.00	-\$40,149.79
Revenues and Other Financing Sources	-\$32,315.22	\$117.09	-\$24,037.19	-\$56,235.32
Expenditures/Expenses	\$56,499.00	\$0.00	\$0.00	\$56,499.00
Estimated Revenue	\$56,499.00	\$0.00	\$0.00	\$56,499.00
Appropriations	-\$56,499.00	\$0.00	\$0.00	-\$56,499.00
Total Equity and Other Accounts	-\$15,966.01	\$117.09	-\$24,037.19	-\$39,886.11
Total Liabilities & Equity + Other Accts	-\$15,966.01	\$24,129.16	-\$48,049.26	-\$39,886.11



FUND BALANCE REPORT
373A FAIR OAKS ASSESSMENT DISTRICT

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$38,007.59	\$246,498.94	-\$3,548.78	\$280,957.75
Accrued Interest Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Due from Other Funds Year End	\$0.00	\$0.00	\$0.00	\$0.00
Total Assets	\$38,007.59	\$246,498.94	-\$3,548.78	\$280,957.75
Sales Tax Due	\$0.00	\$0.00	\$0.00	\$0.00
Warrants Payable	\$0.00	\$0.00	\$0.00	\$0.00
Deposit Stale Warrants	-\$190.94	\$0.00	\$0.00	-\$190.94
Claims Payable	\$0.00	\$0.00	\$0.00	\$0.00
Due to Others	\$0.00	\$0.00	\$0.00	\$0.00
Borrowing Limit	\$248,795.00	\$0.00	-\$248,795.00	\$0.00
Borrowing Limit Offset	-\$248,795.00	\$248,795.00	\$0.00	\$0.00
Total Liabilities	-\$190.94	\$248,795.00	-\$248,795.00	-\$190.94
Fund Balance	-\$288,844.68	\$0.00	\$0.00	-\$288,844.68
Revenues and Other Financing Sources	-\$352,621.97	\$3,548.78	-\$246,498.94	-\$595,572.13
Expenditures/Expenses	\$603,650.00	\$0.00	\$0.00	\$603,650.00
Estimated Revenue	\$603,650.00	\$0.00	\$0.00	\$603,650.00
Appropriations	-\$603,650.00	\$0.00	\$0.00	-\$603,650.00
Total Equity and Other Accounts	-\$37,816.65	\$3,548.78	-\$246,498.94	-\$280,766.81
Total Liabilities & Equity + Other Accts	-\$38,007.59	\$252,343.78	-\$495,293.94	-\$280,957.75



FUND BALANCE REPORT
343B GUM RANCH ASSESSMENT DISTRICT

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$55,269.99	\$46,720.86	-\$109.68	\$101,881.17
Accrued Interest Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Due from Other Funds Year End	\$0.00	\$0.00	\$0.00	\$0.00
Total Assets	\$55,269.99	\$46,720.86	-\$109.68	\$101,881.17
Fund Balance	-\$83,752.33	\$0.00	\$0.00	-\$83,752.33
Revenues and Other Financing Sources	-\$54,597.66	\$109.68	-\$46,720.86	-\$101,208.84
Fund Balance	\$83,080.00	\$0.00	\$0.00	\$83,080.00
Estimated Revenue	\$83,080.00	\$0.00	\$0.00	\$83,080.00
Appropriations	-\$83,080.00	\$0.00	\$0.00	-\$83,080.00
Total Equity and Other Accounts	-\$55,269.99	\$109.68	-\$46,720.86	-\$101,881.17
Total Liabilities & Equity + Other Accts	-\$55,269.99	\$109.68	-\$46,720.86	-\$101,881.17



FUND BALANCE REPORT
341I FAIR OAKS PARK IMPACT FEES

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$1,698,181.02	\$0.00	\$0.00	\$1,698,181.02
Accrued Interest Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Notes & Other Long Receivables	\$10,782.00	\$0.00	\$0.00	\$10,782.00
Total Assets	\$1,708,963.02	\$0.00	\$0.00	\$1,708,963.02
Deposits from Others	-\$1,698,181.02	\$0.00	\$0.00	-\$1,698,181.02
Total Liabilities	-\$1,698,181.02	\$0.00	\$0.00	-\$1,698,181.02
Total Deferred Inflows	-\$10,782.00	\$0.00	\$0.00	-\$10,782.00
Total Liabilities & Equity + Other Accts	-\$1,708,963.02	\$0.00	\$0.00	-\$1,708,963.02



FUND BALANCE REPORT
088I FAIR OAKS PARK DEVELOPER IN LIEU/DEDICATION FEES

May 2024
Period 11 (92% FY)

Balance Sheet Item	Begining Balance	Period Debits	Period Credits	Ending Balance
Cash in Treasury	\$373,657.53	\$0.00	\$0.00	\$373,657.53
Accrued Interest Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Due from Other Funds Year End	\$0.00	\$0.00	\$0.00	\$0.00
Total Assets	\$373,657.53	\$0.00	\$0.00	\$373,657.53
Deposit Stale Warrants	-\$40.00	\$0.00	\$0.00	-\$40.00
Claims Payable	\$0.00	\$0.00	\$0.00	\$0.00
Deposits from Others	-\$373,617.53	\$0.00	\$0.00	-\$373,617.53
Deferred Credits	\$0.00	\$0.00	\$0.00	\$0.00
Total Liabilities	-\$373,657.53	\$0.00	\$0.00	-\$373,657.53
Total Liabilities & Equity + Other Accts	-\$373,657.53	\$0.00	\$0.00	-\$373,657.53



FAIR OAKS PARKS AND RECREATION DISTRICT
REFUND REPORT

PERIOD 11 - FY 24
May 2024

<u>DATE</u>	<u>PROGRAM</u>	<u>REASON</u>	<u>AMOUNT</u>
5/29/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$223.00
5/29/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$223.00
5/29/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$223.00
5/22/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$211.85
5/2/2024	9646.138 - CFO Preschool Camp	CANCELLED PURCHASE	\$123.00
5/20/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$123.00
5/29/2024	9646.13 - CFO Summer Camp	CANCELLED PURCHASE	\$123.00
5/6/2024	9429.421 - Gum Ranch Pavilion #1	CANCELLED PURCHASE	\$120.00
5/2/2024	9646.138 - CFO Preschool Camp	CANCELLED PURCHASE	\$110.70
5/2/2024	9429.422 - Gum Ranch Pavilion #2	CANCELLED PURCHASE	\$108.00
5/21/2024	9646 - Recreation Revenue Support	Damaged tables discount	\$80.00
5/20/2024	9646.133 - CFO Jr. Counselor	CANCELLED PURCHASE	\$72.00
5/2/2024	9429.1 - Deposits	CANCELLED PURCHASE	\$50.00
5/6/2024	8410 - Deposits	CANCELLED PURCHASE	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/20/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/21/2024	9429.1 - Deposits	Refund of Rental Deposit 9429.1	\$50.00
5/20/2024	9646 - Recreation Revenue Support	Damaged tables discount	\$48.00
5/24/2024	9646.5-58557 - Senior Classes & Programs - Laura Gamez	CANCELLED PURCHASE	\$33.00
5/24/2024	9646.5-58557 - Senior Classes & Programs - Laura Gamez	CANCELLED PURCHASE	\$29.70

TOTAL

\$2,701.25

FINANCIAL REPORT FY 2024
341A FORPD GENERAL FUND

May 2024
Period 11 (92% of FY)

Commitment Item	Budget	Actual-GL	Available	Consumed	Comments
10111000 REGULAR EMPLOYEES	\$1,298,920.00	\$1,230,504.42	\$68,415.58	95%	
10112100 EXTRA HELP	\$257,057.00	\$184,329.71	\$72,727.29	72%	
10112400 COMMITTEE MEMBERS	\$7,000.00	\$5,100.00	\$1,900.00	73%	
10113100 STRAIGHT TIME OT	\$500.00	\$0.00	\$500.00	0%	
10113200 TIME/ONE HALF OT	\$1,000.00	\$0.00	\$1,000.00	0%	
					Stipend in-lieu of benefits are reflected in salaries but budgeted here
10114300 ALLOWANCES	\$44,448.00	\$9,100.00	\$35,348.00	20%	
10115200 TERMINAL PAY	\$0.00	\$3,633.65	-\$3,633.65	N/A	
10121000 RETIREMENT - EMPLOYER COST	\$199,186.00	\$183,013.80	\$16,172.20	92%	
10122000 OASDHI - EMPLOYER COST	\$26,143.00	\$31,754.86	-\$5,611.86	121%	
10123000 GROUP INS - EMPLOYER COST	\$341,755.00	\$302,852.89	\$38,902.11	89%	
10124000 WORKER'S COMPENSATION	\$46,600.00	\$31,885.50	\$25,343.00	68%	
10125000 SUI - ALLOCATED COST PACKAGE	\$5,012.00	\$4,372.04	\$639.96	87%	
10128000 HEALTH CARE - RETIREES	\$46,250.00	\$37,898.29	\$8,351.71	82%	
10 - SALARIES AND EMPLOYEE BENEFITS	\$2,273,871.00	\$2,024,445.16	\$249,425.84	89%	
20200500 ADVERTISING	\$6,480.00	\$2,629.17	\$3,850.83	41%	
20201500 BLUE PRINT SVC	\$50.00	\$0.00	\$50.00	0%	
20202400 PERIODICAL/SUBSCRIPTIONS	\$250.00	\$0.00	\$250.00	0%	
20202900 BUS/CONFERENCE EXP	\$12,500.00	\$8,804.19	\$3,695.81	70%	
20203500 ED/TRAINING SVC	\$7,145.00	\$2,680.65	\$4,464.35	38%	
20203600 ED/TRAINING SUP	\$900.00	\$130.34	\$769.66	14%	
20203800 EMPLOYEE RECOGNITION	\$3,025.00	\$1,595.94	\$1,429.06	53%	
20203900 EMPLOYEE TRANSPORTATION	\$2,400.00	\$5.25	\$2,394.75	0%	
20205100 INS LIABILITY	\$132,317.00	\$142,473.50	-\$10,156.50	108%	
20206100 MEMBERSHIP DUES	\$14,995.00	\$14,297.50	\$697.50	95%	
20207600 OFFICE SUPPLIES	\$5,480.00	\$5,860.44	-\$380.44	107%	
20208100 POSTAL SVC	\$9,950.00	\$702.65	\$9,247.35	7%	
20208500 PRINTING SVC	\$29,025.00	\$31,185.37	-\$2,160.37	107%	
20210300 AGRI/HORT SVC	\$372,253.00	\$322,752.62	\$49,500.38	87%	
20210400 AGRI/HORT SUP	\$20,400.00	\$7,640.08	\$12,759.92	37%	
20211100 BLDG MAINT SVC	\$5,000.00	\$3,296.00	\$1,704.00	66%	
20211200 BLDG MAINT SUP/MAT	\$7,000.00	\$7,515.38	-\$515.38	107%	
20213100 ELECT MAINT SVC	\$1,500.00	\$0.00	\$1,500.00	0%	
20213200 ELECT MAINT SUP	\$4,000.00	\$3,347.85	\$652.15	84%	
20214100 LAND IMP MAINT SVC	\$1,000.00	\$0.00	\$1,000.00	0%	
20214200 LAND IMP MAINT SUP	\$17,100.00	\$23,770.84	-\$6,670.84	139%	
20215100 MECH SYS MAINT SVC	\$6,400.00	\$2,315.00	\$4,085.00	36%	

20215200 MECH SYS MAINT SUP	\$200.00	\$8.45	\$191.55	4%	
20216200 PAINTING SUP	\$2,725.00	\$3,923.48	-\$2,798.48	144%	
20216700 PLUMBING MAINT SVC	\$7,000.00	\$9,286.00	-\$2,286.00	133%	
20216800 PLUMBING MAINT SUP	\$15,000.00	\$11,597.77	\$3,402.23	77%	
20218500 PERMIT CHARGES	\$2,600.00	\$958.84	\$1,641.16	37%	
20219100 ELECTRICITY	\$57,000.00	\$43,892.61	\$13,107.39	77%	
20219200 NAT GAS/LPG/FUEL OIL	\$8,835.00	\$6,042.24	\$2,792.76	68%	
20219300 REF COLL/DISP SVC	\$16,025.00	\$9,539.71	\$6,003.81	60%	
20219500 SEWAGE DISP SVC	\$22,566.00	\$22,150.78	\$415.22	98%	
20219700 TELEPHONE SVC	\$20,969.00	\$16,459.31	\$4,509.69	78%	
20219800 WATER	\$107,044.00	\$80,837.43	\$26,206.57	76%	
20220500 AUTO MAINT SVC	\$10,000.00	\$14,486.43	-\$4,486.43	145%	
20220600 AUTO MAINT SUP	\$4,000.00	\$3,015.60	\$984.40	75%	
20222600 EXPEND TOOLS	\$5,500.00	\$5,342.93	\$157.07	97%	
20222700 CELLPHONE/PAGER	\$11,255.00	\$8,293.26	\$2,961.74	74%	
20223600 FUEL/LUBRICANTS	\$20,200.00	\$20,815.80	-\$615.80	103%	
20226100 OFFICE EQ MAINT SVC	\$3,500.00	\$247.25	\$3,252.75	7%	
20227500 RENT/LEASE EQ	\$23,800.00	\$11,976.64	\$11,823.36	50%	
20229100 OTHER EQ MAINT SVC	\$1,000.00	\$1,097.43	-\$97.43	110%	
20229200 OTHER EQ MAINT SUP	\$2,000.00	\$930.69	\$1,069.31	47%	
20231400 CLOTH/PERSONAL SUP	\$22,725.00	\$10,280.09	\$12,444.91	45%	
20232100 CUSTODIAL SVC	\$8,500.00	\$4,244.98	\$4,255.02	50%	
20232200 CUSTODIAL SUP	\$22,000.00	\$26,598.41	-\$4,598.41	121%	
20233200 FOOD/CATERING SUP	\$18,665.00	\$3,111.49	\$15,553.51	17%	
20244400 MEDICAL SUP	\$9,100.00	\$852.89	\$8,247.11	9%	
20250200 ACTUARIAL SVC	\$8,000.00	\$1,600.00	\$6,400.00	20%	
20250500 ACCOUNTING SVC	\$9,032.00	\$5,611.66	\$3,420.34	62%	
20250700 ASSESSMENT COLL SVC	\$23,859.00	\$24,049.76	-\$190.76	101%	
20252500 ENGINEERING SVC	\$16,000.00	\$17,033.51	-\$1,033.51	106%	
20253100 LEGAL SVC	\$6,000.00	\$2,627.50	\$3,372.50	44%	
20254300 PARKS/RECREATION SVC	\$14,700.00	\$8,826.09	\$5,873.91	60%	
20257100 SECURITY SVC	\$62,680.00	\$30,888.31	\$31,791.69	49%	
20257200 SHUTTLE BUS	\$4,000.00	\$2,153.84	\$1,846.16	54%	
20259100 OTHER PROF SVC	\$13,040.00	\$5,210.18	\$7,829.82	40%	
20281100 DATA PROCESSING SVC	\$48,300.00	\$27,144.42	\$21,155.58	56%	
20281200 DATA PROCESSING SUP	\$2,700.00	\$4,154.23	-\$1,454.23	154%	Unbudgeted laptop replacement
20281900 REGISTRATION SVC	\$32,000.00	\$14,405.34	\$25,146.89	45%	
20285100 RECREATIONAL SVC	\$79,461.00	\$44,995.58	\$34,465.42	57%	
20285200 RECREATIONAL SUP	\$44,025.00	\$18,793.48	\$25,231.52	43%	

20289800 OTHER OP EXP SUP	\$20,000.00	\$18,123.38	\$3,476.62	91%	
20289900 OTHER OP EXP SVC	\$16,050.00	\$1,739.40	\$14,310.60	11%	
20291300 AUD/CONTROLLER SVC	\$16,000.00	\$20,350.00	-\$4,350.00	127%	FY 23 expenses included
20 - SERVICES AND SUPPLIES	\$1,497,226.00	\$1,137,629.21	\$359,596.79	76%	
30345000 TAX/LIC/ASSESS	\$4,200.00	\$3,204.54	\$995.46	76%	
30 - OTHER CHARGES	\$4,200.00	\$3,204.54	\$995.46	76%	
42420200 STRUCTURES	\$230,000.00	\$73,201.48	\$156,798.52	32%	
42 - BUILDINGS	\$230,000.00	\$73,201.48	\$156,798.52	32%	
79790100 CONTINGENCY APPR	\$50,000.00	\$0.00	\$50,000.00	0%	
79 - Appropriation for Contingencies	\$50,000.00	\$0.00	\$50,000.00	0%	
EXPENDITURE ACCOUNTS	\$4,055,297.00	\$3,238,480.39	\$816,816.61	80%	
59599100 OPERATING TRANS IN	-\$743,229.00	-\$743,229.00	\$0.00	100%	
59 - INTERFUND REIMBRSMT	-\$743,229.00	-\$743,229.00	\$0.00	100%	
REIMBURSEMENT ACCOUNTS	-\$743,229.00	-\$743,229.00	\$0.00	100%	
91910100 PROP TAX CUR SEC	-\$2,077,163.00	-\$2,084,796.38	\$7,633.38	100%	
91910200 PROP TAX CUR UNSEC	-\$77,097.00	-\$74,534.01	-\$2,562.99	97%	
91910300 PROP TAX CUR SUP	-\$56,777.00	-\$42,814.75	-\$13,962.25	75%	
91910400 PROPERTY TAX SECURED DELINQUENT	-\$14,782.00	-\$16,620.77	\$1,838.77	112%	
91910500 PROPERTY TAX SUPPLEMENTAL DELINQUENT	-\$2,417.00	-\$5,519.62	\$3,102.62	228%	
91910600 PROPERTY TAX UNITARY	-\$26,938.00	-\$29,159.52	\$2,221.52	108%	
91912000 PROPERTY TAX REDEMPTION	\$0.00	-\$67.07	\$67.07	N/A	
91913000 PROP TAX PR UNSEC	-\$1,250.00	-\$664.48	-\$585.52	53%	
91914000 PROP TAX PENALTIES	-\$350.00	-\$328.69	-\$21.31	94%	
91 - TAXES	-\$2,256,774.00	-\$2,254,505.29	-\$2,268.71	100%	
94941000 INTEREST INCOME	-\$10,000.00	-\$22,608.00	\$12,608.00	226%	
94942900 BLDG RENTAL OTHER	-\$77,600.00	-\$83,255.36	\$5,655.36	107%	
94943900 GROUND LEASES-OTHER	-\$93,324.00	-\$101,316.90	\$7,992.90	109%	
94 - REVENUE FROM USE OF MONEY AND PROP	-\$180,924.00	-\$184,572.26	\$13,648.26	102%	
95952200 HOME PROP TAX REL	-\$16,500.00	-\$12,802.10	-\$3,697.90	78%	
95952900 IN LIEU TAXES-OTHER	-\$30,000.00	\$0.00	-\$30,000.00	0%	
95 - INTERGOVERNMENTAL REVENUES	-\$46,500.00	-\$12,802.10	-\$33,697.90	28%	
96964600 RECREATION SVC CHGS	-\$467,870.00	-\$440,375.40	-\$82,494.59	94%	
96 - CHARGES FOR SERVICES	-\$467,870.00	-\$440,375.40	-\$82,494.59	94%	
97979000 MISC OTHER	-\$210,000.00	-\$69,342.62	-\$140,657.38	33%	
97 - MISCELLANEOUS REVENUE	-\$210,000.00	-\$69,342.62	-\$140,657.38	33%	
REVENUE ACCOUNTS	-\$3,162,068.00	-\$2,580,301.48	-\$581,766.52	30%	
Total	\$150,000.00	-\$85,050.09	\$235,050.09	-57%	

FINANCIAL REPORT FY 2024
341C CAPITAL PROJECTS

May 2024
Period 11 (92% of FY)

Commitment Item	Budget	Actual-GL	Available	Consumed	Comments
20203100 BUSINESS TRAVEL	\$0.00	-\$47.36	\$47.36	-	
20253100 LEGAL SVC	\$10,000.00	\$0.00	\$10,000.00	0%	
20259100 OTHER PROF SVC	\$1,000.00	\$972.00	\$28.00	97%	
20281100 DATA PROCESSING SVC	\$0.00	\$0.00	\$0.00	-	
20291300 AUD/CONTROLLER SVC	\$4,500.00	\$0.00	\$4,500.00	0%	
20 - SERVICES AND SUPPLIES	\$15,500.00	\$924.64	\$14,575.36	6%	
42420200 STRUCTURES	\$15,000,000.00	\$6,436,744.41	\$8,563,255.59	43%	
42 - BUILDINGS	\$15,000,000.00	\$6,436,744.41	\$8,563,255.59	43%	
EXPENDITURE ACCOUNTS	\$15,015,500.00	\$6,437,669.05	\$8,577,830.95	43%	
59599100 OPERATING TRANS IN	\$0.00	-\$17,460,058.30	\$17,460,058.30	-	
59 - INTERFUND REIMBRSMNT	\$0.00	-\$17,460,058.30	\$17,460,058.30	-	
REIMBURSEMENT ACCOUNTS	\$0.00	-\$17,460,058.30	\$17,460,058.30	-	
94941000 INTEREST INCOME		-\$43,692.00	\$43,692.00	-	
94 - REVENUE FROM USE OF MONEY AND PROP		-\$43,692.00	\$43,692.00	-	
96960300 SPECIAL ASSESMENT	\$0.00	\$0.00	\$0.00	-	
96 - CHARGES FOR SERVICES	\$0.00	\$0.00	\$0.00	-	
97979000 MISC OTHER	-\$23,415,500.00	\$0.00	-\$23,415,500.00	0%	
97 - MISCELLANEOUS REVENUE	-\$23,415,500.00	\$0.00	-\$23,415,500.00	0%	
REVENUE ACCOUNTS	-\$23,415,500.00	-\$43,692.00	-\$23,371,808.00	0%	
Total	-\$8,400,000.00	-\$11,066,081.25	\$2,666,081.25		

FINANCIAL REPORT FY 2024
373A FAIR OAKS ASSESSMENT
*May 2024
 Period 11 (92% of FY)*

Commitment Item	Budget	Actual-GL	Available	Consumed	Comments
50598000 OPERATING TRANS OUT	\$603,650.00	\$603,650.00	\$0.00	100%	
50 - INTERFUND CHARGES	\$603,650.00	\$603,650.00	\$0.00	100%	
EXPENDITURE ACCOUNTS	\$603,650.00	\$603,650.00	\$0.00	100%	
94941000 INTEREST INCOME	\$0.00	-\$6,969.00	\$6,969.00	-	
94 - REVENUE FROM USE OF MONEY AND PROP	\$0.00	-\$6,969.00	\$6,969.00	-	
96960300 SPECIAL ASSESMENT	-\$603,650.00	-\$588,603.13	-\$15,046.87	98%	
96 - CHARGES FOR SERVICES	-\$603,650.00	-\$588,603.13	-\$15,046.87	98%	
REVENUE ACCOUNTS	-\$603,650.00	-\$595,572.13	-\$8,077.87	99%	
Total		\$8,077.87	-\$8,077.87		



FINANCIAL REPORT FY 2024
343A PHOENIX FIELD LANDSCAPE

May 2024
Period 11 (92% of FY)

Commitment Item	Budget	Actual-GL	Available	Consumed	Comments
50598000 OPERATING TRANS OUT	\$56,499.00	\$56,499.00	\$0.00	100%	
50 - INTERFUND CHARGES	\$56,499.00	\$56,499.00	\$0.00	100%	
EXPENDITURE ACCOUNTS	\$56,499.00	\$56,499.00	\$0.00	100%	
94941000 INTEREST INCOME	\$0.00	-\$898.00	\$898.00	-	
94 - REVENUE FROM USE OF MONEY AND PROP	\$0.00	-\$898.00	\$898.00	-	
96960300 SPECIAL ASSESMENT	-\$56,499.00	-\$55,337.32	-\$1,161.68	98%	
96 - CHARGES FOR SERVICES	-\$56,499.00	-\$55,337.32	-\$1,161.68	98%	
REVENUE ACCOUNTS	-\$56,499.00	-\$56,235.32	-\$263.68	100%	
Total		\$263.68	-\$263.68		

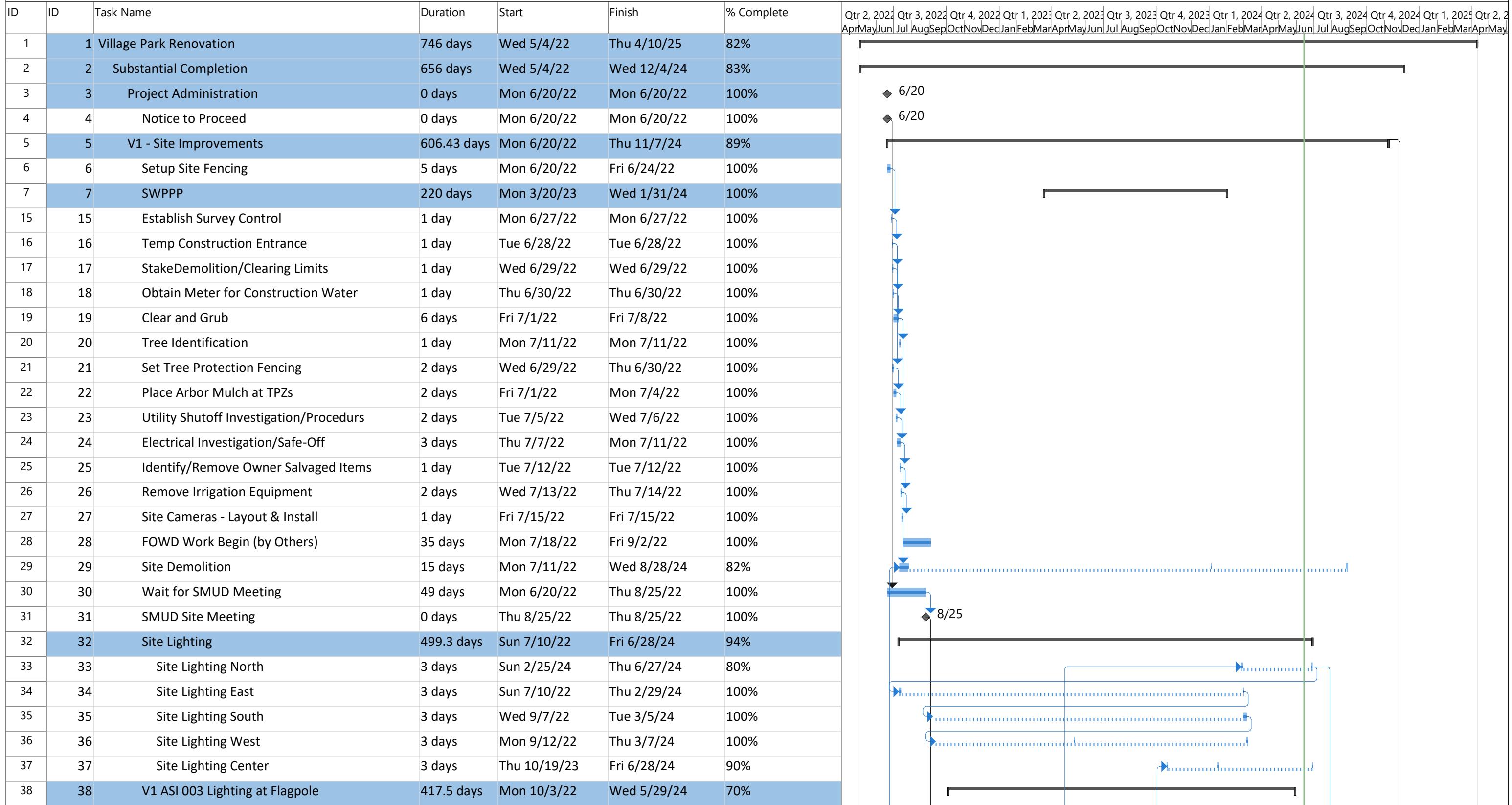
Commitment Item	Budget	Actual-GL	Available	Consumed	Comments
50598000 OPERATING TRANS OUT	\$83,080.00	\$83,080.00	\$0.00	100%	
50 - INTERFUND CHARGES	\$83,080.00	\$83,080.00	\$0.00	100%	
EXPENDITURE ACCOUNTS	\$83,080.00	\$83,080.00	\$0.00	100%	
94941000 INTEREST INCOME	\$0.00	-\$1,966.00	\$1,966.00	-	
94 - REVENUE FROM USE OF MONEY AND PROP	\$0.00	-\$1,966.00	\$1,966.00	-	
96960300 SPECIAL ASSESMENT	-\$83,080.00	-\$99,242.84	\$16,162.84	119%	
96 - CHARGES FOR SERVICES	-\$83,080.00	-\$99,242.84	\$16,162.84	119%	
REVENUE ACCOUNTS	-\$83,080.00	-\$101,208.84	\$18,128.84	122%	
Total		-\$18,128.84	\$18,128.84		

FAIR OAKS RECREATION AND PARK DISTRICT
MEASURE J - COMMITMENT REPORT

FY 24
Period 11

Vendor	Project	Original Amount	Change Orders	Revised Amount	Paid	Balance	Notes
ARC Document Solutions	All Projects	\$ 8,000.00	\$ (8,000.00)		\$ 21,679.28	\$ -	
BOBO Construction	All Projects	\$ 21,750,000.00	\$ -	\$ 21,750,000.00	\$ 15,357,151.11	\$ 6,392,848.89	
ICS	All Projects	\$ 1,100,000.00	\$ -	\$ 1,100,000.00	\$ 832,673.75	\$ 267,326.25	
Verde Design	Jim Streng Park	\$ 70,350.00	\$ 3,000.00	\$ 73,350.00	\$ 73,350.00	\$ -	Paused
Warren Consulting Engineers, Inc	Jim Streng Park	\$ 5,000.00	\$ 7,300.00	\$ 12,300.00	\$ 11,800.00		Paused
Mid Pacific Engineering	Jim Streng Park	\$ 3,850.00	\$ 6,621.00	\$ 10,471.00	\$ 6,838.50		Paused
Playcore Wisconsin Inc. DBA Gam	Jim Streng Park	\$ 147,910.21	\$ 6,842.00	\$ 154,752.21	\$ 154,752.21	\$ -	Paused
Safe 2 Play Playground Safety Ins	Jim Streng Park	\$ 825.00	\$ -	\$ 825.00	\$ 825.00	\$ -	Paused
Olympic Land Construction	Jim Streng Park	\$ 678,100.00	\$ (19,332.00)	\$ 658,768.00	\$ 658,768.00	\$ -	Paused
Verde Design	Phoenix Park Improvements	\$ 438,250.00	\$ -	\$ 438,250.00	\$ 111,537.37		Paused
AECOM	Phoenix Park Improvements	\$ 69,943.00	\$ -	\$ 69,943.00	\$ -		Paused
Mid Pacific Engineering	Phoenix Park Improvements	\$ 9,600.00	\$ -	\$ 9,600.00	\$ 7,300.50		Paused
PARC Specialty Contractors	Village Park	\$ 134,700.00	\$ -	\$ 134,700.00	\$ 6,735.00		closed per ICS
Callander Associates Landscape A	Village Park	\$ 572,385.00	\$ 433,906.50	\$ 1,006,291.50	\$ 853,856.22	\$ 152,435.28	
CTA Engineering & Surveying	Village Park	\$ 20,500.00	\$ 4,448.13	\$ 24,948.13	\$ 24,948.13	\$ -	
Mid Pacific Engineering	Village Park	\$ 9,150.00	\$ 135,961.20	\$ 145,111.20	\$ 124,584.30	\$ 20,526.90	
Entek Consulting Group	Village Park	\$ 3,650.00	\$ 2,520.00	\$ 6,170.00	\$ 6,170.00	\$ -	
LSA Associates	Village Park	\$ 9,405.00	\$ (1,980.00)	\$ 7,425.00	\$ 7,425.50	\$ (0.50)	
AECOM	Village Park	\$ 61,853.00	\$ 7,871.20	\$ 69,724.20	\$ 69,724.20	\$ -	
Bennett Engineering	Village Park	\$ 8,000.00	\$ -	\$ 8,000.00	\$ 8,000.00	\$ -	
Interwest Consulting	Village Park	\$ 11,190.00	\$ -	\$ 11,190.00	\$ 5,502.50		closed per ICS
Entek Consulting Group	Village Park - Clubhouse	\$ 5,115.00	\$ 26,990.00	\$ 32,105.00	\$ 25,110.00	\$ 6,995.00	
WMB Architects	Village Park - Clubhouse	\$ 180,330.00	\$ 78,626.00	\$ 258,956.00	\$ 203,624.92	\$ 55,331.08	
KMM Services Inc	Village Park - Clubhouse	\$ 10,650.00	\$ 54,440.00	\$ 65,090.00	\$ 50,590.00	\$ 14,500.00	
WMB Architects	Village Park-Amphitheatre	\$ 534,780.00	\$ 194,018.00	\$ 728,798.00	\$ 633,760.81	\$ 95,037.19	
L&M Fence Rental	Village Park-Amphitheatre	\$ 3,200.00	\$ 1,572.50	\$ 4,772.50	\$ 4,772.50	\$ -	
Total		\$ 25,846,736.21	\$ 934,804.53	\$ 26,781,540.74	\$ 19,261,479.80	\$ 7,005,000.09	



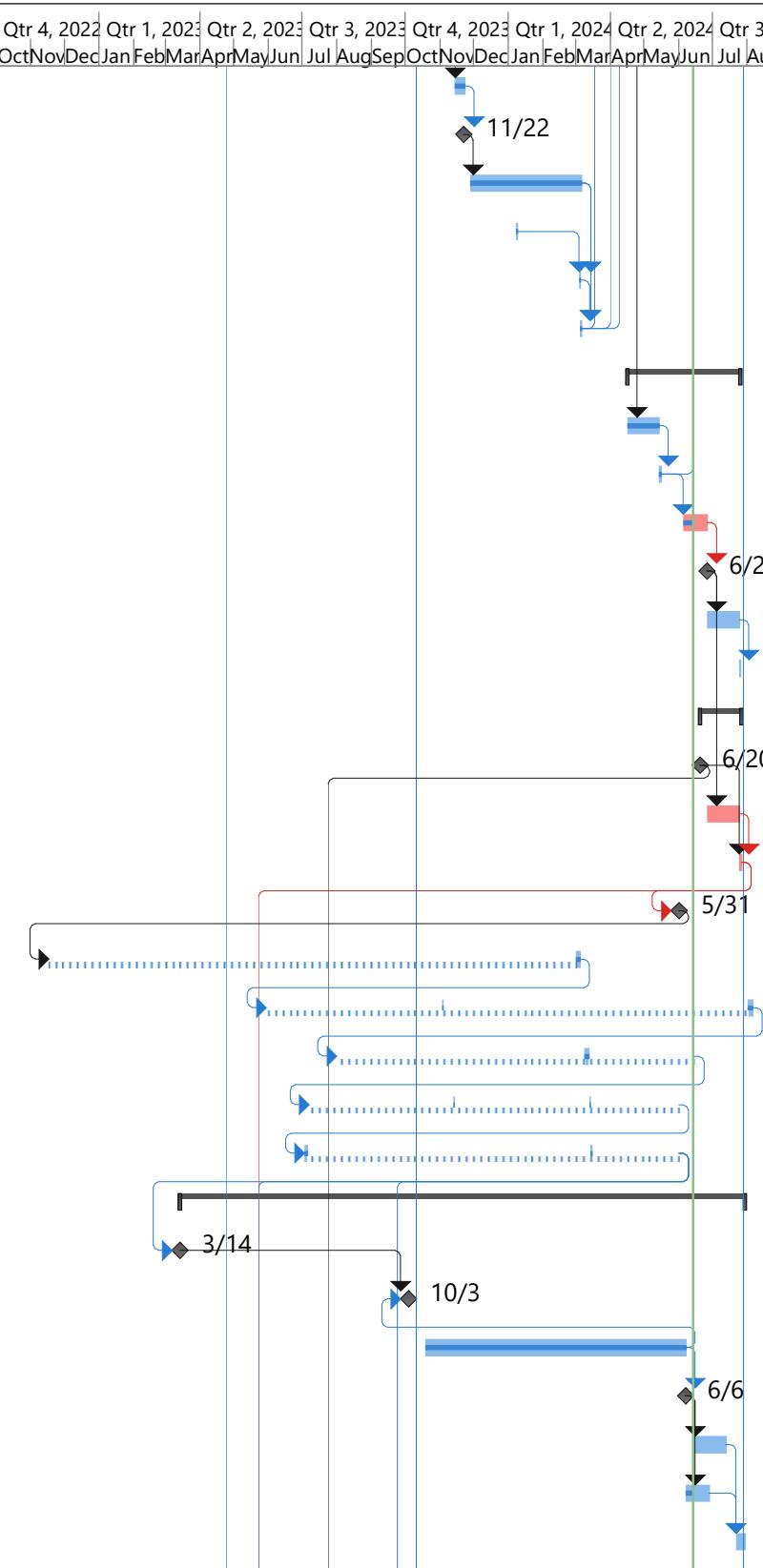




ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJunJulAugSepOctNovDecJanFebMarAprMay	Qtr 3, 2022 Qtr 4, 2022 Qtr 1, 2023 Qtr 2, 2023 Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 2, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 2, 2025		
42	42	Dig UG for SMUD Transformer on Park Dr	5 days	Fri 8/26/22	Thu 9/1/22	100%				
43	43	Primary Power Fair Oaks N/S	3 days	Fri 9/2/22	Wed 9/7/22	100%				
44	44	ASI SMUD Primary Power	477 days	Thu 9/8/22	Fri 7/26/24	88%				
45	45	ASI 011 SMUD Primary Power (Revised)	83 days	Wed 10/19/22	Wed 2/15/23	100%				
46	46	ASI 011.1 SMUD Primary Power (Revised)	51 days	Thu 2/16/23	Fri 4/28/23	100%				
47	47	ASI 011.2 SMUD Primary Power (Revised)	19 days	Mon 5/1/23	Thu 5/25/23	100%				
48	48	ASI 011.3 SMUD Primary Power (Revised)	52 days	Fri 5/26/23	Wed 8/9/23	100%				
49	49	SMUD Primary Power	477 days	Thu 9/8/22	Fri 7/26/24	78%				
50	50	V1 ASI 011.4	0 days	Wed 8/9/23	Wed 8/9/23	100%				
51	51	PCO 117 Approval (T&M)	15 days	Wed 8/16/23	Wed 9/6/23	100%				
52	52	V1 ASI 011.4 SMUD (T&M)	477 days	Thu 9/8/22	Fri 7/26/24	77%				
53	53	Pothole Exploration (Layout)	1 day	Thu 8/3/23	Thu 8/3/23	100%				
54	54	Conduit Trench/Excavation	1 day	Fri 8/4/23	Fri 8/4/23	100%				
55	55	Conduit Boring	1 day	Mon 8/7/23	Tue 8/8/23	100%				
56	56	V1 ASI 024 Wall & Pad Changes	466 days	Thu 9/8/22	Thu 7/11/24	96%				
57	57	V1 ASI 024	0 days	Tue 11/7/23	Tue 11/7/23	100%				
58	58	SMUD Comitment Drawings	10 days	Tue 11/7/23	Mon 11/20/23	100%				
59	59	PCO Review/Approval (T&M)	0 days	Fri 12/1/23	Fri 12/1/23	100%				
60	60	ASI 024 (PCO#000) T&M	466 days	Thu 9/8/22	Thu 7/11/24	94%				
61	61	Survey	1 day	Thu 9/8/22	Thu 9/8/22	100%				
62	62	Earthwork	10 days	Mon 12/11/23	Thu 7/11/24	90%				
63	63	Concrete	10 days	Mon 3/18/24	Mon 4/1/24	100%				
64	64	Electrical	5 days	Wed 4/10/24	Wed 4/17/24	90%				
65	65	Pull box install	28.5 days	Thu 7/27/23	Tue 9/12/23	100%				
66	66	Transformer Pad	7 days	Mon 4/1/24	Tue 4/9/24	100%				
67	67	SMUD Inspection	181 days	Tue 10/3/23	Thu 6/20/24	0%				
68	68	Inspection #1 - Pull Box	0 days	Tue 10/3/23	Tue 10/3/23	100%				
69	69	Inspection #2 - Pull Box (Site Meeting)	0 days	Mon 11/6/23	Mon 11/6/23	100%				
70	70	Inspection #3 - Wire Pull	0 days	Mon 4/15/24	Mon 4/15/24	100%				
71	71	Inspection #4 - Transformer	0 days	Thu 6/20/24	Thu 6/20/24	0%				
72	72	SMUD By-Pass	75 days	Tue 11/14/23	Tue 3/5/24	100%				

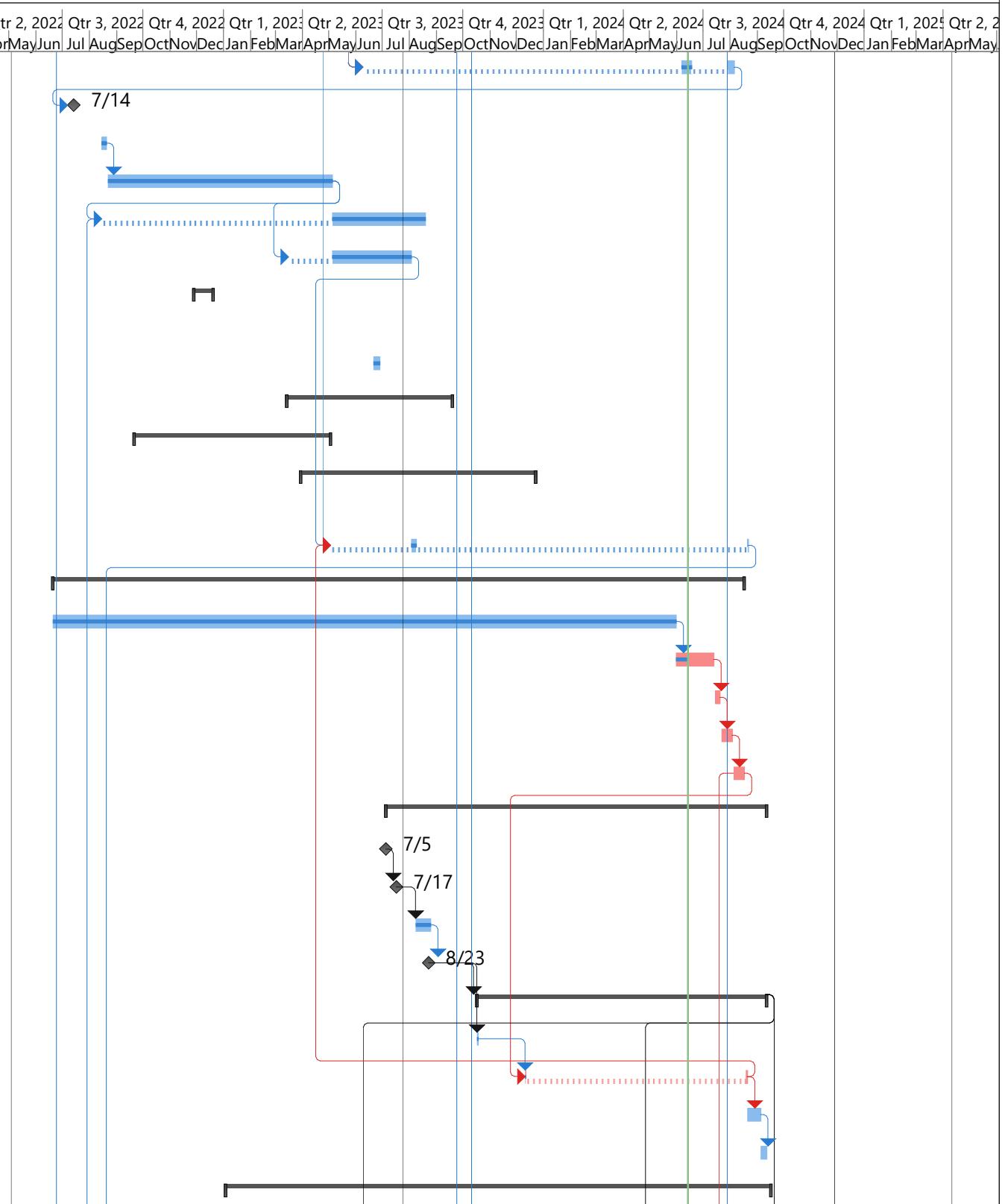


ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 3, 2022 Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 4, 2022 Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 1, 2023 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 2, 2023 Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 3, 2023 Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 4, 2023 Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 1, 2024 May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 2, 2024 Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 3, 2024 Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 4, 2024 Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 1, 2025 Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May	Qtr 2, 2025 Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May
73	73	Utility Excavation/Exploration	7 days	Tue 11/14/23	Wed 11/22/23	100%													
74	74	SMUD Inspection/Asbuilt	0 days	Wed 11/22/23	Wed 11/22/23	100%													
75	75	SMUD Scheduling (Construction Devi:	67 days	Tue 11/28/23	Tue 3/5/24	100%													
76	76	Pit backfill (SAND)	1 day	Mon 1/8/24	Mon 1/8/24	100%													
77	77	Pit Reopen	1 day	Mon 3/4/24	Mon 3/4/24	100%													
78	78	SMUD Wire Pull/Transformer	1 day	Tue 3/5/24	Tue 3/5/24	100%													
79	79	Transformer Power Switch	71 days	Tue 4/16/24	Thu 7/25/24	47%													
80	80	4 Week Schedule	20 days	Tue 4/16/24	Mon 5/13/24	100%													
81	81	SMUD Work	2 days	Tue 5/14/24	Wed 5/15/24	100%													
82	82	PCO #177 RFI#44 V3 Gas Bond	15 days	Wed 6/5/24	Tue 6/25/24	37%													
83	83	Final Inspection (Green Tag)	0 days	Tue 6/25/24	Tue 6/25/24	0%													
84	84	SMUD Construction Schedule	20 days	Wed 6/26/24	Wed 7/24/24	0%													
85	85	SMUD - Turn On Transform Power	1 day	Thu 7/25/24	Thu 7/25/24	0%													
86	86	SMUD Primary Power Community Cente	26 days	Thu 6/20/24	Fri 7/26/24	0%													
87	87	V2 Transformer Pad SMUD Inspection	0 days	Thu 6/20/24	Thu 6/20/24	0%													
88	88	4 Week Schedule	20 days	Wed 6/26/24	Wed 7/24/24	0%													
89	89	SMUD Work	2 days	Thu 7/25/24	Fri 7/26/24	0%													
90	90	Install secondary conduits	0 days	Fri 5/31/24	Fri 5/31/24	100%													
91	91	Note 2 Trench for Power Ped	1.95 days	Thu 11/17/22	Mon 3/4/24	100%													
92	92	Trench for Irrigation Controller Conduits	3 days	Tue 5/30/23	Mon 8/5/24	80%													
93	93	Dig and install cement pull boxes	2.1 days	Tue 8/1/23	Fri 6/14/24	100%													
94	94	Dig & Install (F) EV UG Vault	0.85 days	Fri 7/7/23	Fri 5/31/24	100%													
95	95	Trench to PP for GFCI and (F) EV pull box	2.76 days	Mon 7/3/23	Fri 5/31/24	100%													
96	96	V1 ASI 17 EV Charging Station	349 days	Tue 3/14/23	Mon 7/29/24	81%													
97	97	V1 ASI 017	0 days	Tue 3/14/23	Tue 3/14/23	100%													
98	98	PCO#103 Submittal Review	0 days	Tue 10/3/23	Tue 10/3/23	100%													
99	99	County Approval - CALA Review	159 days	Thu 10/19/23	Thu 6/6/24	100%													
100	100	V1 ASI 030	0 days	Thu 6/6/24	Thu 6/6/24	100%													
101	101	Price/Review PCO ASI 030	20 days	Fri 6/14/24	Fri 7/12/24	0%													
102	102	County Permit Drawing 2nd Review	15 days	Fri 6/7/24	Thu 6/27/24	25%													
103	103	Perform Scope PCO#103/ ASI 030	6 days	Mon 7/22/24	Mon 7/29/24	0%													





ID	ID	Task Name	Duration	Start	Finish	% Complete
104	104	Relocate SMUD vaults	13 days	Fri 6/9/23	Mon 8/5/24	60%
105	105	Rove UG Conductors	0 days	Thu 7/14/22	Thu 7/14/22	100%
106	106	USA/Pothole	5 days	Mon 8/15/22	Fri 8/19/22	100%
107	107	Survey/Layout @ Band East	179 days	Mon 8/22/22	Thu 5/4/23	100%
108	108	Rough Grade @ Band East	74 days	Mon 8/15/22	Fri 8/18/23	100%
109	109	Utilities @ Band East	62 days	Thu 3/16/23	Wed 8/2/23	100%
110	110	RFI 128 Elevation and Direction Sewerline Changes	16 days	Mon 11/28/22	Mon 12/19/22	100%
112	112	ASI 005 Utility Changes	5 days	Wed 6/21/23	Tue 6/27/23	100%
113	113	Hydraway	132 days	Tue 3/14/23	Tue 9/19/23	100%
117	117	ASI 008 Hydraway	156 days	Wed 9/21/22	Tue 5/2/23	100%
121	121	Grading, Fire Service, and Water Meter Changes	187 days	Thu 3/30/23	Fri 12/22/23	100%
125	125	Base @ Band East	5 days	Wed 5/3/23	Wed 8/21/24	71%
126	126	Bandshell/Playground Design Review	549 days	Mon 6/20/22	Fri 8/16/24	92%
127	127	Field Design Review w/County Inspector	494 days	Mon 6/20/22	Thu 5/30/24	100%
128	128	County Review - Permit Set	30 days	Fri 5/31/24	Fri 7/12/24	30%
129	129	New ASI#	5 days	Mon 7/15/24	Fri 7/19/24	0%
130	130	PCO Pricing/Review	10 days	Mon 7/22/24	Fri 8/2/24	0%
131	131	ASI Construction	10 days	Mon 8/5/24	Fri 8/16/24	0%
132	132	Bandshell Changes	300.4 days	Wed 7/5/23	Wed 9/11/24	47%
133	133	ASI 20 (Revised)	0 days	Wed 7/5/23	Wed 7/5/23	100%
134	134	ASI 20.1 (Revised)	0 days	Mon 7/17/23	Mon 7/17/23	100%
135	135	RFI#319 - Raised Planter	13 days	Tue 8/8/23	Thu 8/24/23	100%
136	136	ASI 20.2 Bandshell Changes	0 days	Wed 8/23/23	Wed 8/23/23	100%
137	137	PCO 130 SCOPE	227.4 days	Tue 10/17/23	Wed 9/11/24	9%
138	138	Demo (Approval Only)	1 day	Tue 10/17/23	Tue 10/17/23	100%
139	139	Earthwork (T&M)	2 days	Mon 12/11/23	Tue 8/20/24	30%
140	140	Concrete (Pending Aproval)	10 days	Tue 8/20/24	Wed 9/4/24	0%
141	141	Landscaping (Pending Aproval)	5 days	Wed 9/4/24	Wed 9/11/24	0%
142	142	Fencing, Turf, and Irrigation Changes	430.4 days	Tue 1/3/23	Mon 9/16/24	0%

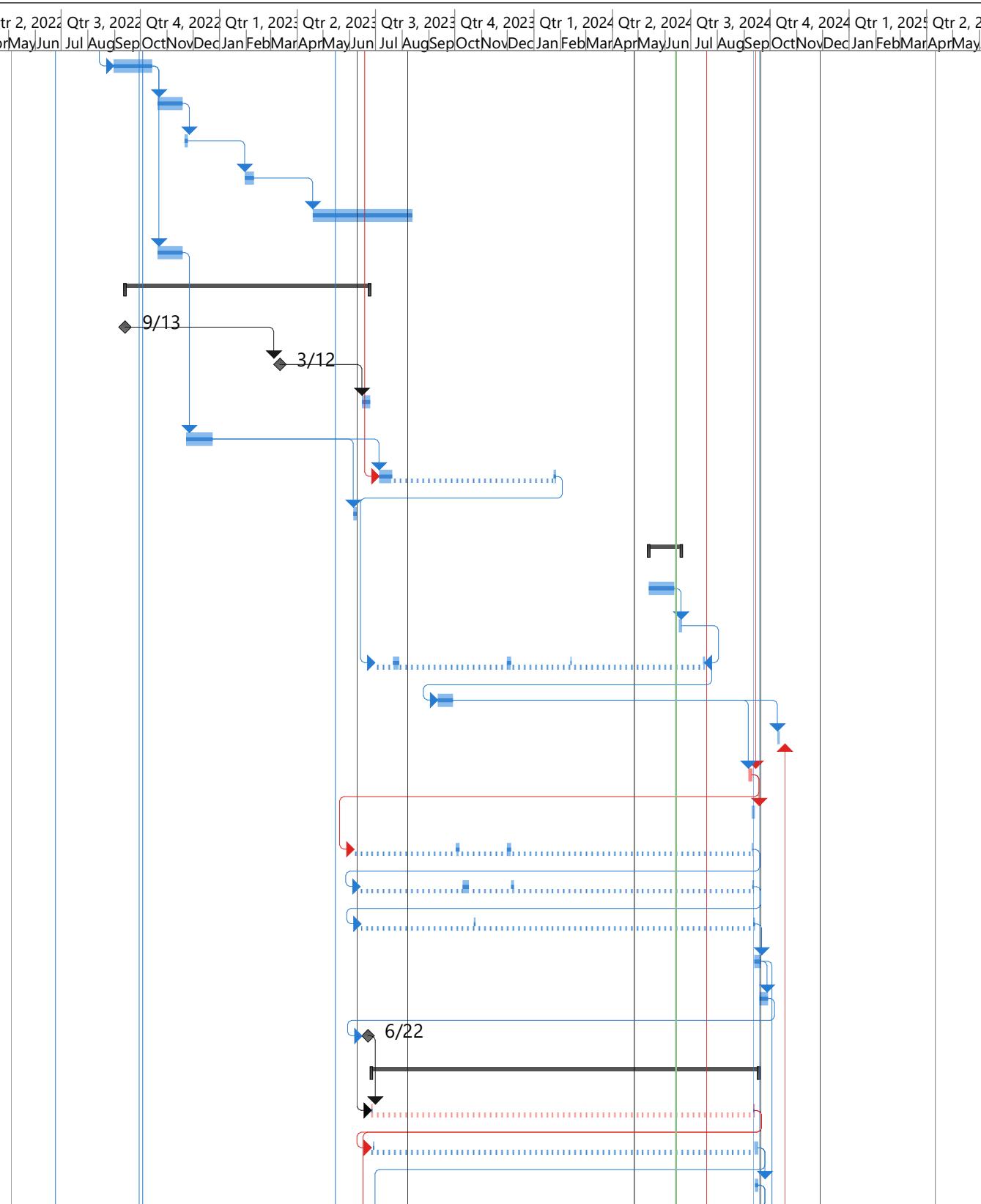


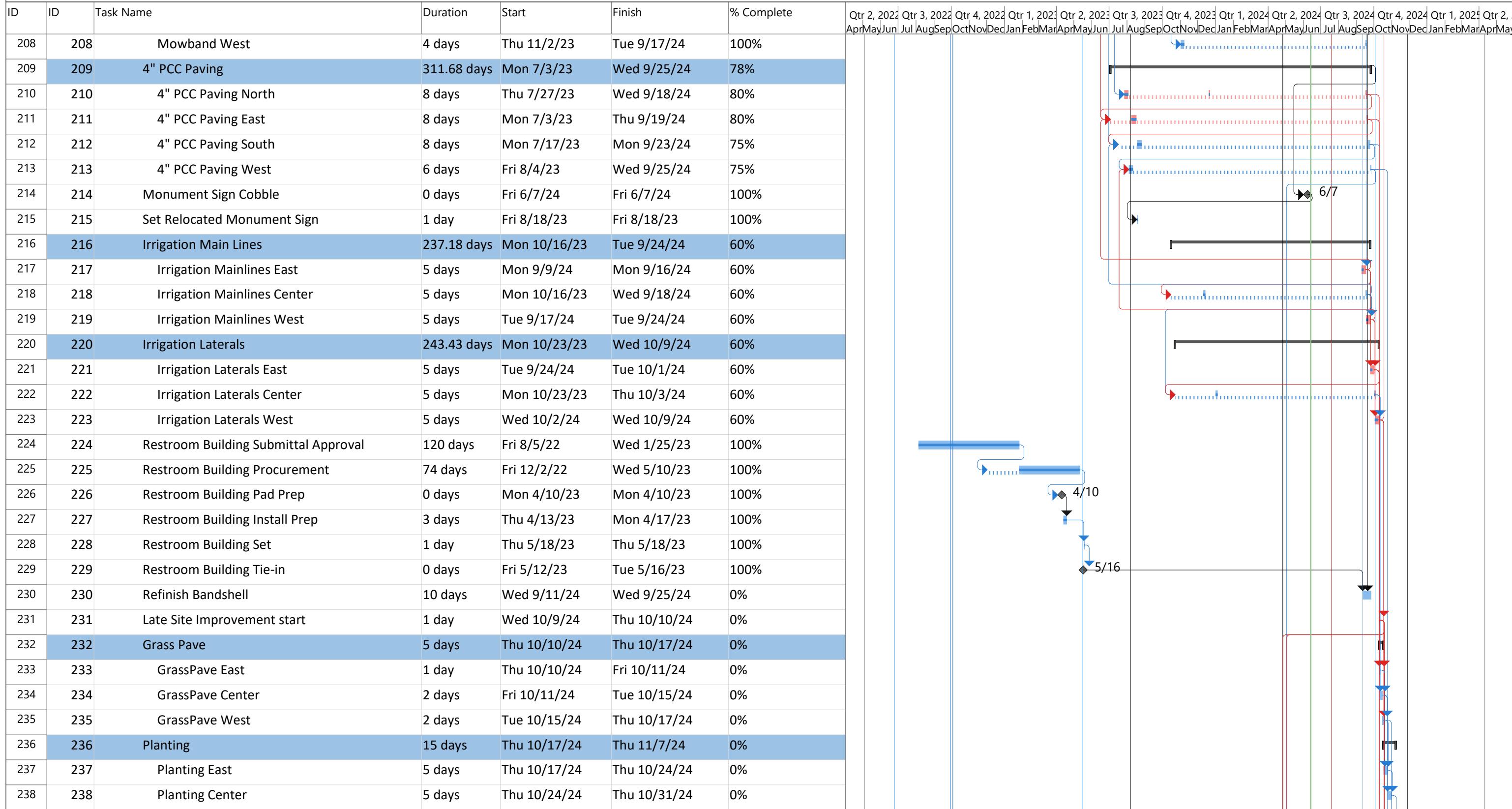


ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJun	Qtr 3, 2022 JulAugSep	Qtr 4, 2022 OctNovDec	Qtr 1, 2023 JanFebMar	Qtr 2, 2023 AprMayJun	Qtr 3, 2023 JulAugSep	Qtr 4, 2023 OctNovDec	Qtr 1, 2024 JanFebMar	Qtr 2, 2024 AprMayJun	Qtr 3, 2024 JulAugSep	Qtr 4, 2024 OctNovDec	Qtr 1, 2025 JanFebMar	Qtr 2, 2025 AprMay
143	143	ASI 015	0 days	Tue 1/3/23	Tue 1/3/23	100%													
144	144	PCO 082 (APPROVED)	0 days	Mon 4/24/23	Mon 4/24/23	100%													
145	145	PCO 082 SCOPE	3 days	Wed 9/11/24	Mon 9/16/24	0%													
146	146	Survey/Layout @ West Area	65 days	Fri 3/3/23	Fri 6/2/23	100%													
147	147	Rough Grade @ West Area	111.72 days	Thu 8/10/23	Fri 8/16/24	95%													
148	148	Utilities @ West Area	69 days	Fri 7/14/23	Fri 12/22/23	100%													
149	149	Base @ West Area	10 days	Mon 7/24/23	Tue 9/3/24	95%													
150	150	V1 ASI 010 Turf and Pilaster	375.5 days	Tue 3/28/23	Thu 9/19/24	95%													
151	151	PCO 034 Turf and Pilaster (Approved)	239 days	Tue 3/28/23	Thu 3/7/24	100%													
152	152	PCO 034 Turf and Pilaster - Scope	12 days	Tue 9/3/24	Thu 9/19/24	0%													
153	153	Retaining Wall Modificationa	332 days	Wed 4/19/23	Fri 8/9/24	17%													
154	154	Retaining Wall Modificationa (Revised)	1 day	Wed 4/19/23	Wed 4/19/23	100%													
155	155	V1 ASI 001.1 Changes (Approved)	1 day	Mon 6/12/23	Mon 6/12/23	100%													
156	156	V1 ASI 001.1 Changes - Scope	10 days	Mon 7/29/24	Fri 8/9/24	0%													
157	157	Courtyard Pavers	15 days	Wed 10/11/23	Thu 8/22/24	100%													
158	158	Survey/Layout @ South Areas	10 days	Sat 8/19/23	Wed 9/4/24	94%													
159	159	Water Leak Structural Repairs	114 days	Fri 4/21/23	Mon 10/2/23	100%													
163	163	Rough Grade @ South Areas	8 days	Thu 8/24/23	Thu 9/5/24	82%													
164	164	Low Voltage, Concrete, & Grading	98 days	Tue 6/6/23	Mon 10/23/23	100%													
165	165	ASI 13.1	0 days	Tue 6/6/23	Tue 6/6/23	100%													
166	166	PCO 069.3	6 days	Mon 10/16/23	Mon 10/23/23	100%													
167	167	AT&T Conduit 4"	6 days	Mon 10/16/23	Mon 10/23/23	100%													
168	168	Utilities @ South Areas	0 days	Wed 2/8/23	Wed 2/8/23	100%													
169	169	V1 ASI 013	143 days	Mon 3/13/23	Mon 10/2/23	100%													
170	170	PCO #070	143 days	Mon 3/13/23	Mon 10/2/23	100%													
171	171	Owner Review	20 days	Mon 3/13/23	Fri 4/7/23	100%													
172	172	Add 2" Conduits for CATV ASI 22	1 day	Mon 10/2/23	Mon 10/2/23	100%													
173	173	CATV Boring	1 day	Mon 10/2/23	Mon 10/2/23	100%													
174	174	Base @ South Areas	4 days	Thu 6/1/23	Mon 9/9/24	50%													
175	175	Transfer Dirt to Community Center Pad	10 days	Mon 8/15/22	Fri 8/26/22	100%													
176	176	PCC Retaining Wall	28 days	Tue 9/6/22	Thu 10/13/22	100%													



ID	ID	Task Name	Duration	Start	Finish	% Complete
177	177	PCC Footing at CMU Retaining Wall	31 days	Wed 8/31/22	Thu 10/13/22	100%
178	178	Band East CMU Retaining Walls	20 days	Fri 10/21/22	Thu 11/17/22	100%
179	179	Backfill CMU Retaining Wall	3 days	Mon 11/21/22	Wed 11/23/22	100%
180	180	Set Oil Sand Seperator	8 days	Mon 1/30/23	Wed 2/8/23	100%
181	181	Trash Enclosure CMU	81 days	Wed 4/19/23	Fri 8/11/23	100%
182	182	PCC Footing at CMU Seatwall/Pilasters	20 days	Fri 10/21/22	Thu 11/17/22	100%
183	183	ASI 007 Clubhouse Stair Changes	199 days	Tue 9/13/22	Fri 6/23/23	100%
184	184	ASI 007	0 days	Tue 9/13/22	Tue 9/13/22	100%
185	185	PCO 041.1 (Approved)	0 days	Sun 3/12/23	Sun 3/12/23	100%
186	186	PCO 041.1 SCOPE	7 days	Thu 6/15/23	Fri 6/23/23	100%
187	187	Trellis Footings and CIP Columns	20 days	Wed 11/23/22	Thu 12/22/22	100%
188	188	PCC Stairs	12 days	Wed 7/5/23	Thu 1/25/24	100%
189	189	Reinstall Trellis	3 days	Mon 6/5/23	Wed 6/7/23	100%
190	190	At&T Utiliy Locate - California	27 days	Mon 5/13/24	Wed 6/19/24	87%
191	191	AT& Conduit Locate	20 days	Mon 5/13/24	Mon 6/10/24	100%
192	192	T&M AT&T Conduit Reroute	3 days	Mon 6/17/24	Wed 6/19/24	0%
193	193	PCC Ramps at Curb Edge	9 days	Fri 6/30/23	Tue 7/16/24	80%
194	194	Market Light Pole Footings	13 days	Mon 9/11/23	Wed 9/27/23	100%
195	195	Set Market Light Poles	2 days	Wed 10/9/24	Fri 10/11/24	0%
196	196	PCC Footing at Flagpole	2 days	Thu 9/5/24	Mon 9/9/24	0%
197	197	Relocate Flagpole	3 days	Mon 9/9/24	Thu 9/12/24	0%
198	198	Type 2 Curb & Gutter	6 days	Tue 6/6/23	Tue 9/10/24	90%
199	199	Type 3, 5 & D-4 Curbs	9 days	Tue 6/13/23	Wed 9/11/24	87%
200	200	Type A Driveway	2 days	Wed 6/14/23	Thu 9/12/24	100%
201	201	Play Area Curb	4 days	Thu 9/12/24	Wed 9/18/24	100%
202	202	Terraced PCC Seatwall (Add Alt #1)	7 days	Wed 9/18/24	Fri 9/27/24	100%
203	203	PCC Footing & Pedestal at Monument Sign	0 days	Thu 6/22/23	Thu 6/22/23	100%
204	204	Mowband	310.3 days	Mon 6/26/23	Tue 9/17/24	76%
205	205	Mowband East	2 days	Mon 6/26/23	Thu 9/12/24	70%
206	206	Mowband South	2 days	Mon 6/26/23	Mon 9/16/24	20%
207	207	Mowband Club House	1 day	Fri 9/13/24	Mon 9/16/24	100%







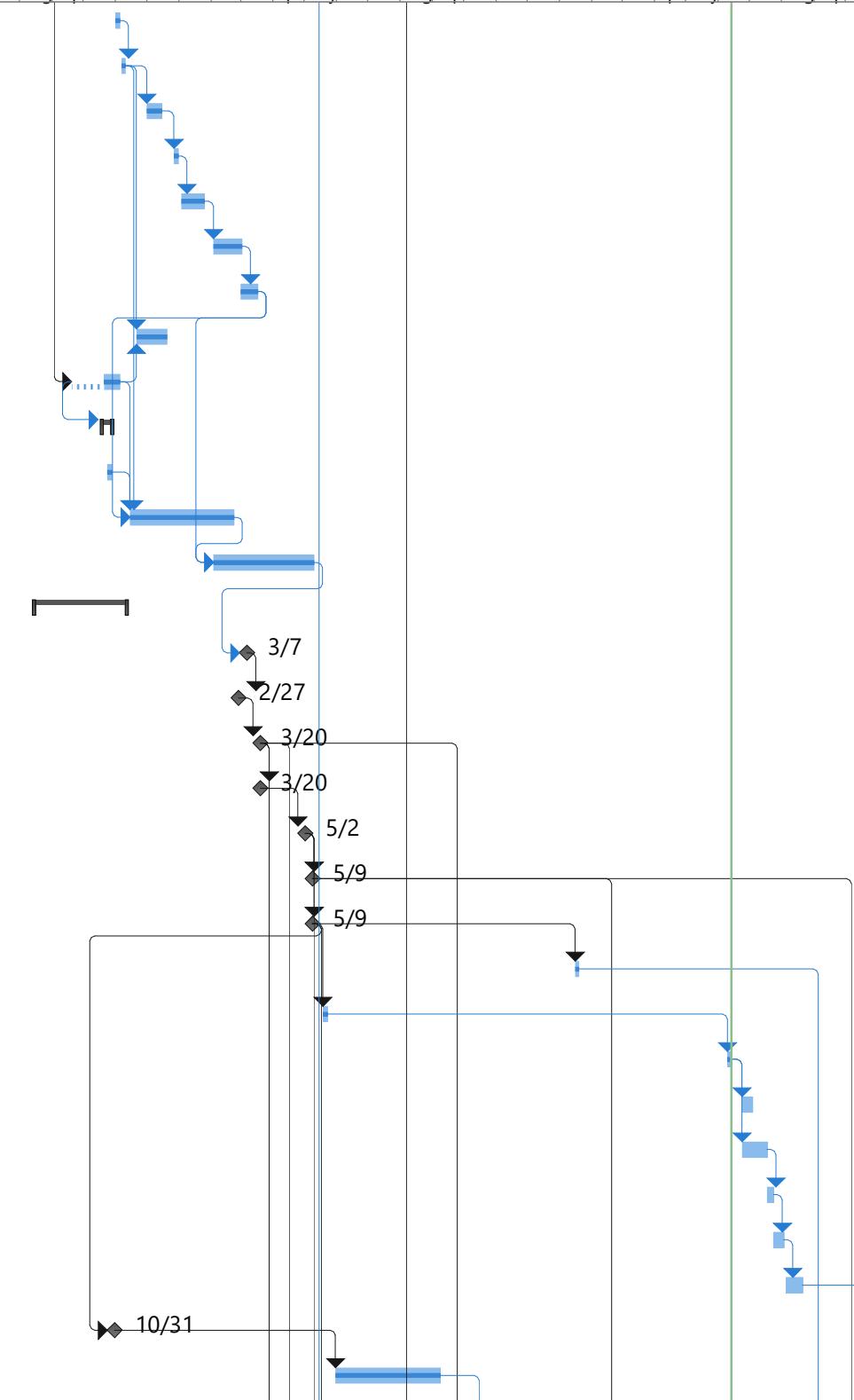
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJun	Qtr 3, 2022 JulAugSepOctNovDecJanFebMar	Qtr 4, 2022 Qtr 1, 2023 Qtr 2, 2023 Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 2, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 2, 2025		
239	239	Planting West	5 days	Thu 10/31/24	Thu 11/7/24	0%					
240	240	Site Furnishings Install	10 days	Thu 10/10/24	Thu 10/24/24	0%					
241	241	Site Furnishings Install (East)	5 days	Thu 10/10/24	Thu 10/17/24	0%					
242	242	Site Furnishings Install (West)	5 days	Thu 10/17/24	Thu 10/24/24	0%					
243	243	Set Precast Benches	112 days	Fri 11/10/23	Wed 4/24/24	100%					
244	244	Set Precast Benches (South)	0 days	Wed 4/24/24	Wed 4/24/24	100%					
245	245	Set Precast Benches (West)	0 days	Wed 4/24/24	Wed 4/24/24	100%					
246	246	Procure Precast Slide (Owner) ESD	40 days	Fri 11/10/23	Thu 1/11/24	100%					
247	247	V1 ASI 027 - Playground Site Changes	152 days	Mon 1/22/24	Fri 8/23/24	83%					
248	248	ASI Review	5 days	Mon 1/22/24	Fri 1/26/24	100%					
249	249	Pricing (Void)	36.5 days	Mon 1/29/24	Wed 3/20/24	100%					
250	250	Design Changes (ASI Pending)	20 days	Wed 3/20/24	Wed 4/17/24	100%					
251	251	ASI### Pricing (PCO#)	10 days	Wed 4/17/24	Wed 5/1/24	100%					
252	252	Perforem PCO ## Scope	15 days	Mon 8/5/24	Fri 8/23/24	0%					
253	253	Install Owner Furnished Playground Equipment	0 days	Thu 10/10/24	Thu 10/10/24	0%					
254	254	County Footing Design Review & Approval	0 days	Fri 3/10/23	Fri 3/10/23	0%					
255	255	Shade Structure Install	7 days	Thu 10/10/24	Mon 10/21/24	0%					
256	256	Fencing	120.43 days	Mon 5/13/24	Thu 10/31/24	50%					
257	257	Fencing Install (East)	7.5 days	Mon 5/13/24	Mon 10/21/24	70%					
258	258	Fencing (West)	7.5 days	Mon 5/20/24	Thu 10/31/24	30%					
259	259	Site Railing	15 days	Thu 10/10/24	Thu 10/31/24	0%					
260	260	Site Railing Install (East)	5 days	Thu 10/10/24	Thu 10/17/24	0%					
261	261	Site Railing Install (Center)	5 days	Thu 10/17/24	Thu 10/24/24	0%					
262	262	Site Railing Install (West)	5 days	Thu 10/24/24	Thu 10/31/24	0%					
263	263	Onsite Paving	3 days	Thu 10/10/24	Tue 10/15/24	0%					
264	264	Onsite Paving (North)	1 day	Thu 10/10/24	Fri 10/11/24	0%					
265	265	Onsite Paving (South)	1 day	Fri 10/11/24	Mon 10/14/24	0%					
266	266	Onsite Paving (Club House)	1 day	Mon 10/14/24	Tue 10/15/24	0%					
267	267	AC Design Review	229 days	Thu 11/2/23	Mon 9/30/24	66%					
268	268	Site Meeting with Sac County and Cala	1 day	Thu 11/2/23	Thu 11/2/23	100%					
269	269	Road AC/AB Design Review	148 days	Fri 11/3/23	Thu 6/6/24	100%					

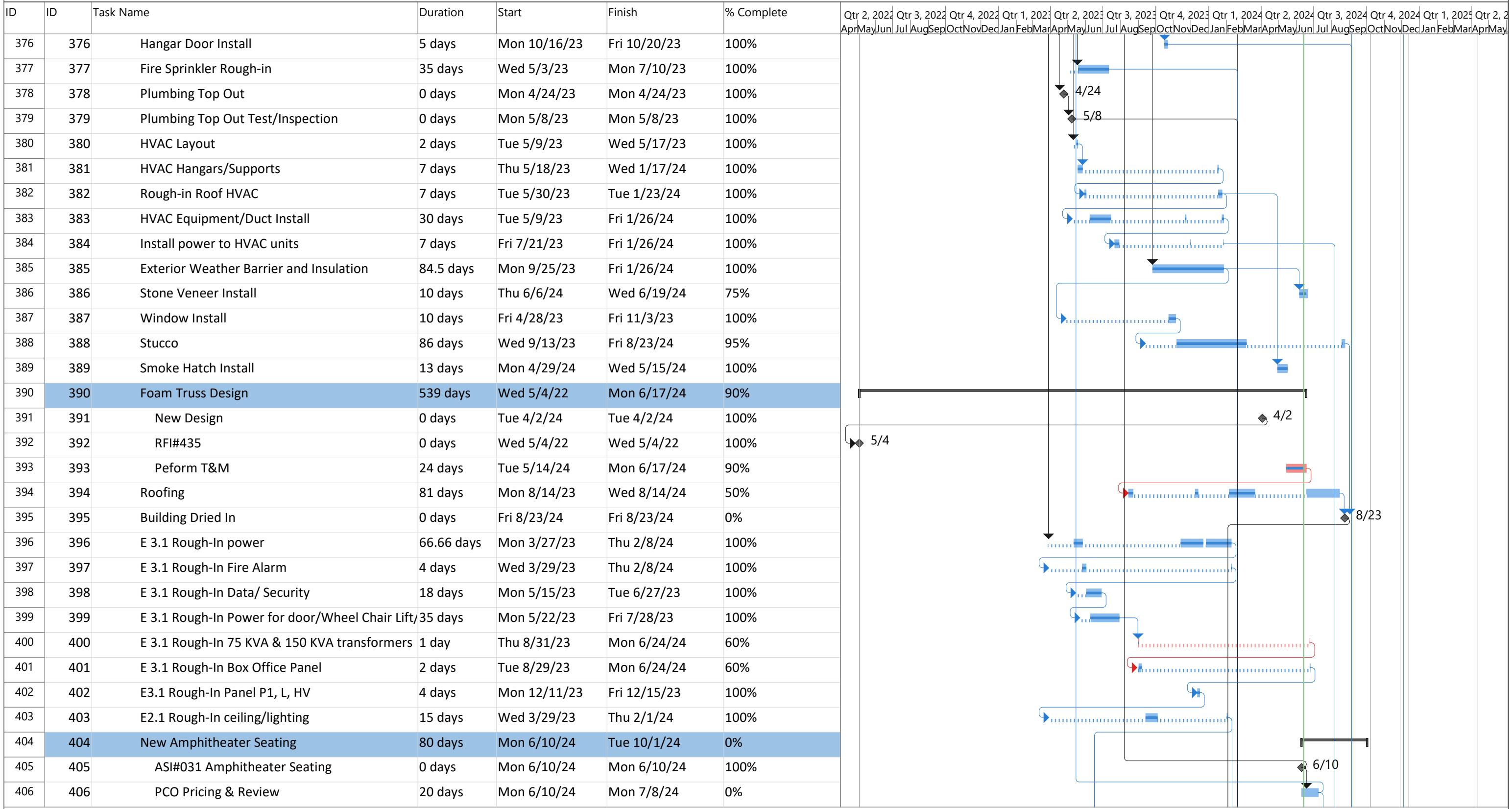


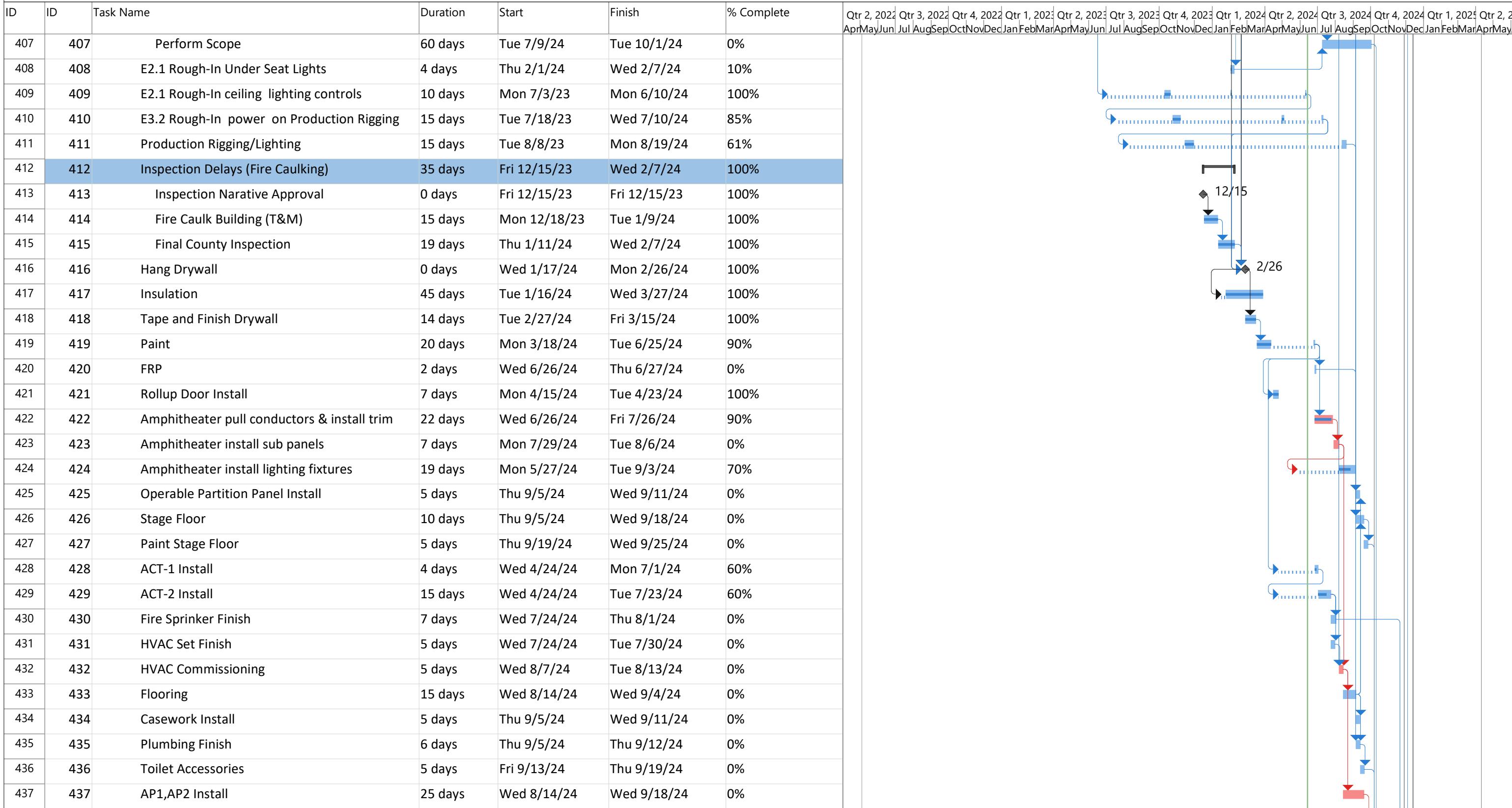
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	Qtr 3, 2025 May
270	270	Site Meeting CALA/SIPPS/DOT	0 days	Thu 6/6/24	Thu 6/6/24	100%													6/6	
271	271	Design Review	30 days	Fri 6/7/24	Fri 7/19/24	10%												7/19		
272	272	Permit Set/ ASI Drawings	0 days	Fri 7/19/24	Fri 7/19/24	0%														
273	273	PCO Pricing and Review	20 days	Mon 7/22/24	Fri 8/16/24	0%														
274	274	Construct New PCO Design	30 days	Mon 8/19/24	Mon 9/30/24	0%														
275	275	Project Road Paving	5 days	Tue 10/15/24	Tue 10/22/24	0%														
276	276	Striping	5 days	Tue 10/22/24	Tue 10/29/24	0%														
277	277	Site Striping Club House	2.5 days	Tue 10/22/24	Thu 10/24/24	0%														
278	278	Site Striping ADA Parking	2.5 days	Thu 10/24/24	Tue 10/29/24	0%														
279	279	Add Alt 3 - Roadway Grinding (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
280	280	Add Alt 3 - Roadway Prep (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
281	281	Add Alt 3 - Roadway Paving (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
282	282	Add Alt 3 - Roadway Striping (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
283	283	Parking Areas #1	565.43 days	Mon 8/1/22	Wed 10/23/24	87%														
302	302	Parking Areas #2	282.75 days	Mon 1/2/23	Wed 2/14/24	99%														
324	324	V2 - Community Center	656 days	Wed 5/4/22	Wed 12/4/24	73%														
325	325	Demo Existing CMU Wall To Meter	1 day	Wed 7/27/22	Wed 7/27/22	100%														
326	326	Investigate Existing Restroom Footing	1 day	Thu 7/28/22	Thu 7/28/22	100%														
327	327	Geotech Evaluation of Existing Restroom Footing	10 days	Fri 7/29/22	Thu 8/11/22	100%														
328	328	Wait for SMUD to Pull Meter from Temp Panel	9 days	Thu 7/28/22	Tue 8/9/22	100%														
329	329	SMUD Pull Meter from Temp Panel	1 day	Wed 8/10/22	Wed 8/10/22	100%														
330	330	Demo Remaining CMU Wall	1 day	Fri 8/12/22	Fri 8/12/22	100%														
331	331	Underpin Existing Restroom Footing	17 days	Wed 8/17/22	Fri 9/9/22	100%														
332	332	Dirt Import	7 days	Thu 9/1/22	Mon 9/12/22	100%														
333	333	Build up Building Pad	14 days	Mon 8/29/22	Fri 9/16/22	100%														
334	334	Certify Building Pad	1 day	Fri 9/16/22	Fri 9/16/22	100%														
335	335	UG Plumbing Layout	2 days	Wed 9/28/22	Thu 9/29/22	100%														
336	336	Plumbing Excavation	6 days	Fri 9/30/22	Fri 10/7/22	100%														
337	337	Plumbing UG Pipe Install	5 days	Fri 10/7/22	Thu 10/13/22	100%														
338	338	Plumbing Test/Inspection	0 days	Wed 10/12/22	Wed 10/12/22	100%														
339	339	Plumbing Backfill/Compaction	0 days	Fri 10/14/22	Fri 10/14/22	100%														



ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	
340	340	11/1/22 - .42"	4 days	Tue 11/1/22	Fri 11/4/22	100%														
341	341	11/7, 11/18 - 1.32"	3 days	Mon 11/7/22	Wed 11/9/22	100%														
342	342	12/1, 12/12 - 4.04"	10 days	Thu 12/1/22	Wed 12/14/22	100%														
343	343	12/26, 12/31 - 6.07"	4 days	Tue 12/27/22	Fri 12/30/22	100%														
344	344	1/1/23, 1/20/23 - 6.65"	15 days	Tue 1/3/23	Tue 1/24/23	100%														
345	345	2/03/23 - 2/28/23 - 2.25"	18 days	Fri 2/3/23	Wed 3/1/23	100%														
346	346	3/01/23 - 3/16/23 - 3.09"	12 days	Wed 3/1/23	Thu 3/16/23	100%														
347	347	Underslab Electrical	19 days	Mon 11/21/22	Mon 12/19/22	100%														
348	348	Foundation	11 days	Tue 9/20/22	Fri 11/4/22	100%														
349	349	Footing Rebar Changes	8 days	Wed 10/19/22	Fri 10/28/22	100%														
353	353	Fully Dimensioned Foundation Plan	4 days	Mon 10/24/22	Thu 10/27/22	100%														
354	354	Stem Curbs/Walls	67 days	Tue 11/15/22	Tue 2/21/23	100%														
355	355	Slab-on-Grade	67 days	Fri 2/3/23	Tue 5/9/23	100%														
356	356	RFI 007 - Foundation Changes	64 days	Mon 8/15/22	Fri 11/11/22	100%														
359	359	Steel Erection	0 days	Tue 3/7/23	Tue 3/7/23	100%														
360	360	Frame Walls	0 days	Mon 2/27/23	Mon 2/27/23	100%														
361	361	Shear Walls	0 days	Mon 3/20/23	Mon 3/20/23	100%														
362	362	Roll Trusses/Joists	0 days	Mon 3/20/23	Mon 3/20/23	100%														
363	363	Sheet Roof	0 days	Tue 5/2/23	Tue 5/2/23	100%														
364	364	Door Frame Install	0 days	Tue 5/9/23	Tue 5/9/23	100%														
365	365	Framing Pick Up	0 days	Tue 5/9/23	Tue 5/9/23	100%														
366	366	Operable Partition Track Install	3 days	Tue 1/16/24	Thu 1/18/24	100%														
367	367	Install Trench Drain	2 days	Fri 5/19/23	Mon 5/22/23	100%														
368	368	CMU Wall Footing	3 days	Mon 6/10/24	Wed 6/12/24	50%														
369	369	CMU Install	8 days	Mon 6/24/24	Wed 7/3/24	0%														
370	370	Ramp, Curbs & Planter Walls	17 days	Mon 6/24/24	Wed 7/17/24	0%														
371	371	PCC Stairs	4 days	Thu 7/18/24	Tue 7/23/24	0%														
372	372	PCC Paving	8 days	Wed 7/24/24	Fri 8/2/24	0%														
373	373	Railing Install	12 days	Mon 8/5/24	Tue 8/20/24	0%														
374	374	Hangar Door Footing Pour #1	0 days	Mon 10/31/22	Mon 10/31/22	100%														
375	375	Hangar Door Footing Pour #2	70 days	Wed 5/31/23	Thu 9/7/23	100%														









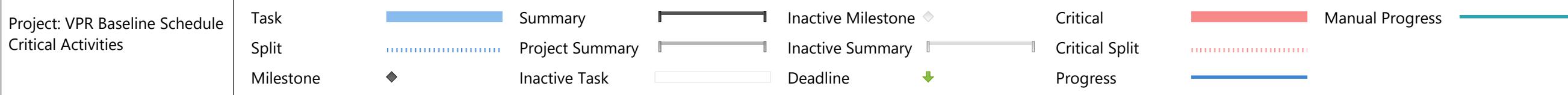
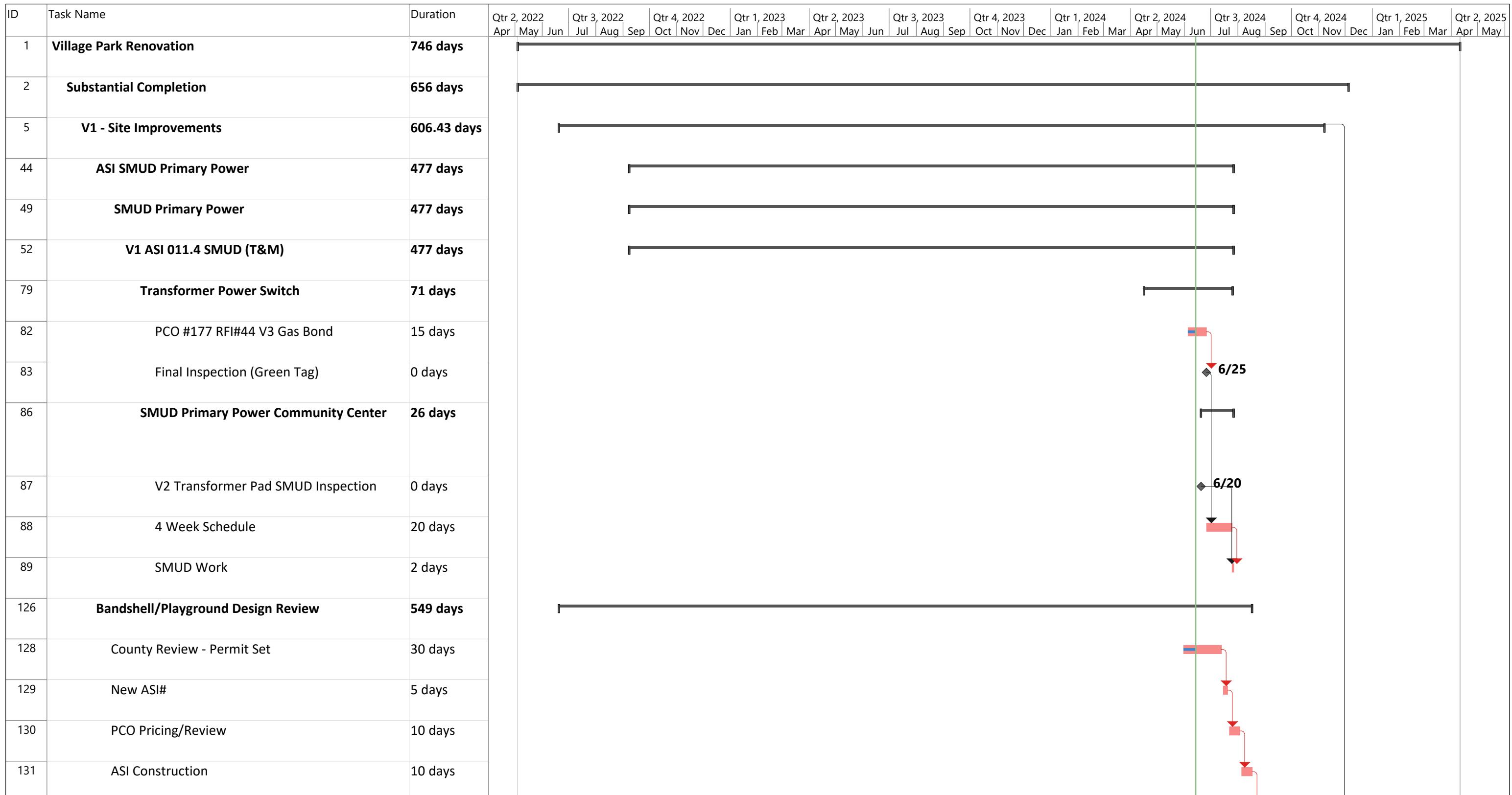
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	Qtr 3, 2025 May
438	438	WP1 Install	12 days	Thu 9/19/24	Fri 10/4/24	0%														
439	439	Hang Doors	7 days	Mon 10/7/24	Tue 10/15/24	0%														
440	440	Door Hardware Install	10 days	Wed 10/16/24	Tue 10/29/24	0%														
441	441	Signage Install	10 days	Wed 10/16/24	Tue 10/29/24	0%														
442	442	Fire Alarm Install	15 days	Mon 10/7/24	Fri 10/25/24	0%														
443	443	AV System Install	20 days	Mon 10/7/24	Fri 11/1/24	0%														
444	444	Access Control Install	15 days	Wed 10/30/24	Wed 11/20/24	0%														
445	445	FLS Systems Startup/Testing	5 days	Thu 11/21/24	Wed 11/27/24	0%														
446	446	Prepunch	2 days	Mon 12/2/24	Tue 12/3/24	0%														
447	447	Building Occupancy	1 day	Wed 12/4/24	Wed 12/4/24	0%														
448	448	V2 Complete	0 days	Wed 12/4/24	Wed 12/4/24	0%														
449	449	V3 - Clubhouse	589 days	Mon 6/20/22	Mon 10/14/24	70%														
450	450	Receive/Review Correct Hazmat Report	26 days	Mon 6/20/22	Mon 7/25/22	100%														
451	451	Demo Exterior Items	5 days	Tue 7/19/22	Mon 7/25/22	100%														
452	452	Abatement	14 days	Tue 7/26/22	Fri 8/12/22	100%														
453	453	Interior Demo	4 days	Mon 8/8/22	Thu 8/11/22	100%														
454	454	PCO 011 Stucco Abatement Review	15 days	Thu 8/11/22	Wed 8/31/22	100%														
455	455	Stucco Abatement	5 days	Thu 9/1/22	Thu 9/8/22	100%														
456	456	Demo Stucco Abated Areas	3 days	Fri 9/9/22	Tue 9/13/22	100%														
457	457	Rough Framing Upper Level Restrooms	6 days	Fri 8/12/22	Fri 8/19/22	100%														
458	458	Plumbing Layout for Sawcut	1 day	Mon 8/22/22	Mon 8/22/22	100%														
459	459	Saw and Demo Lower Level Restrooms	1 day	Tue 8/23/22	Tue 8/23/22	100%														
460	460	Plumbing Excavation	4 days	Wed 8/24/22	Mon 8/29/22	100%														
461	461	Plumbing UG Install	7 days	Tue 8/30/22	Thu 9/8/22	100%														
462	462	Plumbing Backfill/Compaction	4 days	Wed 10/26/22	Mon 10/31/22	100%														
463	463	Slab Pourback Lower Level Restroom	2 days	Thu 11/3/22	Fri 11/4/22	100%														
464	464	Rough Framing Lower Level	12 days	Mon 11/7/22	Tue 11/22/22	100%														
465	465	Rough Framing Entry and Storage	2 days	Mon 9/26/22	Tue 9/27/22	100%														
466	466	Set Door Frames	16 days	Tue 3/14/23	Tue 4/4/23	100%														
467	467	Fire Sprinkler Rough-In	2 days	Tue 12/13/22	Wed 12/14/22	100%														
468	468	Plumbing Top Out	36 days	Wed 11/2/22	Fri 12/23/22	100%														

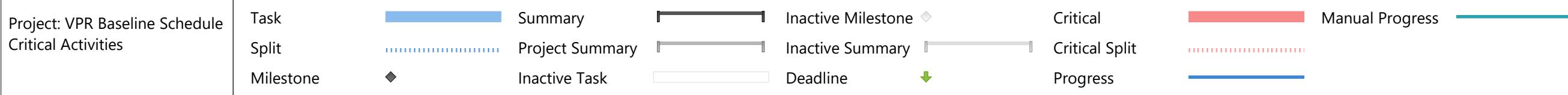
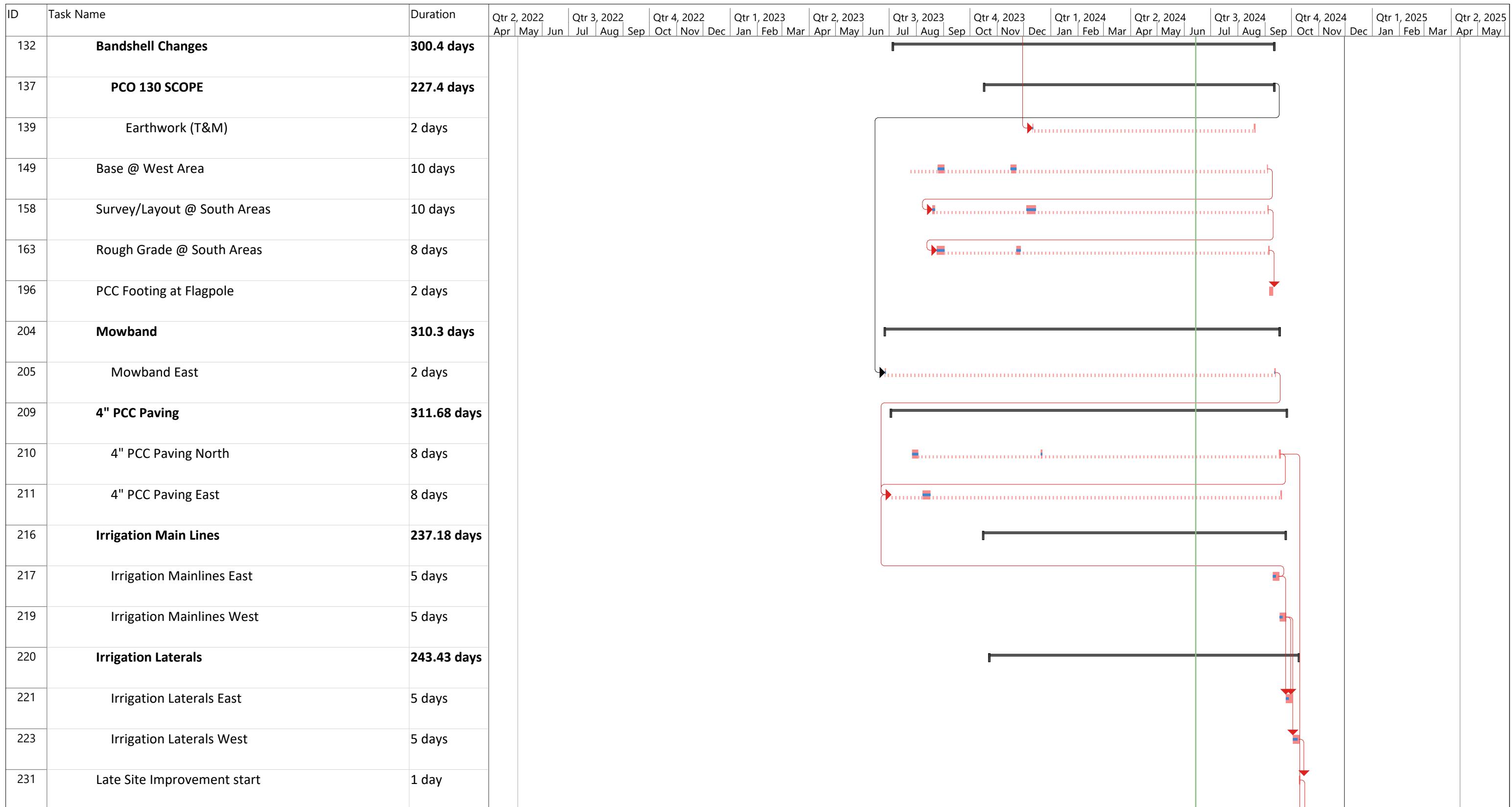


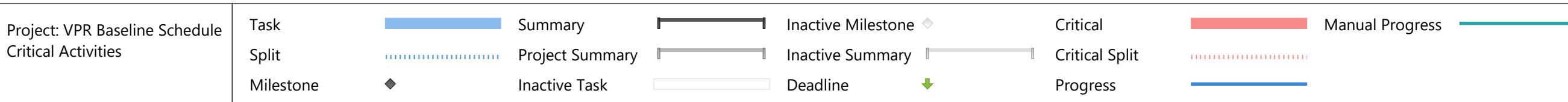
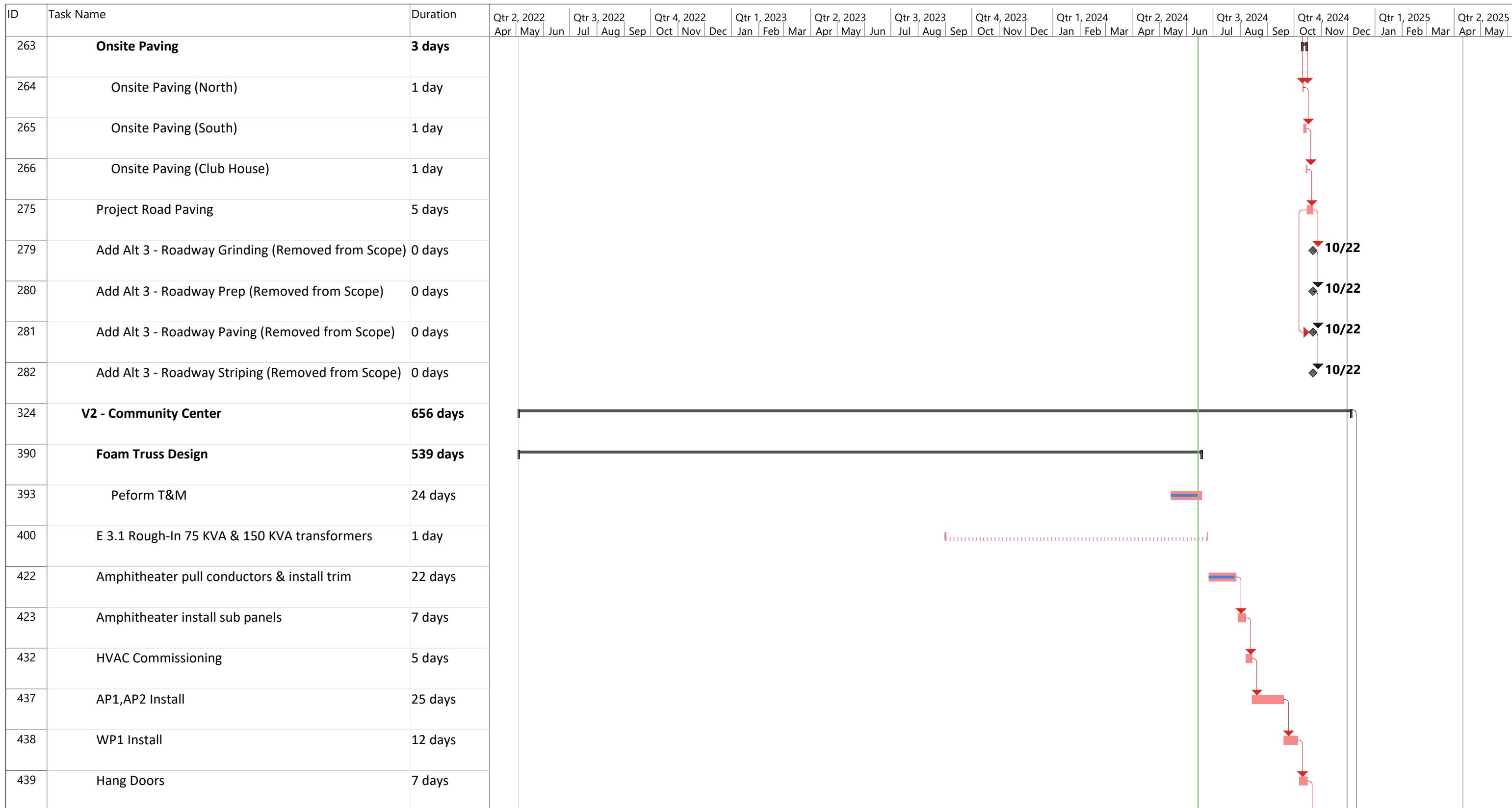
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469	469	Plumbing Test and Inspection	1 day	Tue 12/6/22	Tue 12/6/22	100%													
470	470	Plumbing Trash Enclosure	2 days	Wed 6/21/23	Thu 6/22/23	100%													
471	471	Clubhouse E0.3 Demo/Investigation	7 days	Mon 8/15/22	Tue 8/23/22	100%													
472	472	Clubhouse E 3.1 Rough-In Power conduits.	10 days	Mon 8/22/22	Tue 6/18/24	95%													
473	473	Clubhouse E3.1 Rough-in conduit & pull conduct	10 days	Wed 3/15/23	Tue 3/12/24	100%													
474	474	Clubhouse E 3.1 Rough-In Data/Security/& Fire /	8 days	Mon 3/13/23	Wed 7/10/24	70%													
475	475	Clubhouse E2.1 Rough-In Lighting/ Lighting Cont	15 days	Tue 3/7/23	Fri 7/19/24	50%													
476	476	Clubhouse E2.1 Rough-In HVAC conduits	4 days	Wed 4/5/23	Mon 7/22/24	80%													
477	477	Clubhouse E0.2 Single line	10 days	Wed 3/15/23	Tue 7/23/24	90%													
478	478	HVAC Layout	10 days	Mon 9/26/22	Tue 11/29/22	100%													
479	479	HVAC Hangars/Supports	3 days	Wed 11/30/22	Fri 12/2/22	100%													
480	480	Revise Fence at Utility Yard	0 days	Fri 7/22/22	Fri 7/22/22	100%													
481	481	V3 ASI 01	0 days	Fri 7/22/22	Fri 7/22/22	100%													
482	482	HVAC Unit/Duct/Damper Install	19.25 days	Thu 9/29/22	Fri 3/29/24	100%													
483	483	Hang Drywall	5 days	Tue 1/23/24	Mon 7/22/24	98%													
484	484	Insulation	2 days	Wed 1/17/24	Fri 1/26/24	100%													
485	485	Tape and Finish Drywall	10 days	Fri 1/26/24	Tue 4/23/24	100%													
486	486	Paint	7 days	Mon 7/15/24	Tue 7/23/24	0%													
487	487	Clubhouse E2.1 Pull conductors install trim	7 days	Wed 7/24/24	Thu 8/1/24	70%													
488	488	Clubhouse E2.1 Pull conductors and install disco	6 days	Wed 7/24/24	Wed 7/31/24	95%													
489	489	CT-1	2 days	Wed 7/24/24	Thu 7/25/24	0%													
490	490	CT-2	20 days	Fri 7/26/24	Thu 8/22/24	0%													
491	491	Fire Sprinkler Finish	5 days	Fri 7/26/24	Thu 8/1/24	0%													
492	492	Clubhouse E2.1 Pull conductors install lights	12 days	Fri 8/23/24	Tue 9/10/24	0%													
493	493	HVAC Finish	2 days	Fri 7/26/24	Mon 7/29/24	0%													
494	494	HVAC Commissioning	3 days	Thu 8/1/24	Mon 8/5/24	0%													
495	495	Flooring	10 days	Wed 3/6/24	Mon 8/19/24	80%													
496	496	Refinish Hall Flooring	7 days	Fri 8/23/24	Tue 9/3/24	0%													
497	497	SF-1	2 days	Wed 9/4/24	Thu 9/5/24	0%													
498	498	Add Alt Kitchen Equipment	3 days	Tue 8/20/24	Thu 8/22/24	0%													
499	499	Plumbing Kitchen	5 days	Fri 8/23/24	Thu 8/29/24	0%													

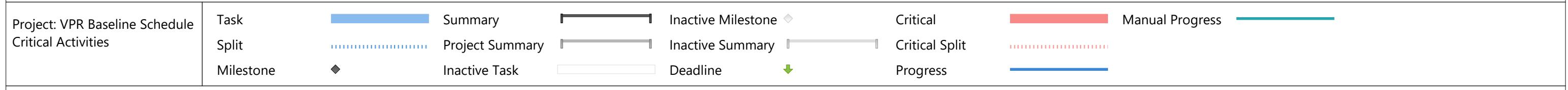
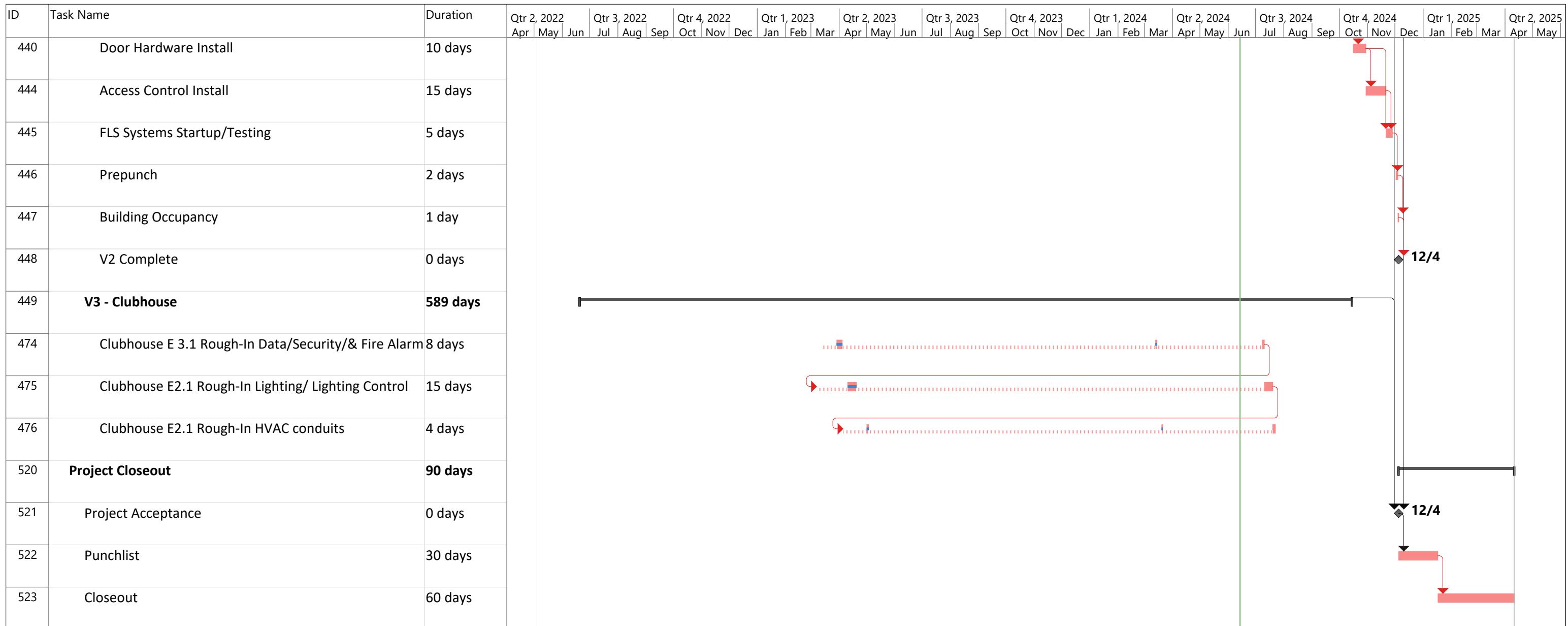


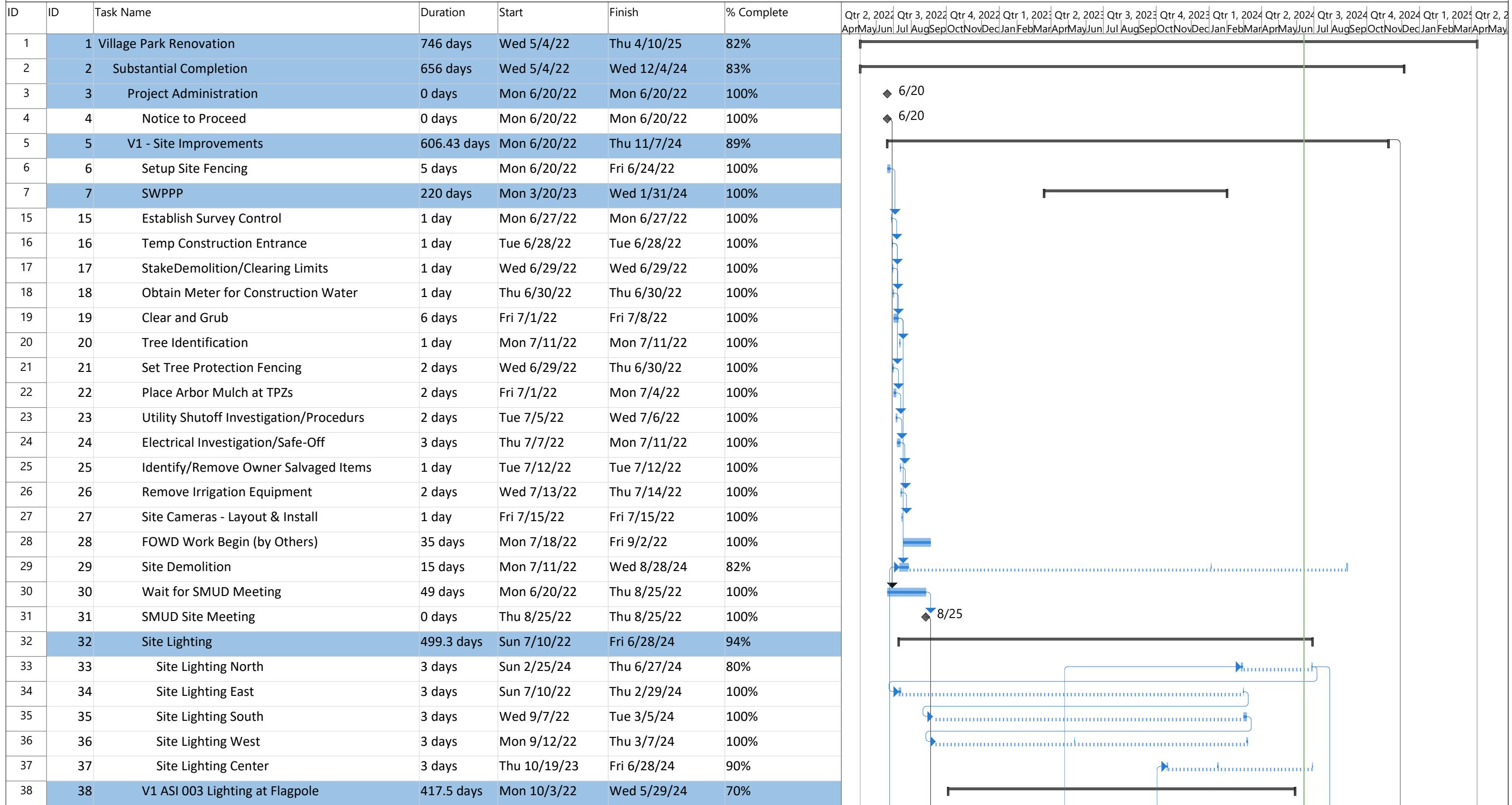
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	Qtr 3, 2025 May
500	500	Plumbing Finish	5 days	Fri 8/30/24	Fri 9/6/24	0%														
501	501	Plumbing Clorination	1 day	Mon 9/9/24	Mon 9/9/24	0%														
502	502	Plumbing Finish Inspection	1 day	Tue 9/10/24	Tue 9/10/24	0%														
503	503	Hang Doors	5 days	Wed 9/4/24	Tue 9/10/24	0%														
504	504	Fire Alarm Finish	15 days	Wed 9/11/24	Tue 10/1/24	0%														
505	505	Door Hardware Install	10 days	Wed 9/11/24	Tue 9/24/24	0%														
506	506	Access Control Install	6 days	Wed 9/25/24	Wed 10/2/24	0%														
507	507	FLS Startup and Testing	5 days	Thu 10/3/24	Wed 10/9/24	0%														
508	508	Stair, Ramp & Pilaster Footings	8 days	Mon 2/5/24	Wed 2/14/24	100%														
509	509	CMU Walls	7 days	Tue 5/30/23	Tue 2/20/24	100%														
510	510	CMU Pilasters	3 days	Wed 5/31/23	Thu 2/22/24	100%														
511	511	Steel Erection	11.25 days	Wed 11/1/23	Mon 4/8/24	100%														
512	512	Stucco Patchback	7 days	Mon 7/29/24	Tue 8/6/24	0%														
513	513	Concrete Ramps	3 days	Thu 2/22/24	Wed 6/26/24	100%														
514	514	Slab-on-Metal Deck	2 days	Thu 3/7/24	Tue 7/2/24	100%														
515	515	Fill at Metal Stairs	2 days	Tue 7/2/24	Fri 7/5/24	100%														
516	516	Entry Stair & Landings (Add Alt #2)	7 days	Fri 7/5/24	Tue 7/16/24	100%														
517	517	Prepunch	2 days	Thu 10/10/24	Fri 10/11/24	0%														
518	518	Building Occupancy	1 day	Mon 10/14/24	Mon 10/14/24	0%														
519	519	V3 Complete	0 days	Mon 10/14/24	Mon 10/14/24	0%														
520	520	Project Closeout	90 days	Wed 12/4/24	Thu 4/10/25	0%														
521	521	Project Acceptance	0 days	Wed 12/4/24	Wed 12/4/24	0%														
522	522	Punchlist	30 days	Thu 12/5/24	Thu 1/16/25	0%														
523	523	Closeout	60 days	Fri 1/17/25	Thu 4/10/25	0%														









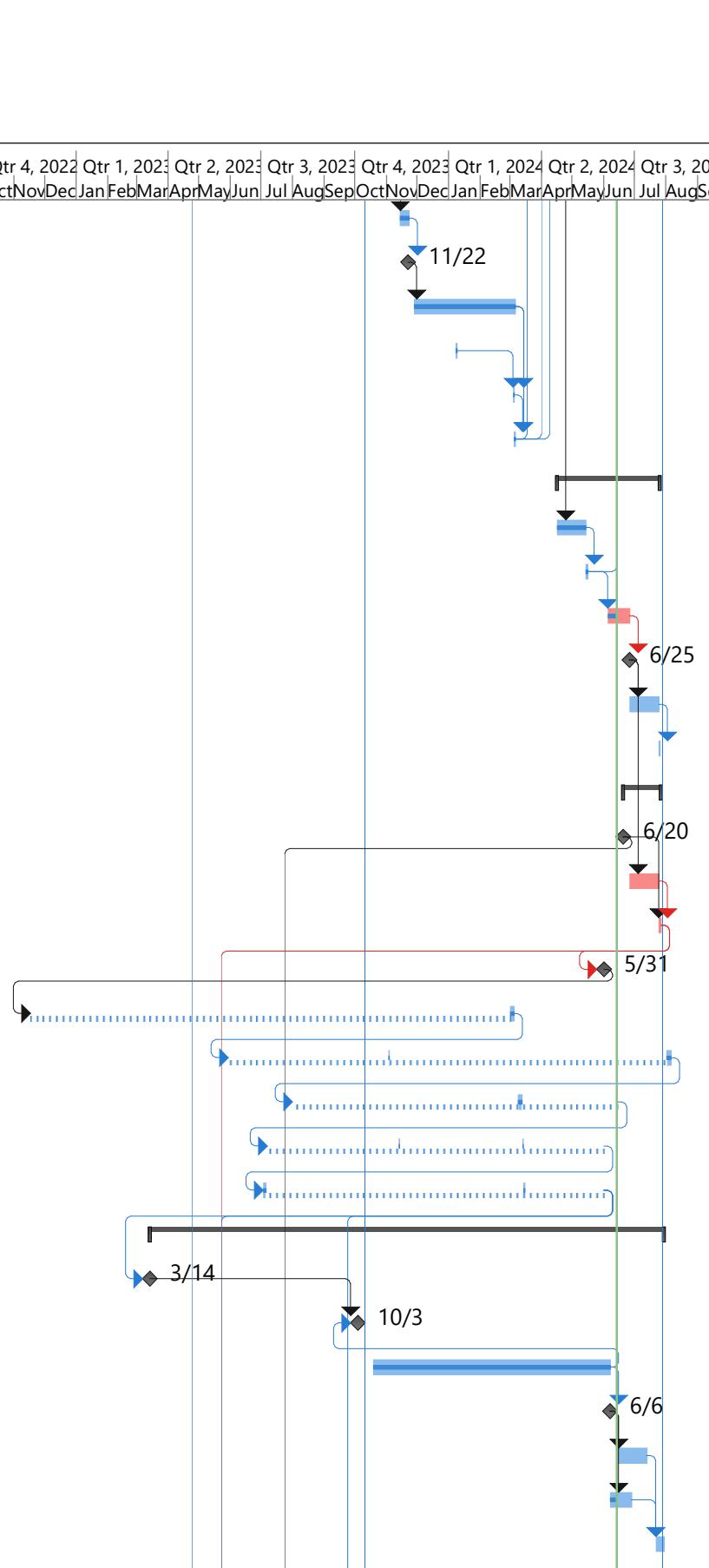




ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMarAprMay	Qtr 3, 2022 Qtr 4, 2022 Qtr 1, 2023 Qtr 2, 2023 Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 2, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 2, 2025		
42	42	Dig UG for SMUD Transformer on Park Dr	5 days	Fri 8/26/22	Thu 9/1/22	100%				
43	43	Primary Power Fair Oaks N/S	3 days	Fri 9/2/22	Wed 9/7/22	100%				
44	44	ASI SMUD Primary Power	477 days	Thu 9/8/22	Fri 7/26/24	88%				
45	45	ASI 011 SMUD Primary Power (Revised)	83 days	Wed 10/19/22	Wed 2/15/23	100%				
46	46	ASI 011.1 SMUD Primary Power (Revised)	51 days	Thu 2/16/23	Fri 4/28/23	100%				
47	47	ASI 011.2 SMUD Primary Power (Revised)	19 days	Mon 5/1/23	Thu 5/25/23	100%				
48	48	ASI 011.3 SMUD Primary Power (Revised)	52 days	Fri 5/26/23	Wed 8/9/23	100%				
49	49	SMUD Primary Power	477 days	Thu 9/8/22	Fri 7/26/24	78%				
50	50	V1 ASI 011.4	0 days	Wed 8/9/23	Wed 8/9/23	100%				
51	51	PCO 117 Approval (T&M)	15 days	Wed 8/16/23	Wed 9/6/23	100%				
52	52	V1 ASI 011.4 SMUD (T&M)	477 days	Thu 9/8/22	Fri 7/26/24	77%				
53	53	Pothole Exploration (Layout)	1 day	Thu 8/3/23	Thu 8/3/23	100%				
54	54	Conduit Trench/Excavation	1 day	Fri 8/4/23	Fri 8/4/23	100%				
55	55	Conduit Boring	1 day	Mon 8/7/23	Tue 8/8/23	100%				
56	56	V1 ASI 024 Wall & Pad Changes	466 days	Thu 9/8/22	Thu 7/11/24	96%				
57	57	V1 ASI 024	0 days	Tue 11/7/23	Tue 11/7/23	100%				
58	58	SMUD Comitment Drawings	10 days	Tue 11/7/23	Mon 11/20/23	100%				
59	59	PCO Review/Approval (T&M)	0 days	Fri 12/1/23	Fri 12/1/23	100%				
60	60	ASI 024 (PCO#000) T&M	466 days	Thu 9/8/22	Thu 7/11/24	94%				
61	61	Survey	1 day	Thu 9/8/22	Thu 9/8/22	100%				
62	62	Earthwork	10 days	Mon 12/11/23	Thu 7/11/24	90%				
63	63	Concrete	10 days	Mon 3/18/24	Mon 4/1/24	100%				
64	64	Electrical	5 days	Wed 4/10/24	Wed 4/17/24	90%				
65	65	Pull box install	28.5 days	Thu 7/27/23	Tue 9/12/23	100%				
66	66	Transformer Pad	7 days	Mon 4/1/24	Tue 4/9/24	100%				
67	67	SMUD Inspection	181 days	Tue 10/3/23	Thu 6/20/24	0%				
68	68	Inspection #1 - Pull Box	0 days	Tue 10/3/23	Tue 10/3/23	100%				
69	69	Inspection #2 - Pull Box (Site Meeting)	0 days	Mon 11/6/23	Mon 11/6/23	100%				
70	70	Inspection #3 - Wire Pull	0 days	Mon 4/15/24	Mon 4/15/24	100%				
71	71	Inspection #4 - Transformer	0 days	Thu 6/20/24	Thu 6/20/24	0%				
72	72	SMUD By-Pass	75 days	Tue 11/14/23	Tue 3/5/24	100%				

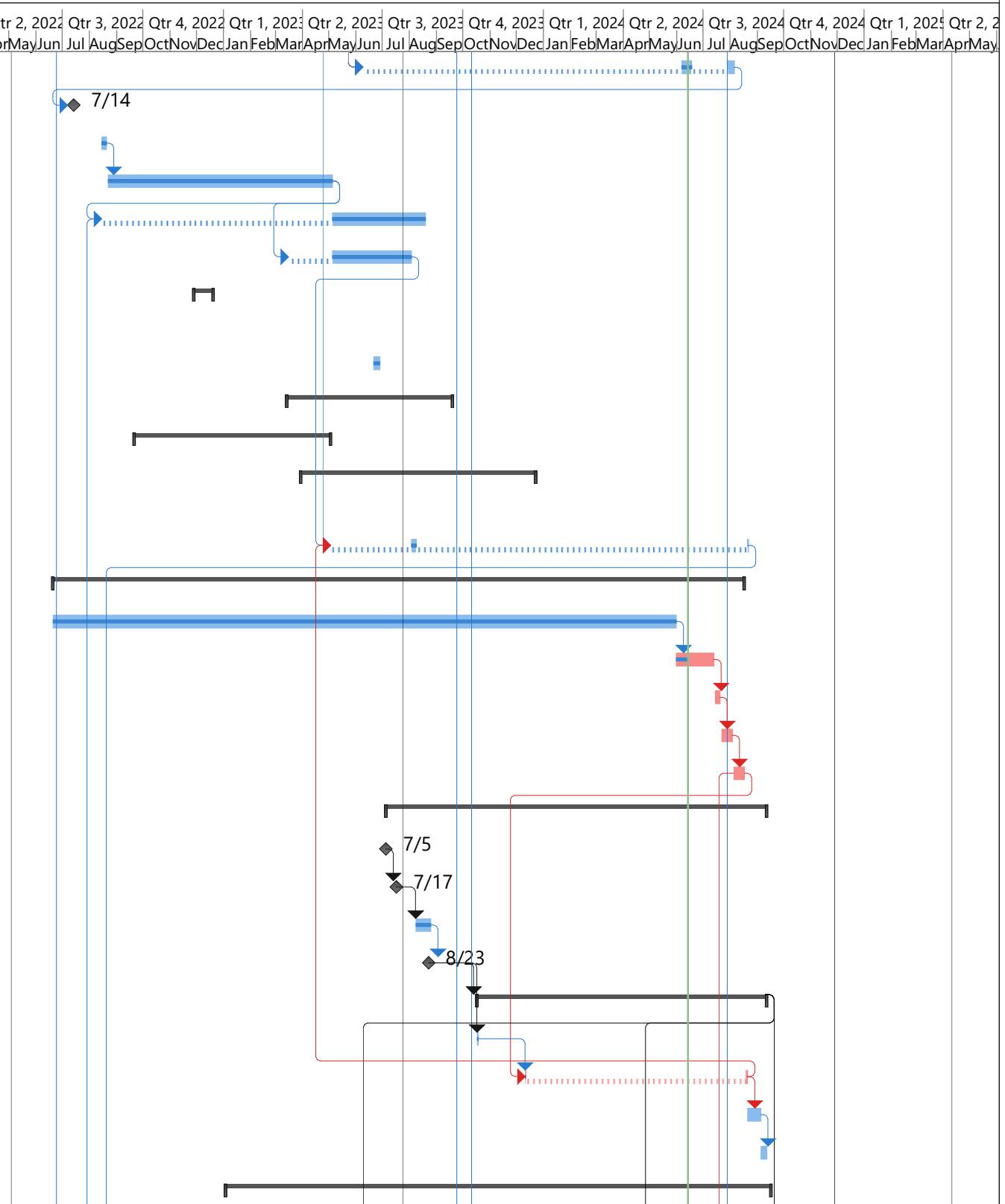


ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	
73	73	Utility Excavation/Exploration	7 days	Tue 11/14/23	Wed 11/22/23	100%														
74	74	SMUD Inspection/Asbuilt	0 days	Wed 11/22/23	Wed 11/22/23	100%														
75	75	SMUD Scheduling (Construction Devi:	67 days	Tue 11/28/23	Tue 3/5/24	100%														
76	76	Pit backfill (SAND)	1 day	Mon 1/8/24	Mon 1/8/24	100%														
77	77	Pit Reopen	1 day	Mon 3/4/24	Mon 3/4/24	100%														
78	78	SMUD Wire Pull/Transformer	1 day	Tue 3/5/24	Tue 3/5/24	100%														
79	79	Transformer Power Switch	71 days	Tue 4/16/24	Thu 7/25/24	47%														
80	80	4 Week Schedule	20 days	Tue 4/16/24	Mon 5/13/24	100%														
81	81	SMUD Work	2 days	Tue 5/14/24	Wed 5/15/24	100%														
82	82	PCO #177 RFI#44 V3 Gas Bond	15 days	Wed 6/5/24	Tue 6/25/24	37%														
83	83	Final Inspection (Green Tag)	0 days	Tue 6/25/24	Tue 6/25/24	0%														
84	84	SMUD Construction Schedule	20 days	Wed 6/26/24	Wed 7/24/24	0%														
85	85	SMUD - Turn On Transform Power	1 day	Thu 7/25/24	Thu 7/25/24	0%														
86	86	SMUD Primary Power Community Cente	26 days	Thu 6/20/24	Fri 7/26/24	0%														
87	87	V2 Transformer Pad SMUD Inspection	0 days	Thu 6/20/24	Thu 6/20/24	0%														
88	88	4 Week Schedule	20 days	Wed 6/26/24	Wed 7/24/24	0%														
89	89	SMUD Work	2 days	Thu 7/25/24	Fri 7/26/24	0%														
90	90	Install secondary conduits	0 days	Fri 5/31/24	Fri 5/31/24	100%														
91	91	Note 2 Trench for Power Ped	1.95 days	Thu 11/17/22	Mon 3/4/24	100%														
92	92	Trench for Irrigation Controller Conduits	3 days	Tue 5/30/23	Mon 8/5/24	80%														
93	93	Dig and install cement pull boxes	2.1 days	Tue 8/1/23	Fri 6/14/24	100%														
94	94	Dig & Install (F) EV UG Vault	0.85 days	Fri 7/7/23	Fri 5/31/24	100%														
95	95	Trench to PP for GFCI and (F) EV pull box	2.76 days	Mon 7/3/23	Fri 5/31/24	100%														
96	96	V1 ASI 17 EV Charging Station	349 days	Tue 3/14/23	Mon 7/29/24	81%														
97	97	V1 ASI 017	0 days	Tue 3/14/23	Tue 3/14/23	100%														
98	98	PCO#103 Submittal Review	0 days	Tue 10/3/23	Tue 10/3/23	100%														
99	99	County Approval - CALA Review	159 days	Thu 10/19/23	Thu 6/6/24	100%														
100	100	V1 ASI 030	0 days	Thu 6/6/24	Thu 6/6/24	100%														
101	101	Price/Review PCO ASI 030	20 days	Fri 6/14/24	Fri 7/12/24	0%														
102	102	County Permit Drawing 2nd Review	15 days	Fri 6/7/24	Thu 6/27/24	25%														
103	103	Perform Scope PCO#103/ ASI 030	6 days	Mon 7/22/24	Mon 7/29/24	0%														





ID	ID	Task Name	Duration	Start	Finish	% Complete
104	104	Relocate SMUD vaults	13 days	Fri 6/9/23	Mon 8/5/24	60%
105	105	Rove UG Conductors	0 days	Thu 7/14/22	Thu 7/14/22	100%
106	106	USA/Pothole	5 days	Mon 8/15/22	Fri 8/19/22	100%
107	107	Survey/Layout @ Band East	179 days	Mon 8/22/22	Thu 5/4/23	100%
108	108	Rough Grade @ Band East	74 days	Mon 8/15/22	Fri 8/18/23	100%
109	109	Utilities @ Band East	62 days	Thu 3/16/23	Wed 8/2/23	100%
110	110	RFI 128 Elevation and Direction Sewerline Changes	16 days	Mon 11/28/22	Mon 12/19/22	100%
112	112	ASI 005 Utility Changes	5 days	Wed 6/21/23	Tue 6/27/23	100%
113	113	Hydraway	132 days	Tue 3/14/23	Tue 9/19/23	100%
117	117	ASI 008 Hydraway	156 days	Wed 9/21/22	Tue 5/2/23	100%
121	121	Grading, Fire Service, and Water Meter Changes	187 days	Thu 3/30/23	Fri 12/22/23	100%
125	125	Base @ Band East	5 days	Wed 5/3/23	Wed 8/21/24	71%
126	126	Bandshell/Playground Design Review	549 days	Mon 6/20/22	Fri 8/16/24	92%
127	127	Field Design Review w/County Inspector	494 days	Mon 6/20/22	Thu 5/30/24	100%
128	128	County Review - Permit Set	30 days	Fri 5/31/24	Fri 7/12/24	30%
129	129	New ASI#	5 days	Mon 7/15/24	Fri 7/19/24	0%
130	130	PCO Pricing/Review	10 days	Mon 7/22/24	Fri 8/2/24	0%
131	131	ASI Construction	10 days	Mon 8/5/24	Fri 8/16/24	0%
132	132	Bandshell Changes	300.4 days	Wed 7/5/23	Wed 9/11/24	47%
133	133	ASI 20 (Revised)	0 days	Wed 7/5/23	Wed 7/5/23	100%
134	134	ASI 20.1 (Revised)	0 days	Mon 7/17/23	Mon 7/17/23	100%
135	135	RFI#319 - Raised Planter	13 days	Tue 8/8/23	Thu 8/24/23	100%
136	136	ASI 20.2 Bandshell Changes	0 days	Wed 8/23/23	Wed 8/23/23	100%
137	137	PCO 130 SCOPE	227.4 days	Tue 10/17/23	Wed 9/11/24	9%
138	138	Demo (Approval Only)	1 day	Tue 10/17/23	Tue 10/17/23	100%
139	139	Earthwork (T&M)	2 days	Mon 12/11/23	Tue 8/20/24	30%
140	140	Concrete (Pending Aproval)	10 days	Tue 8/20/24	Wed 9/4/24	0%
141	141	Landscaping (Pending Aproval)	5 days	Wed 9/4/24	Wed 9/11/24	0%
142	142	Fencing, Turf, and Irrigation Changes	430.4 days	Tue 1/3/23	Mon 9/16/24	0%

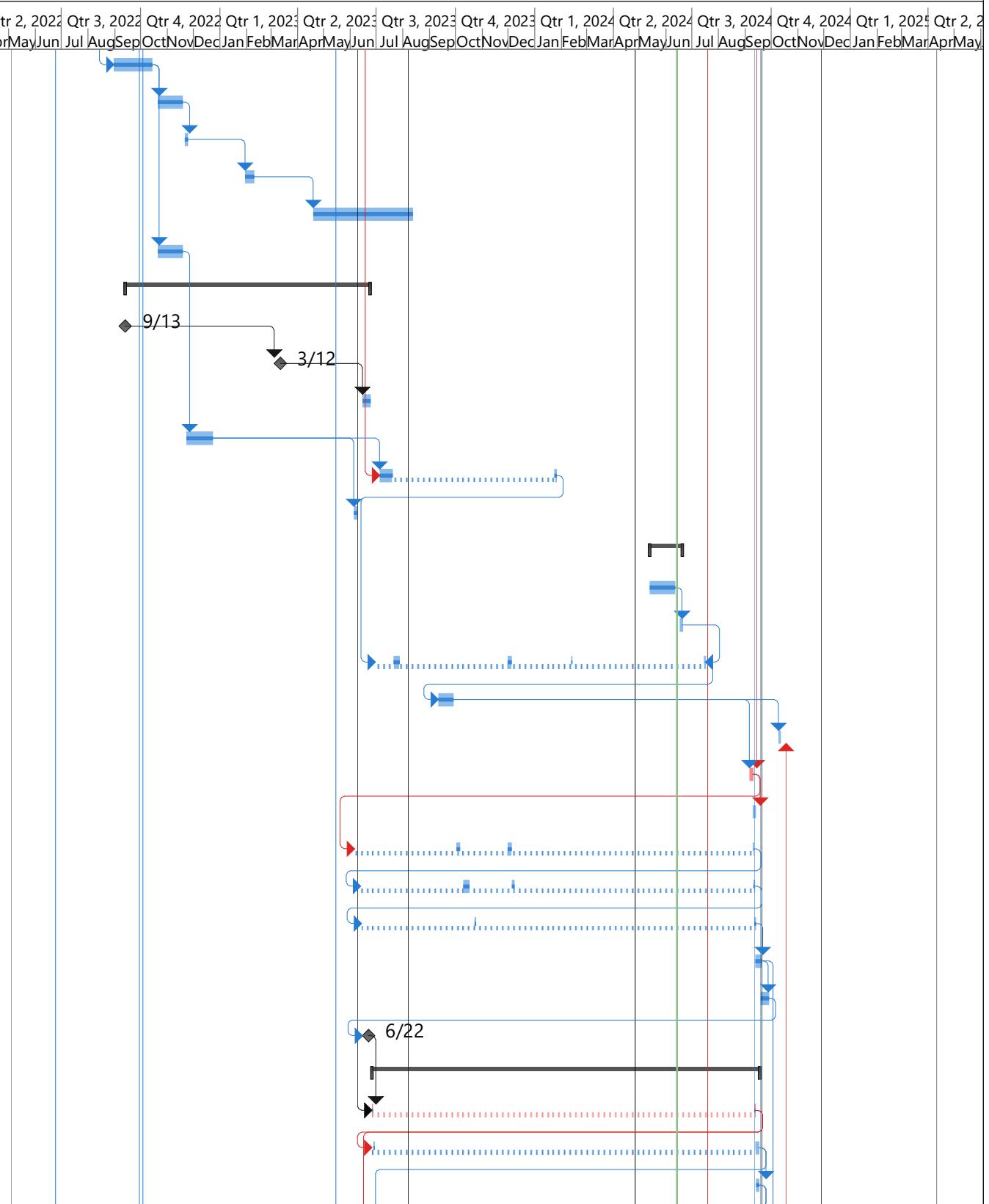


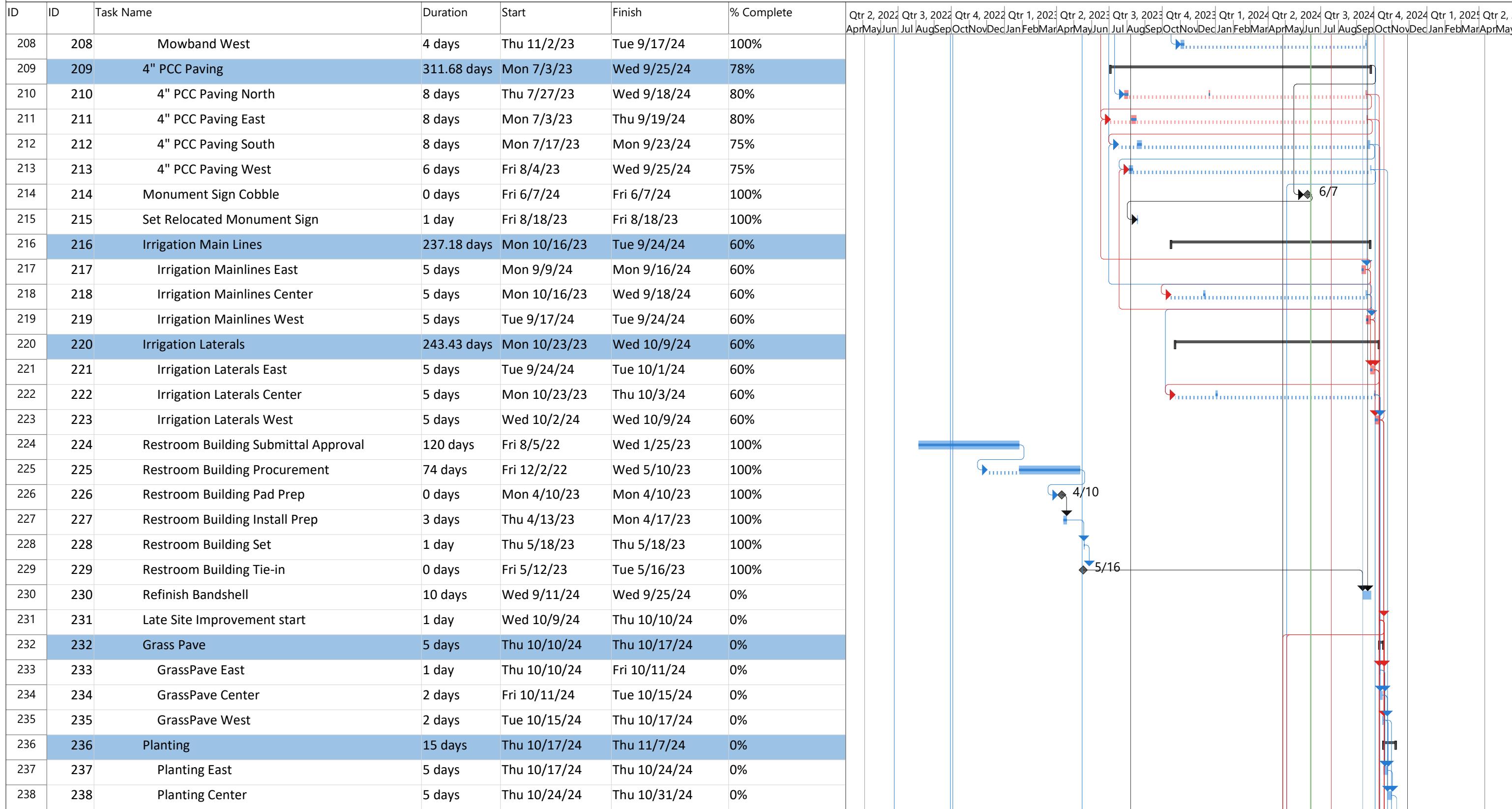


ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJun	Qtr 3, 2022 JulAugSep	Qtr 4, 2022 OctNovDec	Qtr 1, 2023 JanFebMar	Qtr 2, 2023 AprMayJun	Qtr 3, 2023 JulAugSep	Qtr 4, 2023 OctNovDec	Qtr 1, 2024 JanFebMar	Qtr 2, 2024 AprMayJun	Qtr 3, 2024 JulAugSep	Qtr 4, 2024 OctNovDec	Qtr 1, 2025 JanFebMar	Qtr 2, 2025 AprMay
143	143	ASI 015	0 days	Tue 1/3/23	Tue 1/3/23	100%													
144	144	PCO 082 (APPROVED)	0 days	Mon 4/24/23	Mon 4/24/23	100%													
145	145	PCO 082 SCOPE	3 days	Wed 9/11/24	Mon 9/16/24	0%													
146	146	Survey/Layout @ West Area	65 days	Fri 3/3/23	Fri 6/2/23	100%													
147	147	Rough Grade @ West Area	111.72 days	Thu 8/10/23	Fri 8/16/24	95%													
148	148	Utilities @ West Area	69 days	Fri 7/14/23	Fri 12/22/23	100%													
149	149	Base @ West Area	10 days	Mon 7/24/23	Tue 9/3/24	95%													
150	150	V1 ASI 010 Turf and Pilaster	375.5 days	Tue 3/28/23	Thu 9/19/24	95%													
151	151	PCO 034 Turf and Pilaster (Approved)	239 days	Tue 3/28/23	Thu 3/7/24	100%													
152	152	PCO 034 Turf and Pilaster - Scope	12 days	Tue 9/3/24	Thu 9/19/24	0%													
153	153	Retaining Wall Modificationa	332 days	Wed 4/19/23	Fri 8/9/24	17%													
154	154	Retaining Wall Modificationa (Revised)	1 day	Wed 4/19/23	Wed 4/19/23	100%													
155	155	V1 ASI 001.1 Changes (Approved)	1 day	Mon 6/12/23	Mon 6/12/23	100%													
156	156	V1 ASI 001.1 Changes - Scope	10 days	Mon 7/29/24	Fri 8/9/24	0%													
157	157	Courtyard Pavers	15 days	Wed 10/11/23	Thu 8/22/24	100%													
158	158	Survey/Layout @ South Areas	10 days	Sat 8/19/23	Wed 9/4/24	94%													
159	159	Water Leak Structural Repairs	114 days	Fri 4/21/23	Mon 10/2/23	100%													
163	163	Rough Grade @ South Areas	8 days	Thu 8/24/23	Thu 9/5/24	82%													
164	164	Low Voltage, Concrete, & Grading	98 days	Tue 6/6/23	Mon 10/23/23	100%													
165	165	ASI 13.1	0 days	Tue 6/6/23	Tue 6/6/23	100%													
166	166	PCO 069.3	6 days	Mon 10/16/23	Mon 10/23/23	100%													
167	167	AT&T Conduit 4"	6 days	Mon 10/16/23	Mon 10/23/23	100%													
168	168	Utilities @ South Areas	0 days	Wed 2/8/23	Wed 2/8/23	100%													
169	169	V1 ASI 013	143 days	Mon 3/13/23	Mon 10/2/23	100%													
170	170	PCO #070	143 days	Mon 3/13/23	Mon 10/2/23	100%													
171	171	Owner Review	20 days	Mon 3/13/23	Fri 4/7/23	100%													
172	172	Add 2" Conduits for CATV ASI 22	1 day	Mon 10/2/23	Mon 10/2/23	100%													
173	173	CATV Boring	1 day	Mon 10/2/23	Mon 10/2/23	100%													
174	174	Base @ South Areas	4 days	Thu 6/1/23	Mon 9/9/24	50%													
175	175	Transfer Dirt to Community Center Pad	10 days	Mon 8/15/22	Fri 8/26/22	100%													
176	176	PCC Retaining Wall	28 days	Tue 9/6/22	Thu 10/13/22	100%													



ID	ID	Task Name	Duration	Start	Finish	% Complete
177	177	PCC Footing at CMU Retaining Wall	31 days	Wed 8/31/22	Thu 10/13/22	100%
178	178	Band East CMU Retaining Walls	20 days	Fri 10/21/22	Thu 11/17/22	100%
179	179	Backfill CMU Retaining Wall	3 days	Mon 11/21/22	Wed 11/23/22	100%
180	180	Set Oil Sand Seperator	8 days	Mon 1/30/23	Wed 2/8/23	100%
181	181	Trash Enclosure CMU	81 days	Wed 4/19/23	Fri 8/11/23	100%
182	182	PCC Footing at CMU Seatwall/Pilasters	20 days	Fri 10/21/22	Thu 11/17/22	100%
183	183	ASI 007 Clubhouse Stair Changes	199 days	Tue 9/13/22	Fri 6/23/23	100%
184	184	ASI 007	0 days	Tue 9/13/22	Tue 9/13/22	100%
185	185	PCO 041.1 (Approved)	0 days	Sun 3/12/23	Sun 3/12/23	100%
186	186	PCO 041.1 SCOPE	7 days	Thu 6/15/23	Fri 6/23/23	100%
187	187	Trellis Footings and CIP Columns	20 days	Wed 11/23/22	Thu 12/22/22	100%
188	188	PCC Stairs	12 days	Wed 7/5/23	Thu 1/25/24	100%
189	189	Reinstall Trellis	3 days	Mon 6/5/23	Wed 6/7/23	100%
190	190	At&T Utiliy Locate - California	27 days	Mon 5/13/24	Wed 6/19/24	87%
191	191	AT& Conduit Locate	20 days	Mon 5/13/24	Mon 6/10/24	100%
192	192	T&M AT&T Conduit Reroute	3 days	Mon 6/17/24	Wed 6/19/24	0%
193	193	PCC Ramps at Curb Edge	9 days	Fri 6/30/23	Tue 7/16/24	80%
194	194	Market Light Pole Footings	13 days	Mon 9/11/23	Wed 9/27/23	100%
195	195	Set Market Light Poles	2 days	Wed 10/9/24	Fri 10/11/24	0%
196	196	PCC Footing at Flagpole	2 days	Thu 9/5/24	Mon 9/9/24	0%
197	197	Relocate Flagpole	3 days	Mon 9/9/24	Thu 9/12/24	0%
198	198	Type 2 Curb & Gutter	6 days	Tue 6/6/23	Tue 9/10/24	90%
199	199	Type 3, 5 & D-4 Curbs	9 days	Tue 6/13/23	Wed 9/11/24	87%
200	200	Type A Driveway	2 days	Wed 6/14/23	Thu 9/12/24	100%
201	201	Play Area Curb	4 days	Thu 9/12/24	Wed 9/18/24	100%
202	202	Terraced PCC Seatwall (Add Alt #1)	7 days	Wed 9/18/24	Fri 9/27/24	100%
203	203	PCC Footing & Pedestal at Monument Sign	0 days	Thu 6/22/23	Thu 6/22/23	100%
204	204	Mowband	310.3 days	Mon 6/26/23	Tue 9/17/24	76%
205	205	Mowband East	2 days	Mon 6/26/23	Thu 9/12/24	70%
206	206	Mowband South	2 days	Mon 6/26/23	Mon 9/16/24	20%
207	207	Mowband Club House	1 day	Fri 9/13/24	Mon 9/16/24	100%







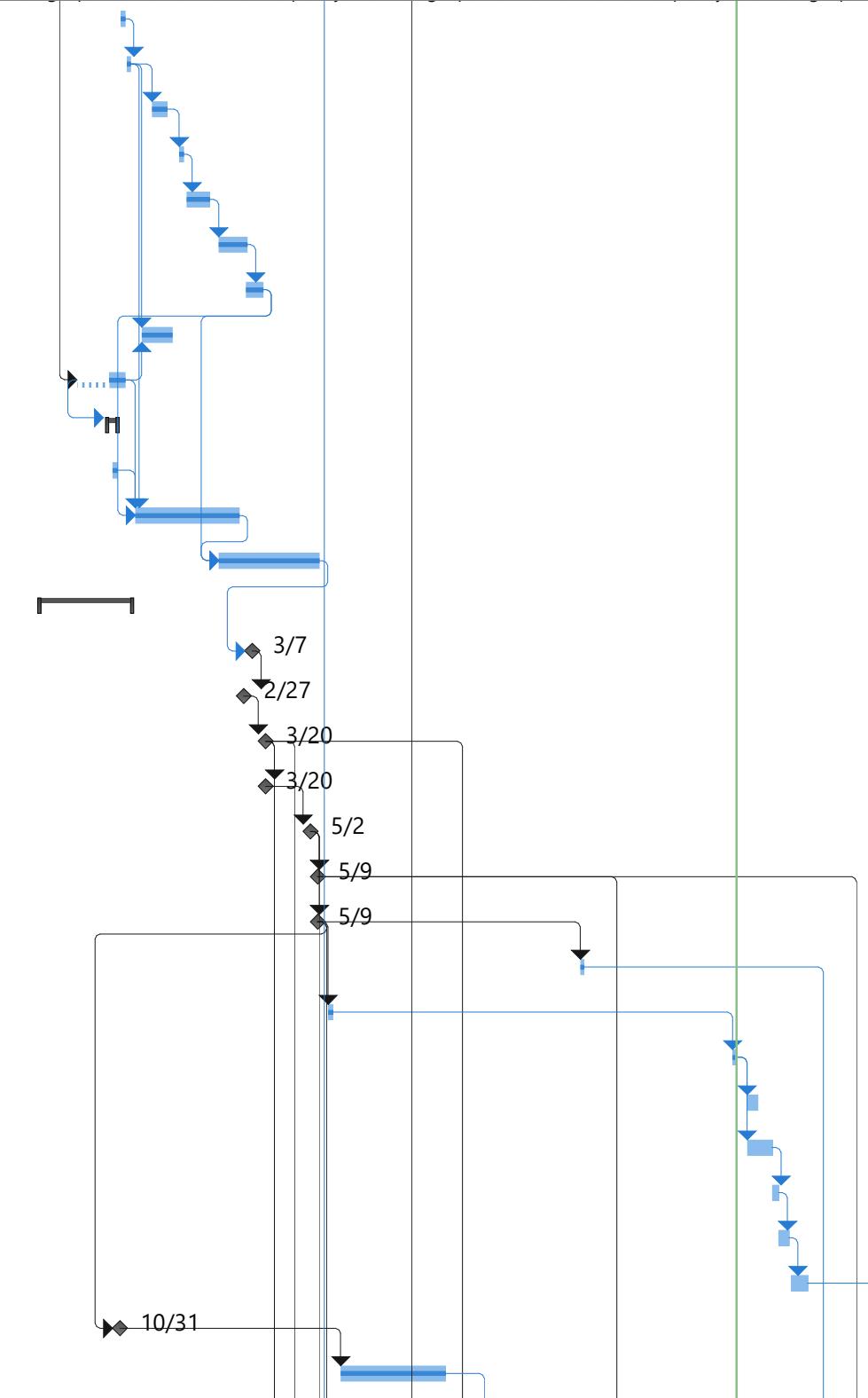
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 AprMayJun	Qtr 3, 2022 JulAugSepOctNovDecJanFebMar	Qtr 4, 2022 Qtr 1, 2023 Qtr 2, 2023 Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 2, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 2, 2025		
239	239	Planting West	5 days	Thu 10/31/24	Thu 11/7/24	0%					
240	240	Site Furnishings Install	10 days	Thu 10/10/24	Thu 10/24/24	0%					
241	241	Site Furnishings Install (East)	5 days	Thu 10/10/24	Thu 10/17/24	0%					
242	242	Site Furnishings Install (West)	5 days	Thu 10/17/24	Thu 10/24/24	0%					
243	243	Set Precast Benches	112 days	Fri 11/10/23	Wed 4/24/24	100%					
244	244	Set Precast Benches (South)	0 days	Wed 4/24/24	Wed 4/24/24	100%					
245	245	Set Precast Benches (West)	0 days	Wed 4/24/24	Wed 4/24/24	100%					
246	246	Procure Precast Slide (Owner) ESD	40 days	Fri 11/10/23	Thu 1/11/24	100%					
247	247	V1 ASI 027 - Playground Site Changes	152 days	Mon 1/22/24	Fri 8/23/24	83%					
248	248	ASI Review	5 days	Mon 1/22/24	Fri 1/26/24	100%					
249	249	Pricing (Void)	36.5 days	Mon 1/29/24	Wed 3/20/24	100%					
250	250	Design Changes (ASI Pending)	20 days	Wed 3/20/24	Wed 4/17/24	100%					
251	251	ASI### Pricing (PCO#)	10 days	Wed 4/17/24	Wed 5/1/24	100%					
252	252	Perforem PCO ## Scope	15 days	Mon 8/5/24	Fri 8/23/24	0%					
253	253	Install Owner Furnished Playground Equipment	0 days	Thu 10/10/24	Thu 10/10/24	0%					
254	254	County Footing Design Review & Approval	0 days	Fri 3/10/23	Fri 3/10/23	0%					
255	255	Shade Structure Install	7 days	Thu 10/10/24	Mon 10/21/24	0%					
256	256	Fencing	120.43 days	Mon 5/13/24	Thu 10/31/24	50%					
257	257	Fencing Install (East)	7.5 days	Mon 5/13/24	Mon 10/21/24	70%					
258	258	Fencing (West)	7.5 days	Mon 5/20/24	Thu 10/31/24	30%					
259	259	Site Railing	15 days	Thu 10/10/24	Thu 10/31/24	0%					
260	260	Site Railing Install (East)	5 days	Thu 10/10/24	Thu 10/17/24	0%					
261	261	Site Railing Install (Center)	5 days	Thu 10/17/24	Thu 10/24/24	0%					
262	262	Site Railing Install (West)	5 days	Thu 10/24/24	Thu 10/31/24	0%					
263	263	Onsite Paving	3 days	Thu 10/10/24	Tue 10/15/24	0%					
264	264	Onsite Paving (North)	1 day	Thu 10/10/24	Fri 10/11/24	0%					
265	265	Onsite Paving (South)	1 day	Fri 10/11/24	Mon 10/14/24	0%					
266	266	Onsite Paving (Club House)	1 day	Mon 10/14/24	Tue 10/15/24	0%					
267	267	AC Design Review	229 days	Thu 11/2/23	Mon 9/30/24	66%					
268	268	Site Meeting with Sac County and Cala	1 day	Thu 11/2/23	Thu 11/2/23	100%					
269	269	Road AC/AB Design Review	148 days	Fri 11/3/23	Thu 6/6/24	100%					

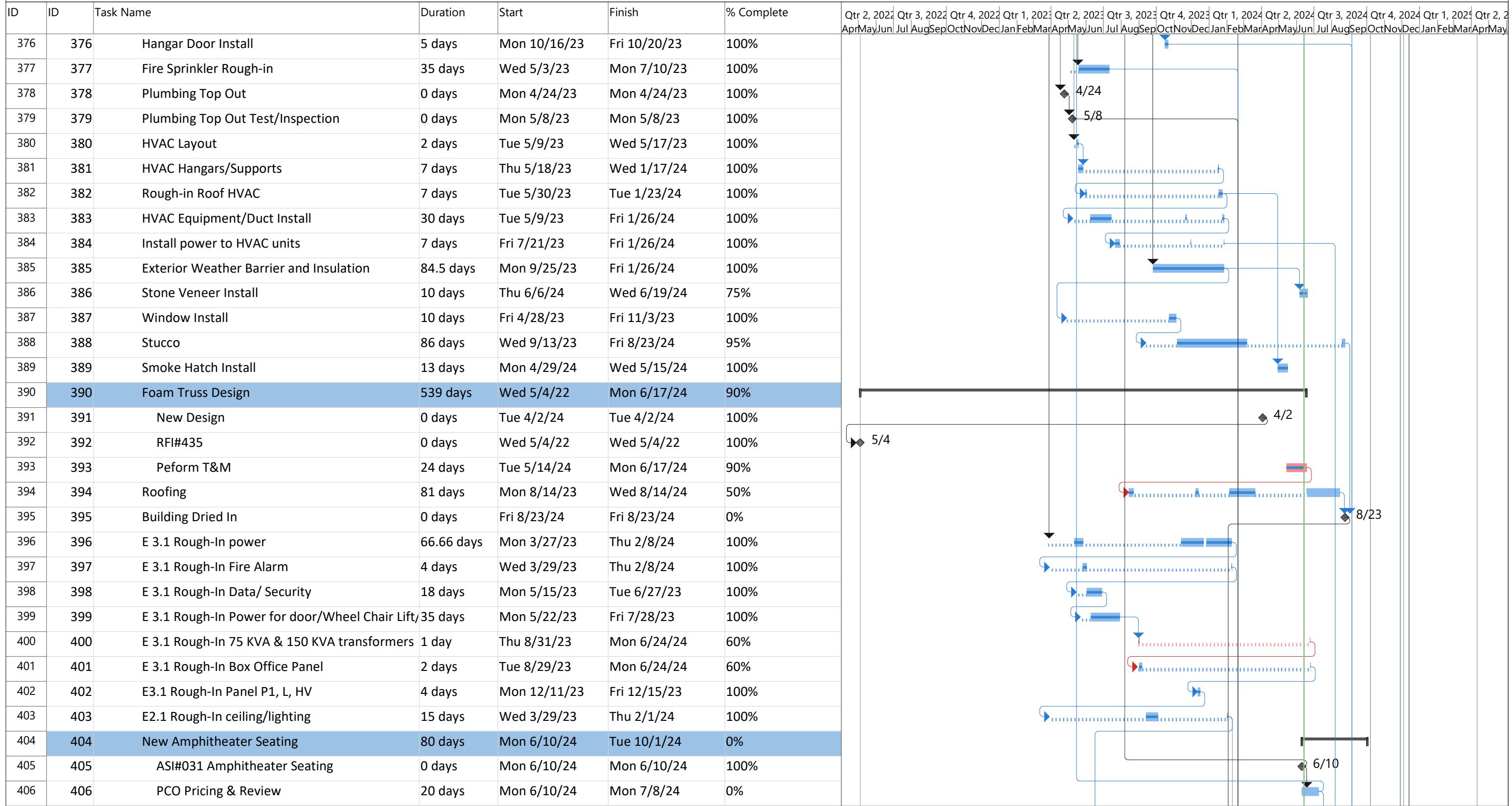


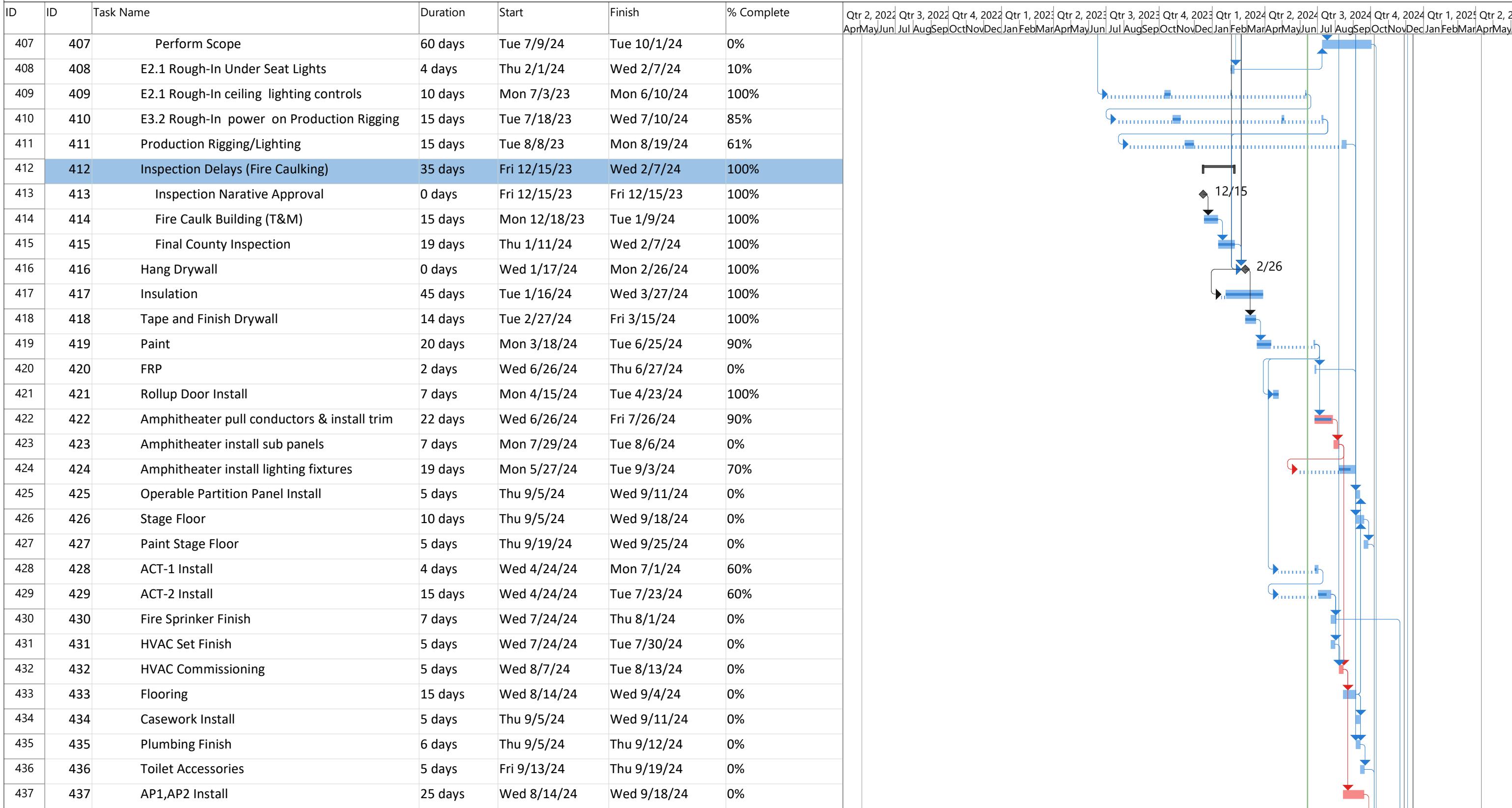
ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	Qtr 3, 2025 May
270	270	Site Meeting CALA/SIPPS/DOT	0 days	Thu 6/6/24	Thu 6/6/24	100%													6/6	
271	271	Design Review	30 days	Fri 6/7/24	Fri 7/19/24	10%												7/19		
272	272	Permit Set/ ASI Drawings	0 days	Fri 7/19/24	Fri 7/19/24	0%														
273	273	PCO Pricing and Review	20 days	Mon 7/22/24	Fri 8/16/24	0%														
274	274	Construct New PCO Design	30 days	Mon 8/19/24	Mon 9/30/24	0%														
275	275	Project Road Paving	5 days	Tue 10/15/24	Tue 10/22/24	0%														
276	276	Striping	5 days	Tue 10/22/24	Tue 10/29/24	0%														
277	277	Site Striping Club House	2.5 days	Tue 10/22/24	Thu 10/24/24	0%														
278	278	Site Striping ADA Parking	2.5 days	Thu 10/24/24	Tue 10/29/24	0%														
279	279	Add Alt 3 - Roadway Grinding (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
280	280	Add Alt 3 - Roadway Prep (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
281	281	Add Alt 3 - Roadway Paving (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
282	282	Add Alt 3 - Roadway Striping (Removed from Scope)	0 days	Tue 10/22/24	Tue 10/22/24	0%														
283	283	Parking Areas #1	565.43 days	Mon 8/1/22	Wed 10/23/24	87%														
302	302	Parking Areas #2	282.75 days	Mon 1/2/23	Wed 2/14/24	99%														
324	324	V2 - Community Center	656 days	Wed 5/4/22	Wed 12/4/24	73%														
325	325	Demo Existing CMU Wall To Meter	1 day	Wed 7/27/22	Wed 7/27/22	100%														
326	326	Investigate Existing Restroom Footing	1 day	Thu 7/28/22	Thu 7/28/22	100%														
327	327	Geotech Evaluation of Existing Restroom Footing	10 days	Fri 7/29/22	Thu 8/11/22	100%														
328	328	Wait for SMUD to Pull Meter from Temp Panel	9 days	Thu 7/28/22	Tue 8/9/22	100%														
329	329	SMUD Pull Meter from Temp Panel	1 day	Wed 8/10/22	Wed 8/10/22	100%														
330	330	Demo Remaining CMU Wall	1 day	Fri 8/12/22	Fri 8/12/22	100%														
331	331	Underpin Existing Restroom Footing	17 days	Wed 8/17/22	Fri 9/9/22	100%														
332	332	Dirt Import	7 days	Thu 9/1/22	Mon 9/12/22	100%														
333	333	Build up Building Pad	14 days	Mon 8/29/22	Fri 9/16/22	100%														
334	334	Certify Building Pad	1 day	Fri 9/16/22	Fri 9/16/22	100%														
335	335	UG Plumbing Layout	2 days	Wed 9/28/22	Thu 9/29/22	100%														
336	336	Plumbing Excavation	6 days	Fri 9/30/22	Fri 10/7/22	100%														
337	337	Plumbing UG Pipe Install	5 days	Fri 10/7/22	Thu 10/13/22	100%														
338	338	Plumbing Test/Inspection	0 days	Wed 10/12/22	Wed 10/12/22	100%														
339	339	Plumbing Backfill/Compaction	0 days	Fri 10/14/22	Fri 10/14/22	100%														



ID	ID	Task Name	Duration	Start	Finish	% Complete
340	340	11/1/22 - .42"	4 days	Tue 11/1/22	Fri 11/4/22	100%
341	341	11/7, 11/18 - 1.32"	3 days	Mon 11/7/22	Wed 11/9/22	100%
342	342	12/1, 12/12 - 4.04"	10 days	Thu 12/1/22	Wed 12/14/22	100%
343	343	12/26, 12/31 - 6.07"	4 days	Tue 12/27/22	Fri 12/30/22	100%
344	344	1/1/23, 1/20/23 - 6.65"	15 days	Tue 1/3/23	Tue 1/24/23	100%
345	345	2/03/23 - 2/28/23 - 2.25"	18 days	Fri 2/3/23	Wed 3/1/23	100%
346	346	3/01/23 - 3/16/23 - 3.09"	12 days	Wed 3/1/23	Thu 3/16/23	100%
347	347	Underslab Electrical	19 days	Mon 11/21/22	Mon 12/19/22	100%
348	348	Foundation	11 days	Tue 9/20/22	Fri 11/4/22	100%
349	349	Footing Rebar Changes	8 days	Wed 10/19/22	Fri 10/28/22	100%
353	353	Fully Dimensioned Foundation Plan	4 days	Mon 10/24/22	Thu 10/27/22	100%
354	354	Stem Curbs/Walls	67 days	Tue 11/15/22	Tue 2/21/23	100%
355	355	Slab-on-Grade	67 days	Fri 2/3/23	Tue 5/9/23	100%
356	356	RFI 007 - Foundation Changes	64 days	Mon 8/15/22	Fri 11/11/22	100%
359	359	Steel Erection	0 days	Tue 3/7/23	Tue 3/7/23	100%
360	360	Frame Walls	0 days	Mon 2/27/23	Mon 2/27/23	100%
361	361	Shear Walls	0 days	Mon 3/20/23	Mon 3/20/23	100%
362	362	Roll Trusses/Joists	0 days	Mon 3/20/23	Mon 3/20/23	100%
363	363	Sheet Roof	0 days	Tue 5/2/23	Tue 5/2/23	100%
364	364	Door Frame Install	0 days	Tue 5/9/23	Tue 5/9/23	100%
365	365	Framing Pick Up	0 days	Tue 5/9/23	Tue 5/9/23	100%
366	366	Operable Partition Track Install	3 days	Tue 1/16/24	Thu 1/18/24	100%
367	367	Install Trench Drain	2 days	Fri 5/19/23	Mon 5/22/23	100%
368	368	CMU Wall Footing	3 days	Mon 6/10/24	Wed 6/12/24	50%
369	369	CMU Install	8 days	Mon 6/24/24	Wed 7/3/24	0%
370	370	Ramp, Curbs & Planter Walls	17 days	Mon 6/24/24	Wed 7/17/24	0%
371	371	PCC Stairs	4 days	Thu 7/18/24	Tue 7/23/24	0%
372	372	PCC Paving	8 days	Wed 7/24/24	Fri 8/2/24	0%
373	373	Railing Install	12 days	Mon 8/5/24	Tue 8/20/24	0%
374	374	Hangar Door Footing Pour #1	0 days	Mon 10/31/22	Mon 10/31/22	100%
375	375	Hangar Door Footing Pour #2	70 days	Wed 5/31/23	Thu 9/7/23	100%





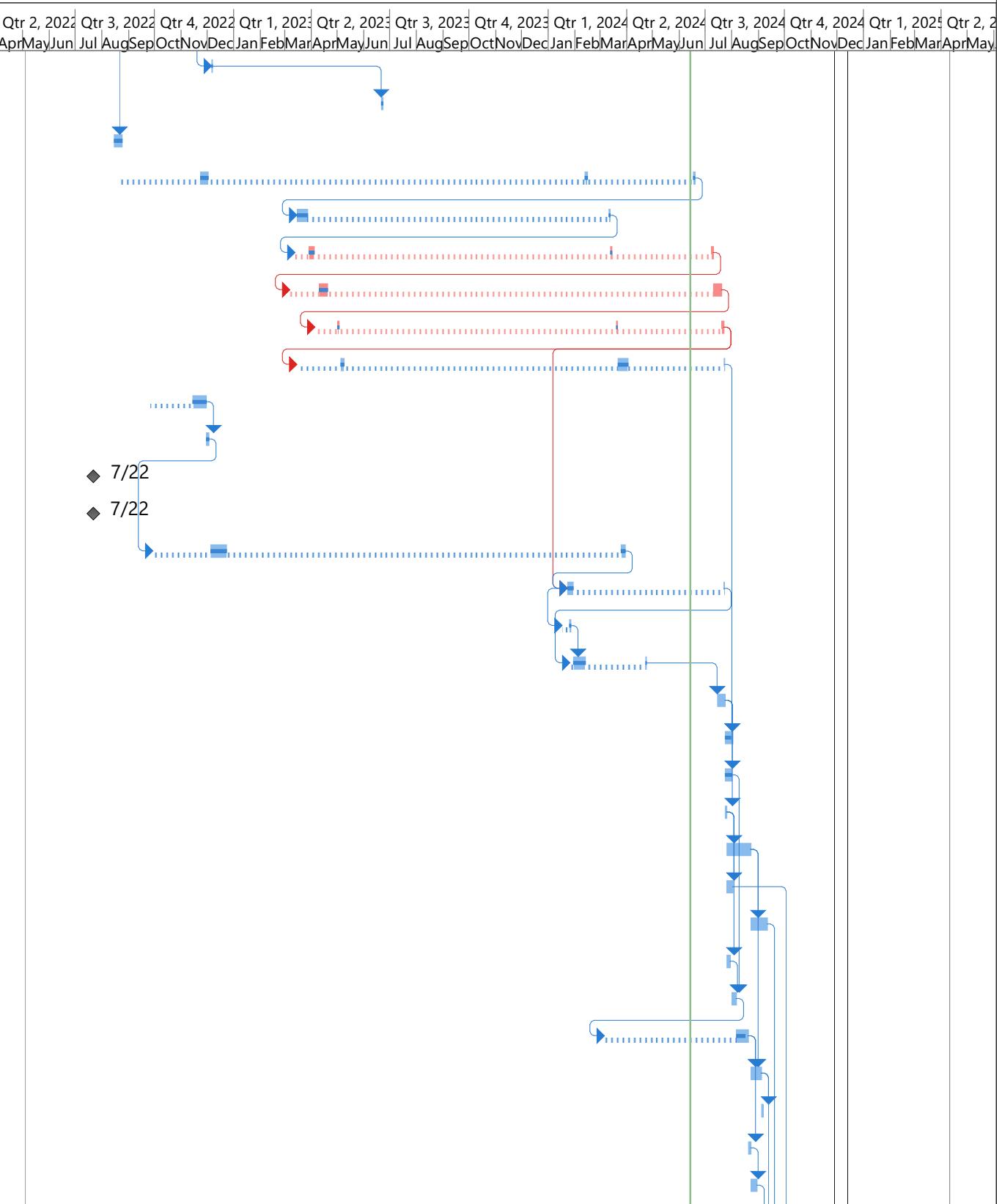




ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr	Qtr 3, 2025 May
438	438	WP1 Install	12 days	Thu 9/19/24	Fri 10/4/24	0%														
439	439	Hang Doors	7 days	Mon 10/7/24	Tue 10/15/24	0%														
440	440	Door Hardware Install	10 days	Wed 10/16/24	Tue 10/29/24	0%														
441	441	Signage Install	10 days	Wed 10/16/24	Tue 10/29/24	0%														
442	442	Fire Alarm Install	15 days	Mon 10/7/24	Fri 10/25/24	0%														
443	443	AV System Install	20 days	Mon 10/7/24	Fri 11/1/24	0%														
444	444	Access Control Install	15 days	Wed 10/30/24	Wed 11/20/24	0%														
445	445	FLS Systems Startup/Testing	5 days	Thu 11/21/24	Wed 11/27/24	0%														
446	446	Prepunch	2 days	Mon 12/2/24	Tue 12/3/24	0%														
447	447	Building Occupancy	1 day	Wed 12/4/24	Wed 12/4/24	0%														
448	448	V2 Complete	0 days	Wed 12/4/24	Wed 12/4/24	0%														
449	449	V3 - Clubhouse	589 days	Mon 6/20/22	Mon 10/14/24	70%														
450	450	Receive/Review Correct Hazmat Report	26 days	Mon 6/20/22	Mon 7/25/22	100%														
451	451	Demo Exterior Items	5 days	Tue 7/19/22	Mon 7/25/22	100%														
452	452	Abatement	14 days	Tue 7/26/22	Fri 8/12/22	100%														
453	453	Interior Demo	4 days	Mon 8/8/22	Thu 8/11/22	100%														
454	454	PCO 011 Stucco Abatement Review	15 days	Thu 8/11/22	Wed 8/31/22	100%														
455	455	Stucco Abatement	5 days	Thu 9/1/22	Thu 9/8/22	100%														
456	456	Demo Stucco Abated Areas	3 days	Fri 9/9/22	Tue 9/13/22	100%														
457	457	Rough Framing Upper Level Restrooms	6 days	Fri 8/12/22	Fri 8/19/22	100%														
458	458	Plumbing Layout for Sawcut	1 day	Mon 8/22/22	Mon 8/22/22	100%														
459	459	Saw and Demo Lower Level Restrooms	1 day	Tue 8/23/22	Tue 8/23/22	100%														
460	460	Plumbing Excavation	4 days	Wed 8/24/22	Mon 8/29/22	100%														
461	461	Plumbing UG Install	7 days	Tue 8/30/22	Thu 9/8/22	100%														
462	462	Plumbing Backfill/Compaction	4 days	Wed 10/26/22	Mon 10/31/22	100%														
463	463	Slab Pourback Lower Level Restroom	2 days	Thu 11/3/22	Fri 11/4/22	100%														
464	464	Rough Framing Lower Level	12 days	Mon 11/7/22	Tue 11/22/22	100%														
465	465	Rough Framing Entry and Storage	2 days	Mon 9/26/22	Tue 9/27/22	100%														
466	466	Set Door Frames	16 days	Tue 3/14/23	Tue 4/4/23	100%														
467	467	Fire Sprinkler Rough-In	2 days	Tue 12/13/22	Wed 12/14/22	100%														
468	468	Plumbing Top Out	36 days	Wed 11/2/22	Fri 12/23/22	100%														



ID	ID	Task Name	Duration	Start	Finish	% Complete
469	469	Plumbing Test and Inspection	1 day	Tue 12/6/22	Tue 12/6/22	100%
470	470	Plumbing Trash Enclosure	2 days	Wed 6/21/23	Thu 6/22/23	100%
471	471	Clubhouse E0.3 Demo/Investigation	7 days	Mon 8/15/22	Tue 8/23/22	100%
472	472	Clubhouse E 3.1 Rough-In Power conduits.	10 days	Mon 8/22/22	Tue 6/18/24	95%
473	473	Clubhouse E3.1 Rough-in conduit & pull conduct	10 days	Wed 3/15/23	Tue 3/12/24	100%
474	474	Clubhouse E 3.1 Rough-In Data/Security/& Fire /	8 days	Mon 3/13/23	Wed 7/10/24	70%
475	475	Clubhouse E2.1 Rough-In Lighting/ Lighting Cont	15 days	Tue 3/7/23	Fri 7/19/24	50%
476	476	Clubhouse E2.1 Rough-In HVAC conduits	4 days	Wed 4/5/23	Mon 7/22/24	80%
477	477	Clubhouse E0.2 Single line	10 days	Wed 3/15/23	Tue 7/23/24	90%
478	478	HVAC Layout	10 days	Mon 9/26/22	Tue 11/29/22	100%
479	479	HVAC Hangars/Supports	3 days	Wed 11/30/22	Fri 12/2/22	100%
480	480	Revise Fence at Utility Yard	0 days	Fri 7/22/22	Fri 7/22/22	100%
481	481	V3 ASI 01	0 days	Fri 7/22/22	Fri 7/22/22	100%
482	482	HVAC Unit/Duct/Damper Install	19.25 days	Thu 9/29/22	Fri 3/29/24	100%
483	483	Hang Drywall	5 days	Tue 1/23/24	Mon 7/22/24	98%
484	484	Insulation	2 days	Wed 1/17/24	Fri 1/26/24	100%
485	485	Tape and Finish Drywall	10 days	Fri 1/26/24	Tue 4/23/24	100%
486	486	Paint	7 days	Mon 7/15/24	Tue 7/23/24	0%
487	487	Clubhouse E2.1 Pull conductors install trim	7 days	Wed 7/24/24	Thu 8/1/24	70%
488	488	Clubhouse E2.1 Pull conductors and install disco	6 days	Wed 7/24/24	Wed 7/31/24	95%
489	489	CT-1	2 days	Wed 7/24/24	Thu 7/25/24	0%
490	490	CT-2	20 days	Fri 7/26/24	Thu 8/22/24	0%
491	491	Fire Sprinkler Finish	5 days	Fri 7/26/24	Thu 8/1/24	0%
492	492	Clubhouse E2.1 Pull conductors install lights	12 days	Fri 8/23/24	Tue 9/10/24	0%
493	493	HVAC Finish	2 days	Fri 7/26/24	Mon 7/29/24	0%
494	494	HVAC Commissioning	3 days	Thu 8/1/24	Mon 8/5/24	0%
495	495	Flooring	10 days	Wed 3/6/24	Mon 8/19/24	80%
496	496	Refinish Hall Flooring	7 days	Fri 8/23/24	Tue 9/3/24	0%
497	497	SF-1	2 days	Wed 9/4/24	Thu 9/5/24	0%
498	498	Add Alt Kitchen Equipment	3 days	Tue 8/20/24	Thu 8/22/24	0%
499	499	Plumbing Kitchen	5 days	Fri 8/23/24	Thu 8/29/24	0%





ID	ID	Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2022 Apr	Qtr 3, 2022 May	Qtr 4, 2022 Jun	Qtr 1, 2023 Jul	Qtr 2, 2023 Aug	Qtr 3, 2023 Sep	Qtr 4, 2023 Oct	Qtr 1, 2024 Nov	Qtr 2, 2024 Dec	Qtr 3, 2024 Jan	Qtr 4, 2024 Feb	Qtr 1, 2025 Mar	Qtr 2, 2025 Apr
500	500	Plumbing Finish	5 days	Fri 8/30/24	Fri 9/6/24	0%													
501	501	Plumbing Clorination	1 day	Mon 9/9/24	Mon 9/9/24	0%													
502	502	Plumbing Finish Inspection	1 day	Tue 9/10/24	Tue 9/10/24	0%													
503	503	Hang Doors	5 days	Wed 9/4/24	Tue 9/10/24	0%													
504	504	Fire Alarm Finish	15 days	Wed 9/11/24	Tue 10/1/24	0%													
505	505	Door Hardware Install	10 days	Wed 9/11/24	Tue 9/24/24	0%													
506	506	Access Control Install	6 days	Wed 9/25/24	Wed 10/2/24	0%													
507	507	FLS Startup and Testing	5 days	Thu 10/3/24	Wed 10/9/24	0%													
508	508	Stair, Ramp & Pilaster Footings	8 days	Mon 2/5/24	Wed 2/14/24	100%													
509	509	CMU Walls	7 days	Tue 5/30/23	Tue 2/20/24	100%													
510	510	CMU Pilasters	3 days	Wed 5/31/23	Thu 2/22/24	100%													
511	511	Steel Erection	11.25 days	Wed 11/1/23	Mon 4/8/24	100%													
512	512	Stucco Patchback	7 days	Mon 7/29/24	Tue 8/6/24	0%													
513	513	Concrete Ramps	3 days	Thu 2/22/24	Wed 6/26/24	100%													
514	514	Slab-on-Metal Deck	2 days	Thu 3/7/24	Tue 7/2/24	100%													
515	515	Fill at Metal Stairs	2 days	Tue 7/2/24	Fri 7/5/24	100%													
516	516	Entry Stair & Landings (Add Alt #2)	7 days	Fri 7/5/24	Tue 7/16/24	100%													
517	517	Prepunch	2 days	Thu 10/10/24	Fri 10/11/24	0%													
518	518	Building Occupancy	1 day	Mon 10/14/24	Mon 10/14/24	0%													
519	519	V3 Complete	0 days	Mon 10/14/24	Mon 10/14/24	0%													
520	520	Project Closeout	90 days	Wed 12/4/24	Thu 4/10/25	0%													
521	521	Project Acceptance	0 days	Wed 12/4/24	Wed 12/4/24	0%													
522	522	Punchlist	30 days	Thu 12/5/24	Thu 1/16/25	0%													
523	523	Closeout	60 days	Fri 1/17/25	Thu 4/10/25	0%													

ALLOWANCE EXPENDITURE DIRECTIVE FORM

Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628

**ALLOWANCE
EXPENDITURE
DIRECTIVE NO.:**

040 (V2)

ALLOWANCE EXPENDITURE DIRECTIVE

Project: Village Park Renovation

Date: 05/13/24

Bid No.: BP 21-103

The following parties agree to the terms of this Allowance Expenditure Directive ("AED"):

Owner Name, Address, Telephone:

Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628
(916) 966-1036

Contractor Name, Address, Telephone:

Bobo Construction, Inc.
9722 Kent Street
Elk Grove, CA 95624
(916) 383-7777

Reference	Description	Allowance Authorized for Expenditure
PCO 132.1 Requested by: Performed by: Reason: RFI 268	Stage Area Sprinkler Structural Changes Owner Contractor Structural changes at the stage area affected the fire suppression.	\$3,004.00
PCO 160 Requested by: Performed by: Reason: RFI 389	Bracing for Operable Partition Soffit Owner Contractor Revisions made to provide seismic bracing.	\$5,435.00

Total Contract Allowance Amount:	\$1,800,000.00
Amount of Previously Approved Allowance Expenditure Directive(s):	\$1,363,965.00
Amount of this Allowance Expenditure Directive:	\$8,439.00

The undersigned Contractor approves the foregoing release of allowance for completion of each specified item, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein ("Work"). Submission of sums which have no basis in fact or which Contractor knows are false are at the sole risk of Contractor and may be a violation of the False Claims Act set forth under Government Code section 12650, et seq.

This Allowance Expenditure Directive must be signed by an authorized District representative.

It is expressly understood that the authorized allowance expenditure granted herein represent a full accord and satisfaction for any and all cost impacts of the items herein, and Contractor waives any and all further compensation based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractor's costs and expenses, and its subcontractors, both direct and indirect. Any costs, expenses, or damages not included are deemed waived.

Signatures:

DISTRICT: FAIR OAKS RECREATION & PARK DISTRICT Date: <u>5/15/24</u> By: <u>Michael J. Aho</u> <u>Michael J. Aho-District Administrator</u> [Print Name and Title here]	CONTRACTOR: Bobo Construction, Inc. Date: <u>5/14/24</u> By: <u>Juan Barreza pm</u> [Print Name and Title here]
ARCHITECT: WMB WMB Architects: Tim Mattheis Date: <u>5-14-24</u> By: <u>Tim Mattheis</u> <u>Tim Mattheis - Architect</u> [Print Name and Title here]	LANDSCAPE ARCHITECT: CALA Melissa Ruth Date: _____ By: _____ [Print Name and Title here]

END OF DOCUMENT



Jul Rivera
5/2/24

PCO #132.I

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
Phone: (916) 383-7777

Project: 3258 - Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

Prime Contract Potential Change Order #132: RFI#268: V2 - Stage Area Sprinkler Structural Changes

TO:	Fair Oaks Recreation and Parks District 4150 Temescal Street Fair Oaks, California 95628	FROM:	Bobo Construction, Inc. 9722 Kent Street Suite A Elk Grove, California 95624
PCO NUMBER/REVISION:	132 / 0	CONTRACT:	BP#21-103 - Village Park Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Juan Barraza (Bobo Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	10/4/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	3 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$3,004.00

POTENTIAL CHANGE ORDER TITLE: RFI#268: V2 - Stage Area Sprinkler Structural Changes

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (*The Contract Is Changed As Follows*)

CE #177 - RFI#268: V2 - Stage Area Sprinkler Structural Changes

This COR is to address the fire sprinkler system modifications to accommodate the structural framing changes to the Amphitheatre Stage Door Framing as per the direction of RFI #268

ATTACHMENTS:

[3258-Village_Park_Renovations_Project-268-V2-Stage_Area_Sprinkler_Structural_Changes-2023-10-04.pdf](#)

#	Budget Code	Description	Amount
1	15-315.S Fire Suppression.Commitment	RFI 268	\$2,861.00
			Subtotal: \$2,861.00
Bobo Self Perform Markup (15.00% Applies to Labor, Rental Equipment, Materials, Burden, and Owned Equipment.):			\$0.00
Bobo Sub Markup (5.00% Applies to Commitment, Professional Services, and Other.):			\$143.00
			Grand Total: \$3,004.00

Tim Mattheis (WMB Architects Inc)
2000 L Street, Suite 125
Sacramento, California 95811

Fair Oaks Recreation and Parks District
4150 Temescal Street
Fair Oaks, California 95628

Bobo Construction, Inc.
9722 Kent Street Suite A
Elk Grove, California 95624

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

3875 Atherton Road, Suite 200
Rocklin, CA 95765

DATE: April 22, 2024

PROJECT: VILLAGE PARK RENOVATION

JOB ADDRESS: 7997 California Avenue
Fair Oaks, CA 95628

TO: Bobo Construction, Inc.
9722 Kent Street
Elk Grove, CA 95624
Attn: Travis Nicolas

Subcontract No.: N/A
Marquee Job No.: 1822-323

REVISED CHANGE ORDER REQUEST # 4

ORIGINAL CONTRACT AMOUNT \$	91,900
Approved Change Order #1	485
Approved Change Order #2	1,521
Pending Change Order #3	4,242
PENDING CONTRACT AMOUNT \$	98,148

REQUESTED CHANGE ORDER DESCRIPTION:

As per the direction / response of RFI #268 for the Amphitheater Stage Area structural changes - This change order is to address the structural framing that supports the Amphitheater Stage staggered door configuration that is in direct conflict with the proposed fire sprinkler layout. These changes will involve modifying (6) areas / sprinkler drops to accommodate sidewall sprinkler heads in lieu of pendent sprinkler heads to include strut type hangers attached to walls and field fabricating of the system piping. Also included is the engineering time to make the adjustments to the fire plans, material ordering and procurement.

MATERIAL:

6	Strut mount pipe hanger units	@	\$ 28.75	\$ 173
42	1' Pipe (per foot)	@	\$ 9.55	\$ 401
18	1" Pipe fittings	@	\$ 7.77	\$ 140
	SUBTOTAL MATERIAL			\$ 713
	8.750% Sales Tax			\$ 62
				TOTAL MATERIAL \$ 776

LABOR:

16	hours Sprinkler Fitter labor	@	\$ 82.83	\$ 1,325
4	hours Engineering labor	@	\$ 125.00	\$ 500
	SUBTOTAL LABOR			\$ 1,825
				TOTAL LABOR \$ 1,825

SUBTOTAL MATERIAL and LABOR \$ **2,601**

10% Overhead \$ 260

Amount this Change Order \$ **2,861**

NEW PENDING CONTRACT AMOUNT \$ 101,009

Dated: _____

MARQUEE FIRE PROTECTION

Approved By: _____

(Title) _____

Requested by:

Matt Deadrich (TAG)
Matt Deadrich, Project Manager

Date: 10/31/22

School/Project: Lake Tahoe Community College Equipment Storage Facility

General Contractor: Bobo Construction/Marquee Fire Protection

T & M WAGE CHART

Prevailing Wage Rate Calculation

Date: 12/31/21-12/31/22

No	Trade / Craft	Geo	Basic Hourly Rate	Fringes Benefits (does not increase for OT rates)				Burden (Employer Payments)				Comments						
				Health & Welfare	Pension	Vacation / Holiday	Other Payments	Subtotal (Fringes)	Training	Straight / OT Hourly Rate	FICA	SDI	Workman Comp.	UI	FUTA	Total Burden	Total Hourly Rate	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	U
1	Fire Sprinkler Fitter		\$42.90	\$10.55	\$14.66	\$0.00	\$0.25	\$25.46	\$0.52	\$68.88	\$5.27	\$0.88	\$2.98	\$4.27	\$0.55	\$13.95	\$82.83	
2	Fire Sprinkler Fitter OT		\$63.51	\$10.55	\$14.66	\$0.00	\$0.25	\$25.46	\$0.52	\$89.49	\$6.85	\$1.15	\$3.87	\$5.55	\$0.72	\$18.12	\$107.61	
3			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
6			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Notes:

- I Insert Contractor's basic hourly rate, health & welfare, pension, vacation/holiday and other payments in columns "D to H", then add training to column "J". Subtotal straight and over time hourly rates will be calculated at column "K" which includes "Fringes Benefits". Please note that ONLY "basic hourly rates" will change for over time and all other "Fringe Benefits" remain the same as straight hourly rates.
- II Insert Contractor's workman compensation rate at lower section of columns "N" where shows "0.00%" for each contractor/trade. Total hourly rate including "Fringes Benefits" and all "Burdens" will be calculated at column "R". Since "Burdens" are percentages of the "subtotal straight/OT hourly rates" they will increase for over time rates and will be calculated automatically by the spreadsheet.



BOBO
CONSTRUCTION, INC.

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
P: (916) 383-7777

Project: 3258 Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

RFI #: V2 - Stage Area Sprinkler Structural Changes

Status	Draft		
To	Joel Rehbein (WMB Architects Inc)	From	Gage Burget (Bobo Construction, Inc.) 9722 Kent StreetSte. A Elk Grove, California 95624
Date Initiated			
Location	Community Center		
Cost Impact			
Drawing Number	FP-2	Reference	
Linked Drawings			
Received From	Rael Rodrillo (Marquee Fire Protection)		
Copies To			
Urgency	Urgent		

Activity

Question	Question from Gage Burget Bobo Construction, Inc. on Tuesday, Jun 13, 2023 at 08:54 AM PDT We have received the following from Marquee Fire Protection: Structural changes in the stage area occurred and framing no longer matches what is on the plans. The changes cause the pendent sprinkler in the stage door area to be blocked due to framing. Marquee is proposing to replace the pendent sprinklers in the clouded area with sidewall sprinklers to allow for installation and coverage. Plans comparing the original plan to the proposed changes will be attached at the end of this RFI. Are the proposed changes acceptable? If not, please provide an alternative layout. Also attached below are some field pictures for visualization.
Attachments	MFP RFI #10 -Structural changes- Stage Area.pdf

Awaiting an Official Response

WMB Response | JR | 2023-06-14

EOR takes no exception to the proposed changes.
Please note that the installation of vertical soffit framing and gyp where noted on the section, pg 9 of 9, shall be such that the pendant sprinklers at the roof provide coverage for the truss area.



Corporate:
710 West Stadium Lane
Sacramento, CA 95834
Phone: (916) 641-7997
(707) 642-7905
Fax: (916) 641-0775

Bay Area:
Phone: (925) 691-0744
Fax: (925) 691-0742
Contractor Lic #: CA 1077494

REQUEST FOR INFORMATION (RFI)

No.: #10

TO: Bobo Construction	DATE: June 9 2022
9722 Kent Street	PROJECT: VILLAGE PARK NEW AMPHITHEATER BUILDING
Elk Grove, CA 95624	SUBJECT: STRUCTURAL CHANGES- STAGED AREA
ATTN: Kyle Baker	REF DWG/SPEC: FP2

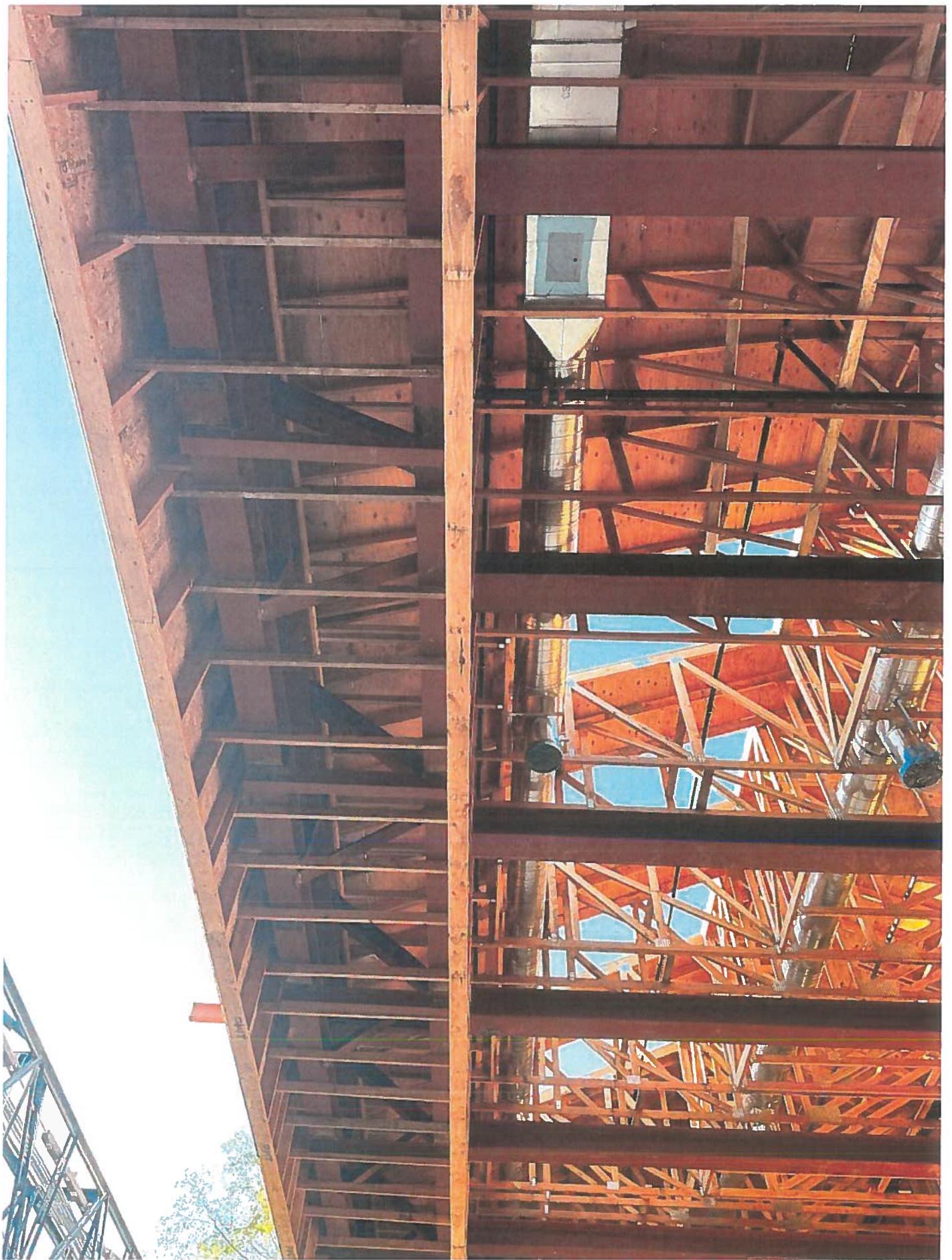
We are requesting the following information:

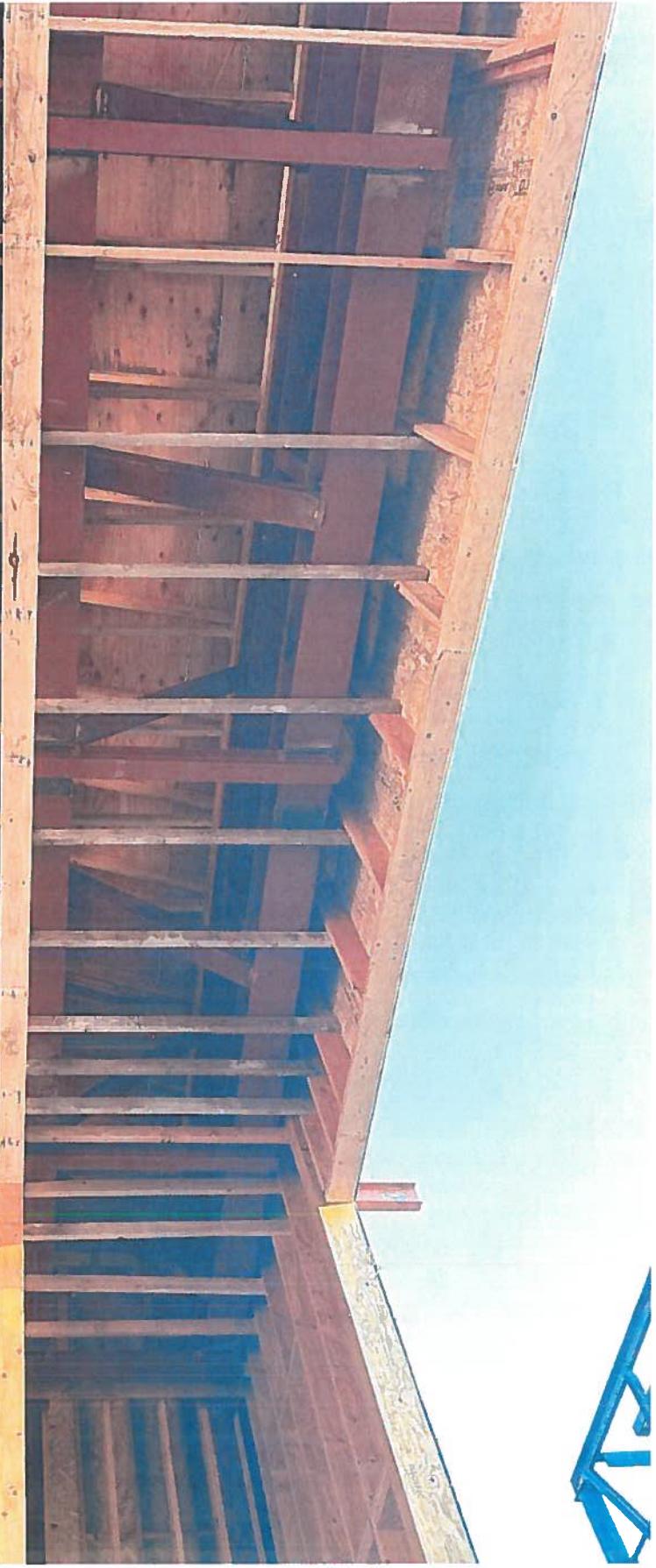
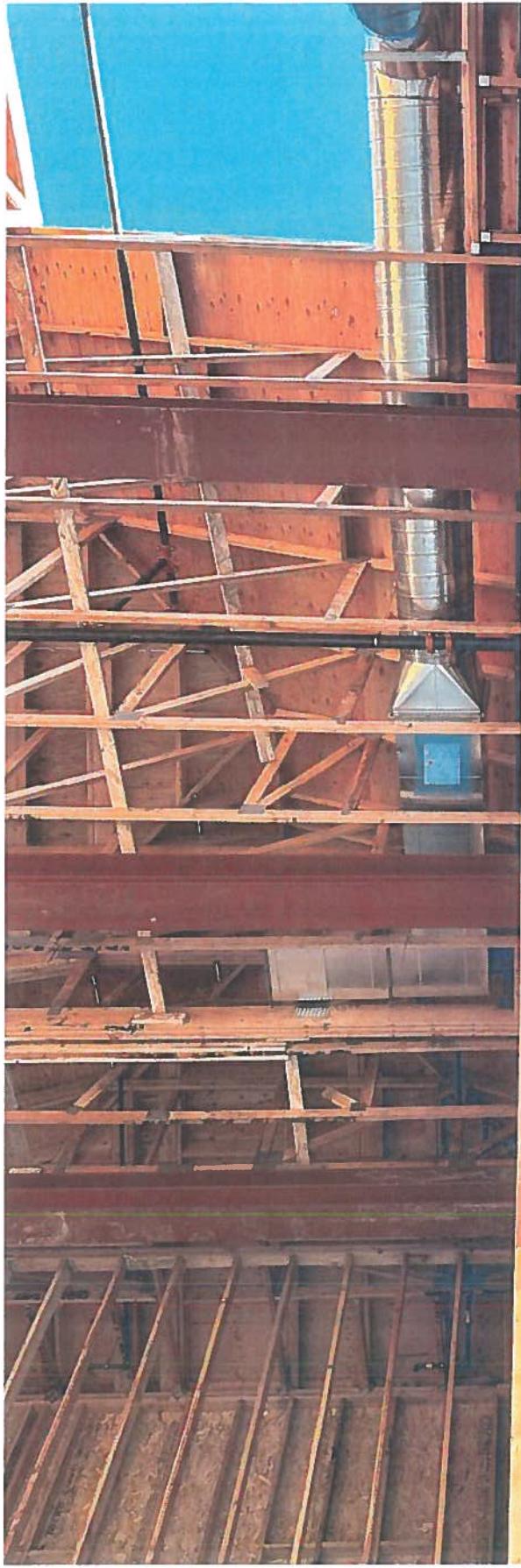
Structural changes in the stage area occurred and framing no longer matches what is on the plans. The changes cause the pendent sprinkler in the stage door area to be blocked due to framing.

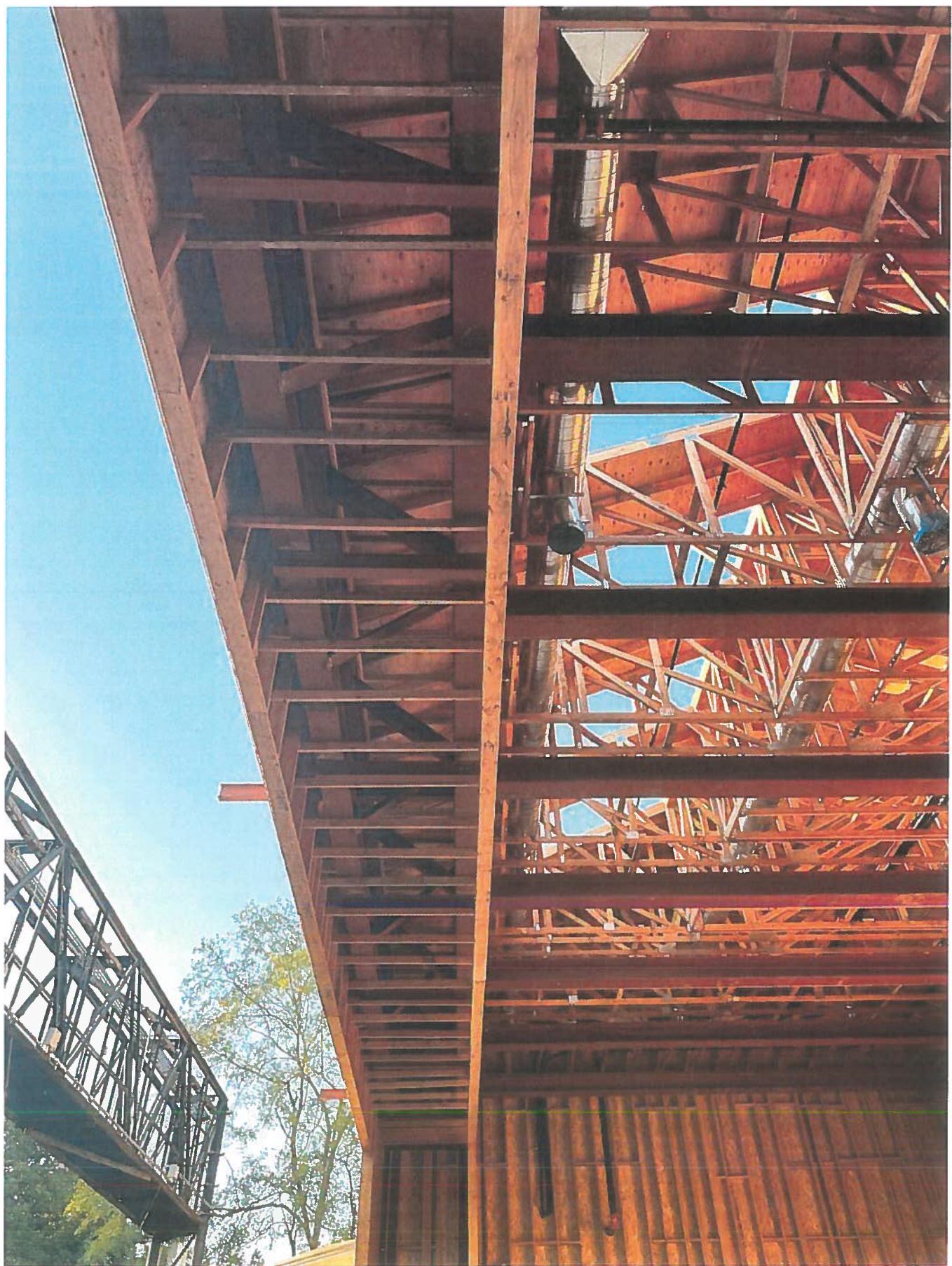
Marquee is proposing to replace the pendent sprinklers in the clouded area with sidewall sprinklers to allow for installation and coverage. Plans comparing the original plan to the proposed changes will be attached at the end of this RFI.

Are the proposed changes acceptable? If not, please provide an alternative layout.

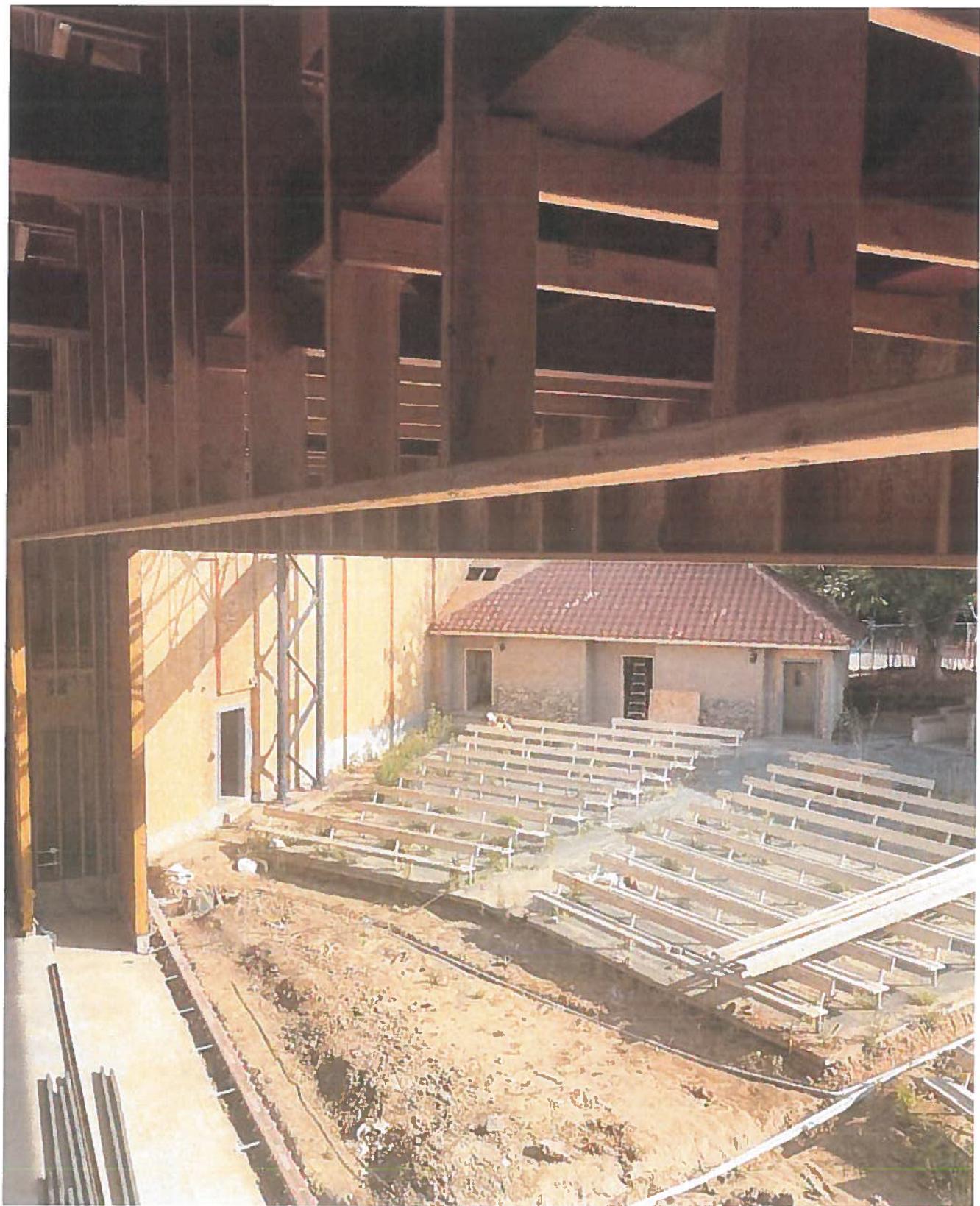
Also attached below are some field pictures for visualization.

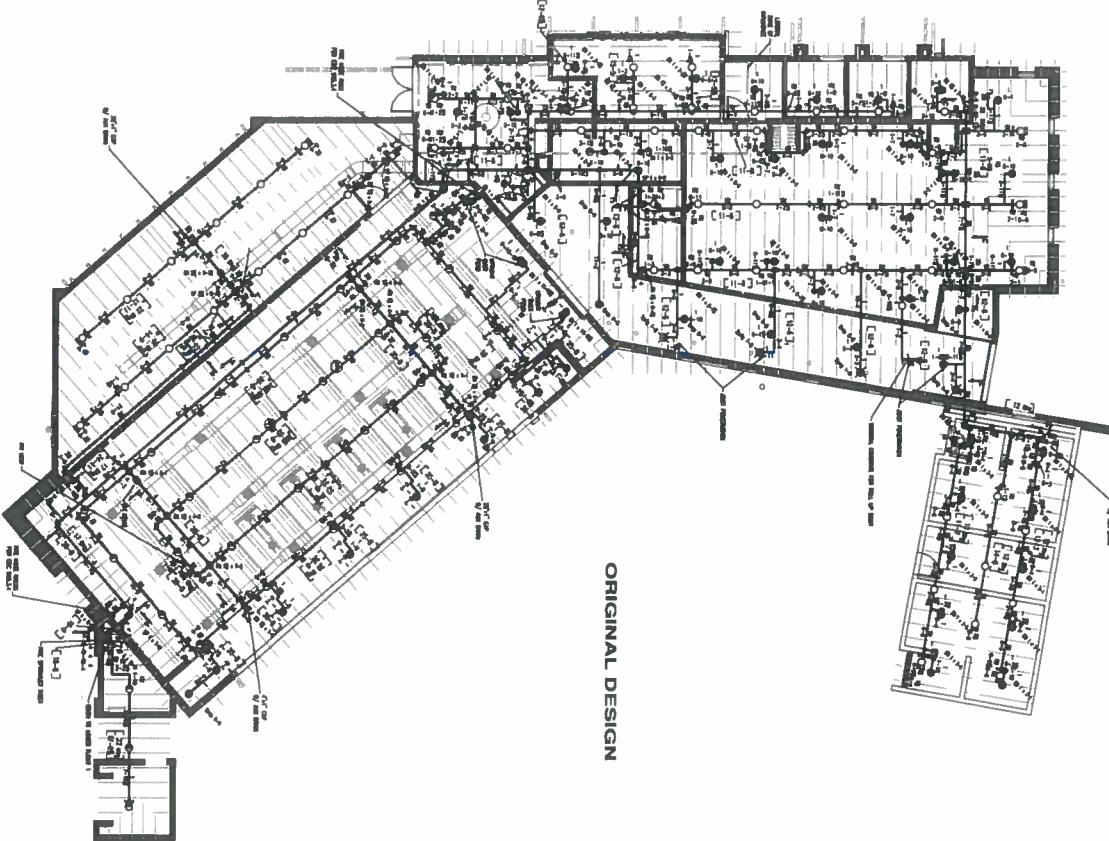




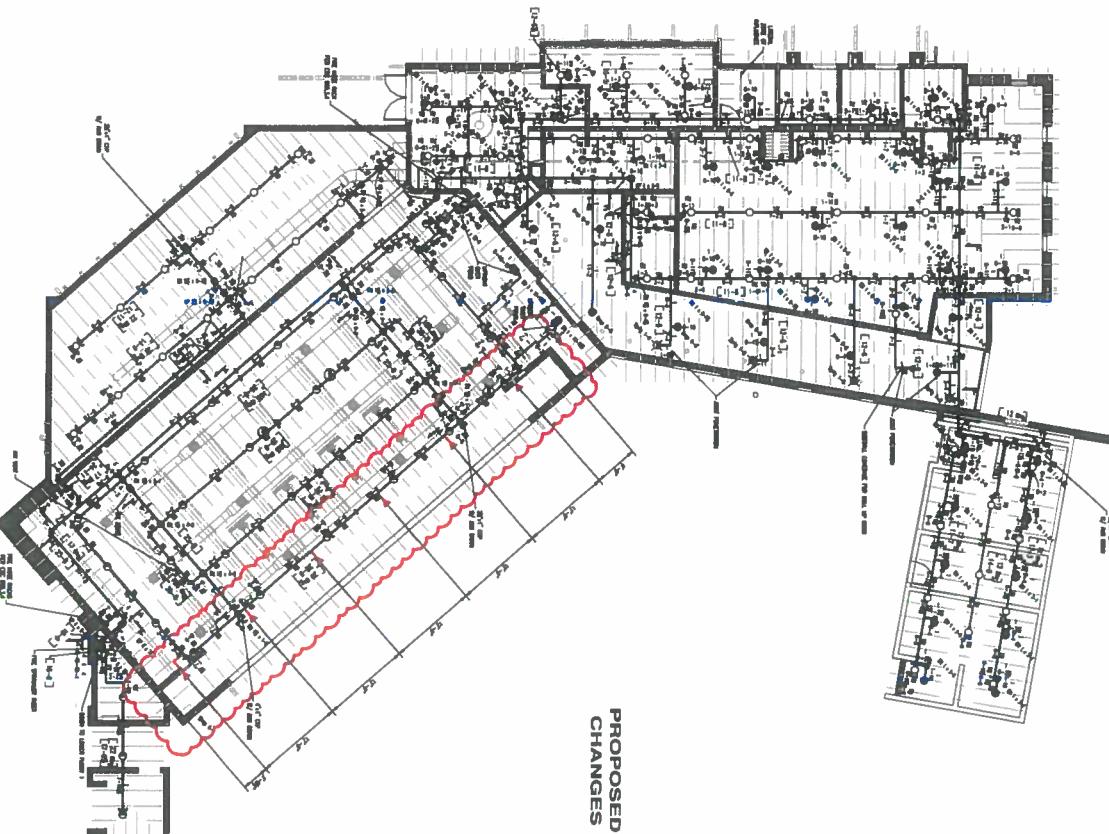








ORIGINAL DESIGN



PROPOSED
CHANGES

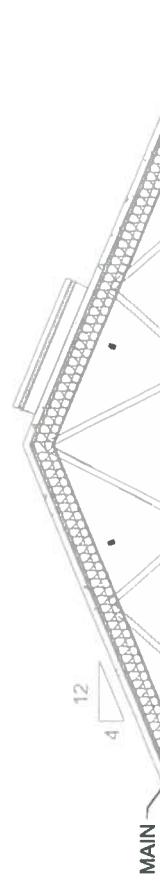
REV.	DATE	PERIODIC PLAN REVIEW COMMENTS	R.E.L.
07	10/1/2022		

VILLAGE PARK NEW AMPHITHEATER BUILDING

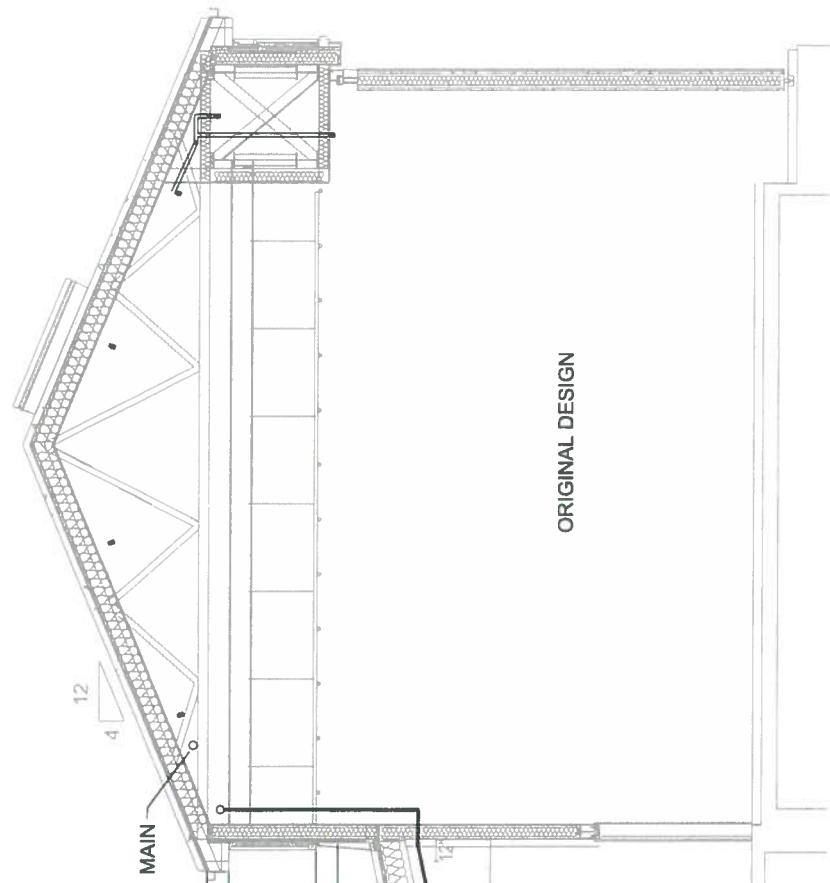
7997 California Avenue
FAIR OAKS, CA 95628

RFI
Sheets

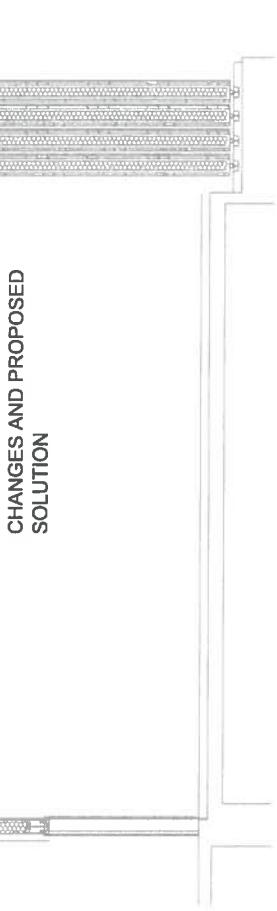
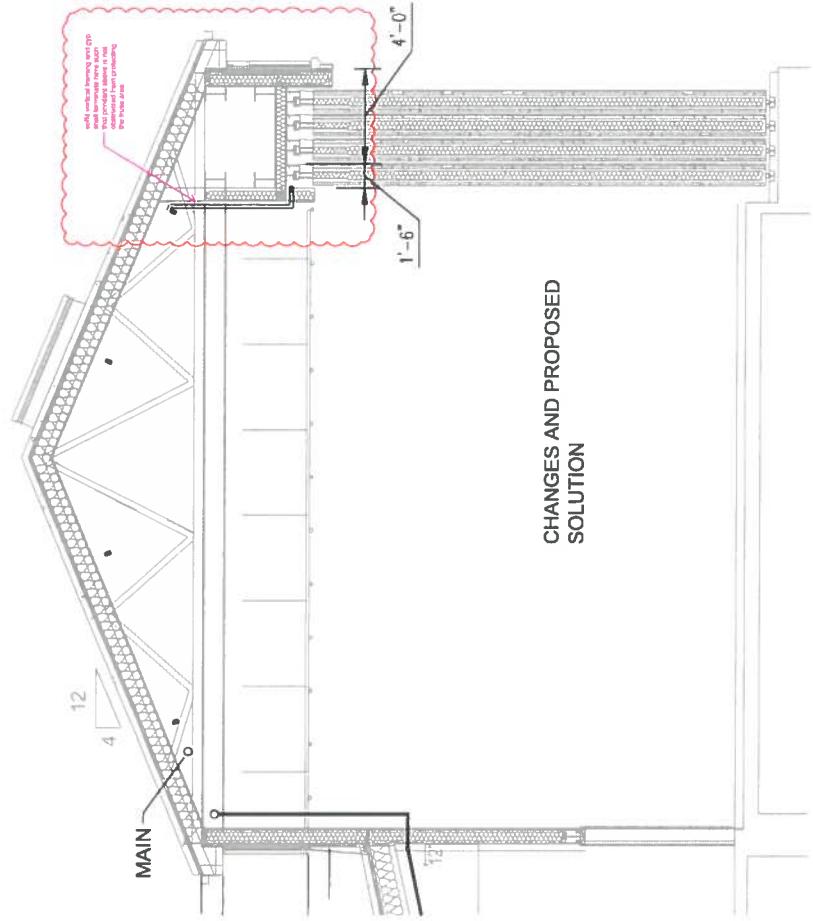
MAXIMUM ALLOWED SPACING
ALONG THE SLOPE IS 10 FT
TO COMPLY WITH ORDINARY
HAZARD CALCULATION



ORIGINAL DESIGN



CHANGES AND PROPOSED
SOLUTION



VILLAGE PARK NEW AMPHITHEATER BUILDING
7987 California Avenue
FAIR OAKS, CA 95628

RFI #10

DATE: 10/21/22	PERIODIC PLAN REVIEW COMMENTS
R.D.: Building Construction	REVISION: 10/21/22
Project Name: VILLAGE PARK NEW AMPHITHEATER BUILDING	Building Number: 10-107
Architect: [Redacted]	Plan Number: 10-107-23
Structural Engineer: [Redacted]	Structural Plan Number: 10-107-23
RFI #10	
Sheet 1 of 1	

John Rivera

From: Tim Mattheis <TM@wmbarchitects.com>
Sent: Thursday, October 5, 2023 3:33 PM
To: Ed Hight; Joel Rehbein; Tara C. Mendoza
Cc: Dave Fukui; Rick Hureaux; John Rivera
Subject: RE: FORPD VPR: PCO 132: RFI#268: V2 - Stage Area Sprinkler Structural Changes

Follow Up Flag: Follow up
Flag Status: Flagged

Ed and all -

The PCO looks reasonable for the changes made adjusting the shop drawing layout to the actual designed conditions

Tim

Tim Mattheis | Principal Architect



W M B A R C H I T E C T S
Creating tailored solutions since 1972

916.254.5546 direct
www.wmbarchitects.com

From: Ed Hight <ehight@icscm.com>
Sent: Wednesday, October 4, 2023 12:51 PM
To: Joel Rehbein <JR@wmbarchitects.com>; Tara C. Mendoza <tcm@wmbarchitects.com>; Tim Mattheis <TM@wmbarchitects.com>
Cc: Dave Fukui <Dave@icscm.com>; Rick Hureaux <rick@icscm.com>; John Rivera <john@icscm.com>
Subject: FORPD VPR: PCO 132: RFI#268: V2 - Stage Area Sprinkler Structural Changes

CAUTION: External Sender

Tim,

Please review for scope and advise.



Ed Hight
Innovative Construction Services, Inc.
5433 El Camino Ave. Ste. 2
Carmichael, CA 95608



BOBO
CONSTRUCTION, INC.

Jol Riuene
5/7/24

PCO #160

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
Phone: (916) 383-7777

Project: 3258 - Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

Prime Contract Potential Change Order #160: RFI#389: V2 - Bracing for Operable Partition Soffit (T&M)

TO:	Fair Oaks Recreation and Parks District 4150 Temescal Street Fair Oaks, California 95628	FROM:	Bobo Construction, Inc. 9722 Kent Street Suite A Elk Grove, California 95624
PCO NUMBER/REVISION:	160 / 0	CONTRACT:	BP#21-103 - Village Park Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Juan Barraza (Bobo Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/24/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	5 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$5,435.00

POTENTIAL CHANGE ORDER TITLE: RFI#389: V2 - Bracing for Operable Partition Soffit (T&M)

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (*The Contract Is Changed As Follows*)
CE #194 - RFI#389: V2 - Bracing for Operable Partition Soffit
 Structural Bracing for Operable Partition Soffit.

ATTACHMENTS:

[village_park_renovations_project-rfi#389-v2 - bracing_for_operable_partition_soffit-202401051931.pdf](#)

#	Budget Code	Description	Amount
1	1-15.L General Laborer.Labor	T&M Labor	\$4,319.84
2	6-126.M Rough Carpentry.Materials	T&M Material	\$406.09
			Subtotal: \$4,725.93
Bobo Self Perform Markup (15.00% Applies to Labor, Rental Equipment, Materials, Burden, and Owned Equipment.):			\$709.07
Bobo Sub Markup (5.00% Applies to Commitment, Professional Services, and Other.):			\$0.00
			Grand Total: \$5,435.00

Tim Mattheis (WMB Architects Inc)
2000 L Street, Suite 125
Sacramento, California 95811

Fair Oaks Recreation and Parks District
4150 Temescal Street
Fair Oaks, California 95628

Bobo Construction, Inc.
9722 Kent Street Suite A
Elk Grove, California 95624

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



Bobo Construction Inc.
9722 Kent Street
Elk Grove, CA
95624, US
(916) 383-7777

Prepared By:
Juan Barraza
(916) 383-7777
jbarraza@boboconstructioninc.com

Project: Village Park Renovations Project

Scope of Work

1/26/24 T&M (Bobo)

	Quantity	Unit Cost	Total Cost
Foreman	2 hrs	\$85.96	\$171.92
Carpenter	8 hrs	\$102.09	\$816.72
Laborer	8 hrs	\$74.73	\$597.84
	--	--	\$1,586.48

1/29/24 T&M (Bobo)

	Quantity	Unit Cost	Total Cost
Foreman	2 hrs	\$85.96	\$171.92
Carpenter	8 hrs	\$102.09	\$816.72
Laborer	8 hrs	\$74.73	\$597.84
	--	--	\$1,586.48

1/30/24 T&M (Bobo)

	Quantity	Unit Cost	Total Cost
Foreman	1 hr	\$85.96	\$85.96
Carpenter	6 hrs	\$102.09	\$612.54
Laborer	6 hrs	\$74.73	\$448.38
	--	--	\$1,146.88



Change Order: 1107 - 7 / Date: 3/5/2024
Project Number: 3258

Material

	Quantity	Unit Cost	Total Cost
HD Lumber & Hardware 1/18/24	1 ea	\$22.51	\$22.51
HD Lumber & Hardware 1/23/24	1 ea	\$369.23	\$369.23
HD Lumber & Hardware 1/24/24	1 ea	\$14.35	\$14.35
	--	--	\$406.09

Notes

Summary

Subtotal \$4,725.93

\$4,725.93

Accepted By

Date

T & M WAGE CHART

Date: 07/06/2022

School/Project: Village Park Renovation

General Contractor: Bobo Construction, Inc.

Prevailing Wage Rate Calculation

Date:

Fringes Benefits (does not increase for OT rates)

Burden (Employer Payments)

No	Trade / Craft	Q D	G E	Basic Hourly Rate	H F	I G	J H	Subtotal (Fringes)	Training	Subtotal / OT Straight / Hourly Rate	FICA	SDI	Workman Comp.	UI	FUTA	Total Burden	Total Hourly Rate	Profit 10%	Total Billable Rate	Comments
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	勞工	3	\$34.80	\$9.30	\$13.36	\$3.05	\$0.28	\$25.99	\$0.50	\$61.29	\$4.69	\$0.78	\$3.68	\$3.80	\$0.49	\$13.44	\$47.73			
2	木工		\$51.22	\$12.10	\$11.10	\$5.24	\$2.94	\$31.38	\$1.13	\$83.73	\$6.41	\$1.07	\$5.02	\$5.19	\$0.67	\$18.36	\$102.09			
3	工程師			\$60.50	\$5.00	\$2.00	\$3.00	\$0.00	\$10.00	\$0.00	\$70.50	\$5.39	\$0.90	\$4.23	\$4.37	\$0.56	\$15.46	\$85.96		
4	勞工 工程師	3	\$44.80	\$9.30	\$13.36	\$3.05	\$0.28	\$25.99	\$0.50	\$71.29	\$5.45	\$0.91	\$4.28	\$4.42	\$0.57	\$15.63	\$86.92			
5			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
6			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

Notes:

- I Insert Contractor's basic hourly rate, health & welfare, pension, vacation/holiday and other payments in columns "D" to "H", then add training to column "J" Subtotal straight and over time hourly rates will be calculated at column "K" which includes "Fringes Benefits". Please note that ONLY "basic hourly rates" will change for over time and all other "Fringe Benefits" remain the same as straight hourly rates.
- II Insert Contractor's workman compensation rate at lower section of columns "N" where shows "0.00%" for each contractor/trade. Total hourly rate including "Fringes Benefits" and all "Burdens" will be calculated at column "R". Since "Burdens" are percentages of the "subtotal straight/OT hourly rates" they will increase for over time rates and will be calculated automatically by the spreadsheet.

DAILY EXTRA WORK REPORT

Bid Package: #

Report No: _____ of _____

Project: VILLAGE PARK

PCO No:

Contractor: BORO CONSTRUCTION

Date work performed: 1-26-24

Superintendent: JOHN SCHWARTZ

DSA App #:

Description of Work in Progress: (Include Bldg./Area)

ADDED BRACING FOR OPERABLE PARTITION

2 SOFFIT. RFT 389

Personnel:

Name	Craft/Classification	Hours	Pay Rate	Total
EDWIN PINEDA	CARPENTER	8		
KEATON WRIGHT	LABOR	8		
JASON WINNIE	FOREMAN	2		

Equipment: By Type, Number and Hours (Invoice is mandatory with reconciliation)

Materials: By Type, Units (Invoice is mandatory with reconciliation)

Signature John Schwartz Date 1-26-24 Check Box if Final T & M

(Contractor)

Acknowledgment Rick Hwang Date 1-26-24

(Inspector, CM, T & M Monitor)

Note: IOR, CM or T&M Monitor must sign on the day that the work is being performed or Contractor will forfeit payment.

Confirmation Only

RFI 389

DAILY EXTRA WORK REPORT

MAY

Bid Package: #

Report No: _____ of _____

Project: VILLAGE PARK

PCO No:

Contractor: BOBO CONSTRUCTION

Date work performed: 1-29-24

Superintendent: JOHN SCHMITZ

DSA App #:

Description of Work in Progress: (Include Bldg./Area)

ADDED BRACING & HARDWARE FOR
OPENABLE PARTITION. RFI 389

Personnel:

Name	Craft/Classification	Hours	Pay Rate	Total
EDWIN PINEDA	CARPENTER	8		
KEATON WRIGHT	LABOR	8		
JASON WINNIE	FOREMAN	2		

Equipment: By Type, Number and Hours (Invoice is mandatory with reconciliation)

Materials: By Type, Units (Invoice is mandatory with reconciliation)

Signature John Schmitz Date 1-29-24 Check Box if Final T & M
 (Contractor)

Acknowledgment Bob Lucas Date 1-29-24
 (Inspector, CM, T & M Monitor)

Note: IOR, CM or T&M Monitor must sign on the day that the work is being performed or Contractor will forfeit payment.

Confirmation Only

RFF 389

DAILY EXTRA WORK REPORT

Bid Package: #

Report No: _____ of _____

Project: VILLAGE PARK

PCO No:

Contractor: BOBO CONSTRUCTION

Date work performed: 1-30-24

Superintendent: JOHN SCHMITZ

DSA App #:

Description of Work in Progress: (Include Bldg./Area) ADDED BRACING & HARDWARE FOR
OPENABLE PARTITION RFI 389

Personnel:

Name

Craft/Classification

Hours

Pay Rate

Total

KEATON WRIGHT

LABOR

6

EDWIN PINEDA

CARPENTER

6

JASON WINNIE

FOREMAN

1

Equipment: By Type, Number and Hours (Invoice is mandatory with reconciliation)

Materials: By Type, Units (Invoice is mandatory with reconciliation)

Signature

John Schmitz

Date

1-30-24

Check Box if
Final T & M

Acknowledgment

Pick Hwang

Date

1-30-24

(Inspector, CM, T & M Monitor)

Note: IOR, CM or T&M Monitor must sign on the day that the work is being performed or Contractor will forfeit payment.

Confirmation Only

Pro Xtra Credit Card



Remit payment and make checks payable to:
 HOME DEPOT CREDIT SERVICES
 DEPT. 32 - 2153194877
 PO BOX 9001030
 LOUISVILLE, KY 40290-1030

INVOICE DETAIL

BILL TO:
 Acct: 6035 3221 5319 4877
 Card: 6035 3221 5427 0262

SHIP TO:
 BOBO CONSTRUCTION INC
 9722 KENT ST STE A
 ELK GROVE, CA 95624-2471

Amount Due:	Trans Date:		Invoice #:
\$22.51	01/18/24		9011540
PO: VILLAGEPARK		Store: 652, RNCH CORDOVA, CA	

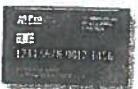
PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.05	\$0.05
2X4-10 GDF	00006035890000300002	1.0000 EA	\$5.13	\$5.13
2X4-10 GDF	00006035890000300002	1.0000 EA	\$5.13	\$5.13
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.05	\$0.05
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.05	\$0.05
2X4-10 GDF	00006035890000300002	1.0000 EA	\$5.13	\$5.13
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.05	\$0.05
2X4-10 GDF	00006035890000300002	1.0000 EA	\$5.13	\$5.13

RFI 389

3258
6-126

SUBTOTAL	\$20.72
TAX	\$1.79
TOTAL	\$22.51

Pro Xtra Credit Card



Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
 DEPT. 32 - 2153194877
 PO BOX 9001030
 LOUISVILLE, KY 40290-1030

INVOICE DETAIL

Page 23

ALL TO:
 Acct: 6035 3221 5319 4877
 Card: 6035 3221 5427 0262

SHIP TO:
 BOBO CONSTRUCTION INC
 9722 KENT ST STE A
 ELK GROVE, CA 95624-2471

Amount Due:	Trans Date:		Invoice #:
\$412.93	01/23/24		4021639
PO: VILLAGEPARK Store: 652, RNCH CORDOVA, CA			

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.06	\$0.06
2X4-12 GDF	00006035970000300002	1.0000 EA	\$6.07	\$6.07
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.06	\$0.06
2X4-12 GDF	00006035970000300002	1.0000 EA	\$6.07	\$6.07
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.06	\$0.06
2X4-12 GDF	00006035970000300002	1.0000 EA	\$6.07	\$6.07
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.06	\$0.06
2X4-12 GDF	00006035970000300002	1.0000 EA	\$6.07	\$6.07
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.06	\$0.06
2X6-12 DF	00006036860000300002	12.0000 EA	\$9.25	\$111.00
CA LBR FEE	00009997350002000001	12.0000 EA	\$0.09	\$1.08
2X6-10 GDF	00006036510000300002	12.0000 EA	\$7.77	\$93.24
2X4-12 GDF	00006035970000300002	1.0000 EA	\$6.07	\$6.07
CA LBR FEE	00009997350002000001	12.0000 EA	\$0.07	\$0.84
DISCOUNT	0000000000000000000005	1.0000 EA	-\$0.66	-\$0.66
2X8-10 GDF	00006043640000300003	1.0000 EA	\$8.72	\$8.72
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.08	\$0.08
2X8-10 GDF	00006043640000300003	1.0000 EA	\$8.72	\$8.72
CA LBR FEE	00009997350002000001	1.0000 EA	\$0.08	\$0.08
DEWALT 1.25X16 STRAP 1000LB - 2PK	10098679910003100036	1.0000 EA	\$19.98	\$19.98
CS22-R 22-GAUGE COILED STRAP 25'	00002501140001400009	1.0000 EA	\$39.70	\$39.70
CS22-R 22-GAUGE COILED STRAP 25'	00002501140001400009	1.0000 EA	\$39.70	\$39.70
DIABLO 6-1/2" 24T FRAMING CSB	00002559210000700006	1.0000 EA	\$10.97	\$10.97
DIABLO 6-1/2" 24T FRAMING CSB	00002559210000700006	1.0000 EA	\$10.97	\$10.97
DISCOUNT	00000000000000000005	1.0000 EA	-\$3.97	-\$3.97

SUBTOTAL	\$379.90	\$339.53
TAX	-\$33.03	\$29.70
TOTAL	\$412.93	\$369.23

*3256
6-126*
RF-389



Pro Xtra Credit Card



HOME DEPOT CREDIT CARD
DEPT. 32 - 2153194877
PO BOX 9001030
LOUISVILLE, KY 40290-1030

BILL TO:
Acct: 6035 3221 5319 4877
Card: 6035 3221 5166 6959
3250
V-700

SHIP TO:
BOBO CONSTRUCTION INC
9722 KENT ST STE A
ELK GROVE, CA 95624-2471

Amount Due:	Trans Date:	Invoice #:
\$234.67		3523928
PO: VILLAGEPARK		Store: 652, RNCH CORDOVA, CA

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
HDX TERRY TOWELS 36PK	00008243390000400020	1.0000 EA	\$23.98	\$23.98
1/2DIA "X 20FT CAULK SAVER	00008556710000400010	1.0000 EA	\$4.27	\$4.27
1/2DIA "X 20FT CAULK SAVER	00008556710000400010	1.0000 EA	\$4.27	\$4.27
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88

continued →

451
389

Page 29 of 32
Scrap by 23

homedepot.com/mycrc
1-800-685-6691 (TTY: 711)



Invoice #:

3523928

continued

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
20'X100' 6MIL BLACK POLY SHEETING	00009389710001000010	1.0000 EA	\$127.00	\$127.00
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
HENRY 208 WET PATCH 10.1 OZ	00005671400001000006	1.0000 EA	\$4.38	\$4.38
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
LTP4 20GA LATERAL TIE PLATE	00002506000001400009	1.0000 EA	\$0.88	\$0.88
DUCK PRO 1.88IN X 60YD SILVER DUCT	10043192750000500004	1.0000 EA	\$7.48	\$7.48
DUCK PRO 1.88IN X 60YD SILVER DUCT	10043192750000500004	1.0000 EA	\$7.48	.88 x 15 = 13.20
HUSKY DRYWALL UTILITY BLADES (100PK)	10068417480000100006	1.0000 EA	\$14.97	\$14.97
HENRY 208 WET PATCH 10.1 OZ	00005671400001000006	1.0000 EA	\$4.38	\$4.38
HENRY 208 WET PATCH 10.1 OZ	00005671400001000006	1.0000 EA	\$4.38	\$4.38
SUBTOTAL				\$215.79 \$13.20
TAX				\$18.88 \$1.15
TOTAL				\$234.67 \$14.35



BOBO
CONSTRUCTION, INC.

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
P: (916) 383-7777

Project: 3258 Village Park Renovations Project

7997 California Ave

Fair Oaks, California 95628

389

RFI #: V2 - Bracing for Operable Partition Soffit

Status Draft

To Joel Rehbein (WMB Architects Inc) **From** Gage Burget (Bobo Construction, Inc.)
9722 Kent Street Ste. A
Elk Grove, California 95624

Date Initiated **Due Date**

Location Community Center

Cost Impact **Schedule Impact**

Drawing Number A5.3 **Reference**

Linked Drawings

Received From Juan Barraza (Bobo Construction, Inc.)

Copies To

Urgency Urgent

Activity

Question Question from Gage Burget Bobo Construction, Inc. on Wednesday, Nov 29, 2023 at 01:27 PM PST

The operable partition soffit (shown on attached snapshot of drawing A5.3) is not currently shown to have any seismic bracing, it appears to just basically hang from the T-bar above. We feel that, over the span of the approximately 3 foot space, there is potential for lateral movement here, especially with the partition doors attaching to the bottom of the soffit and operating underneath. Should there be any sort of bracing added at the soffit? If so, please provide details.

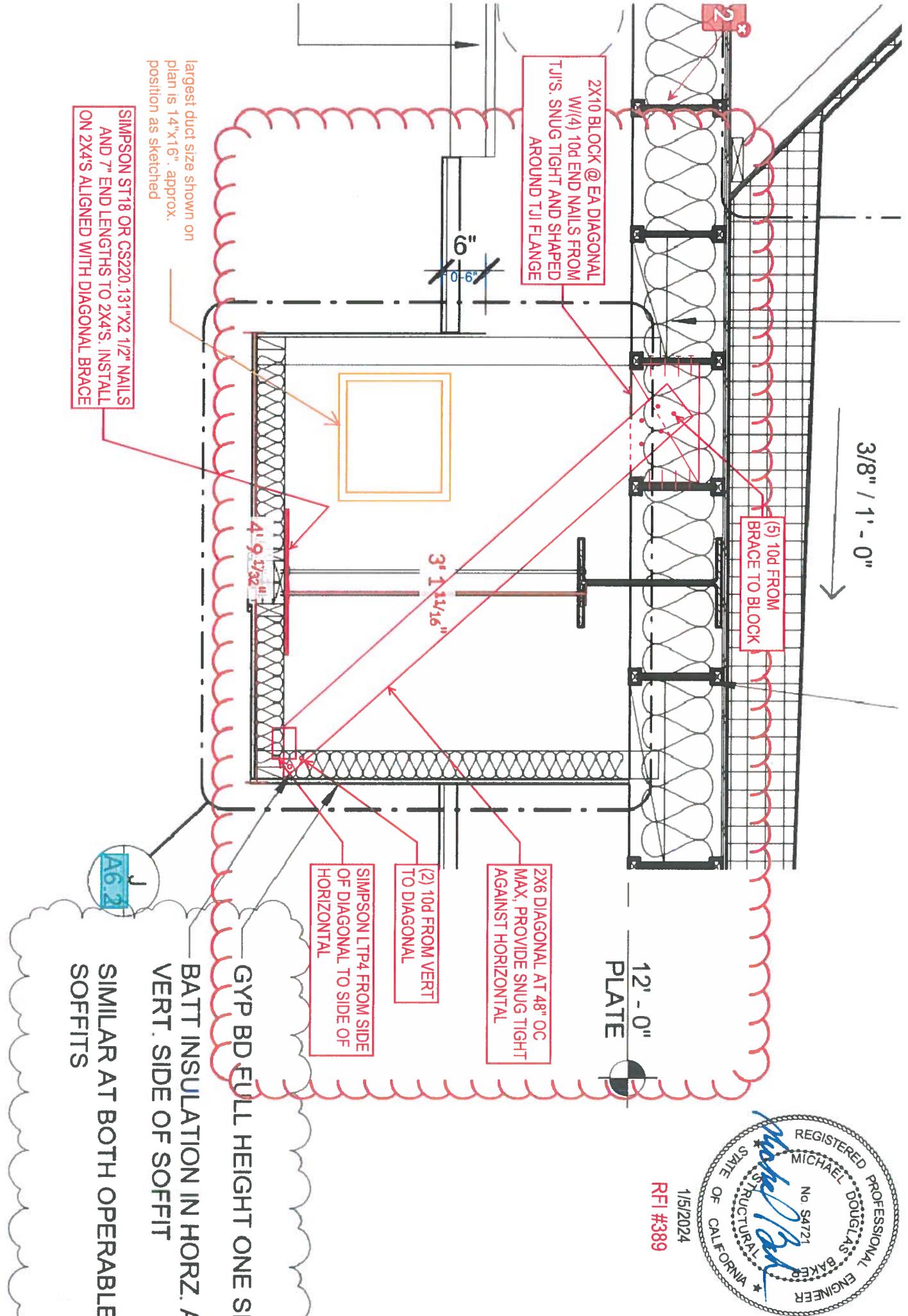
Attachments

[RFI 389 - Bracing for Operable Partition Soffit.pdf](#)

Awaiting an Official Response

See detail following for bracing.

Mike Baker 1/5/2024



ALLOWANCE EXPENDITURE DIRECTIVE FORM

Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628

**ALLOWANCE
EXPENDITURE
DIRECTIVE NO.:**

041 (V3)

ALLOWANCE EXPENDITURE DIRECTIVE

Project: Village Park Renovation

Date: 05/13/24

Bid No.: BP 21-103

The following parties agree to the terms of this Allowance Expenditure Directive ("AED"):

Owner Name, Address, Telephone:

Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628
(916) 966-1036

Contractor Name, Address, Telephone:

Bobo Construction, Inc.
9722 Kent Street
Elk Grove, CA 95624
(916) 383-7777

Reference	Description	Allowance Authorized for Expenditure
PCO 111.2 Requested by: Performed by: Reason: RFI 182	Clubhouse Fire Alarm Service Owner Contractor Sacramento Metropolitan Fire required changes to the Fire Alarm System.	\$27,613.00

Total Contract Allowance Amount:	\$1,800,000.00
Amount of Previously Approved Allowance Expenditure Directive(s):	\$1,372,404.00
Amount of this Allowance Expenditure Directive:	\$27,613.00

The undersigned Contractor approves the foregoing release of allowance for completion of each specified item, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein ("Work"). Submission of sums which have no basis in fact or which Contractor knows are false are at the sole risk of Contractor and may be a violation of the False Claims Act set forth under Government Code section 12650, et seq.

This Allowance Expenditure Directive must be signed by an authorized District representative.

It is expressly understood that the authorized allowance expenditure granted herein represent a full accord and satisfaction for any and all cost impacts of the items herein, and Contractor waives any and all further compensation based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractor's costs and expenses, and its subcontractors, both direct and indirect. Any costs, expenses, or damages not included are deemed waived.

Signatures:

DISTRICT: FAIR OAKS RECREATION & PARK DISTRICT Date: <u>5/15/25</u> By: <u>Michael J. Aho</u> <u>Michael J. Aho-District Administrator</u> [Print Name and Title here]	CONTRACTOR: Bobo Construction, Inc. Date: <u>5/14/24</u> By: <u>Juan Barrera pm</u> [Print Name and Title here]
ARCHITECT: WMB WMB Architects: Tim Mattheis Date: <u>5-14-24</u> By: <u>Tim Mattheis</u> <u>Tim Mattheis - Architect</u> [Print Name and Title here]	LANDSCAPE ARCHITECT: CALA Melissa Ruth Date: _____ By: _____ [Print Name and Title here]

END OF DOCUMENT



Sol Rivera
5/2/24

PCO #111.2

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
Phone: (916) 383-7777

Project: 3258 - Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

Prime Contract Potential Change Order #111: RFI#182: V3 - Clubhouse Fire Alarm System

TO:	Fair Oaks Recreation and Parks District 4150 Temescal Street Fair Oaks, California 95628	FROM:	Bobo Construction, Inc. 9722 Kent Street Ste. A Elk Grove, California 95624
PCO NUMBER/REVISION:	111 / 0	CONTRACT:	BP#21-103 - Village Park Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Juan Barraza (Bobo Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	5/1/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$27,612.75

POTENTIAL CHANGE ORDER TITLE: RFI#182: V3 - Clubhouse Fire Alarm System

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #121 - RFI#182: V3 - Clubhouse Fire Alarm System

Clubhouse FA changes per approved Sacramento Metro Fire Reviewed and Approved RL#3537 04/04/2023.

ATTACHMENTS:

[SBS PERMIT FEES - \\$1,300 \(1\) \(1\).pdf](#) , [PCO #008 Fire Alarm Permit Fees.xlsx](#) , [RFI #182 rev 1_Clubhouse Fire Alarm System_EGOR Response \(1\).pdf](#) , [V3 Clubhouse Fire Alarm - APPROVED.pdf](#)

#	Budget Code	Description	Amount
1	16-116.S Electrical.Commitment	Fire Alarm Permit Fees V2 & V3	\$1,920.91
2	16-116.S Electrical.Commitment	V3 FA Changes	\$24,376.95
			Subtotal: \$26,297.86
Bobo Self Perform Markup (15.00% Applies to Labor, Rental Equipment, Materials, Burden, and Owned Equipment.):			\$0.00
Bobo Sub Markup (5.00% Applies to Commitment, Professional Services, and Other.):			\$1,314.89
			Grand Total: \$27,612.75

Tim Mattheis (WMB Architects Inc)
2000 L Street, Suite 125
Sacramento, California 95811

Fair Oaks Recreation and Parks District
4150 Temescal Street
Fair Oaks, California 95628

Bobo Construction, Inc.
9722 Kent Street Ste. A
Elk Grove, California 95624

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



CHANGE ORDER REQUEST

PROJECT NAME	Fair Oaks Village Park		
LOCATION OF WORK			
CONTRACT NO.			
REQUESTING PARTY	R&D Electric	COST PROPOSAL NO.	PCO #008
PROJECT MANAGER	Eric Larson	DATE OF REQUEST	
OWNER	City Of Fair Oaks	CONTRACTOR	Bobo Construction Inc
		ENGINEER	

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGE	Plan Check Fees for FA System Drawings		
PROJECT NAME	Fair Oaks Park Site Improvements		
LOCATION OF WORK			
CONTRACT NO.	CHANGE ORDER NO. 3		
ITEMIZED BREAKDOWN OF WORK			
MATERIAL NAME	DESCRIPTION	QUANTITY	UNIT PRICE
			Sub Total
			\$0.00
			Fair Oaks Tax
			7.75%
Material Total			\$0.00
LABOR	NO. OF HRS	RATE	AMOUNT
Electrical JW	4	92.59	\$370.36
Backhoe Operator			\$0.00
Labor Total			\$370.36
EQUIPMENT	NO. OF HRS	RATE	AMOUNT
RENTED BACKHOE & 24" BUCKET			\$0.00
RENTED MINI EX WITH 24" BUCKET			\$0.00
DELIVERY			\$0.00
			Sub Total
			\$0.00
			Fair Oaks Tax
			7.75%
Rental Total			\$0.00
SUBCONTRACTORS	NO. OF HRS	RATE	AMOUNT
Fire Permit Fees		LUMP SUM	\$1,300.00
Subcontractor Total			\$1,300.00
TOTALS			
MATERIAL TOTALS			\$0.00
LABOR TOTALS			\$370.36
EQUIPMENT TOTALS			\$0.00

SUBCONTRACTOR TOTALS			\$1,300.00
SUBTOTAL			\$1,670.36
MARK UP (15%)			\$250.55
		GRAND TOTAL	\$1,920.91
CONTRACTOR		PROJECT MANAGER	
SIGNATURE		SIGNATURE	
DATE		DATE	



Change Order PERMIT FEE

6131 Pacific Street
Rocklin, CA. 95677
Phone (530) 637-5550 Fax (530) 637

NV License # 0084631

CA License # 783225

JOB NAME:	Village Park	DATE:	11/14/22
TO:	R & D Electric		
	Jeff Long		
	Fax:		
ASI#		SBs PCO# Permit Fee	
RFI#			
DESCRIPTION:	Fire Alarm Submittal / Permit Fee / Community Center AND Clubhouse		
This PCO is for the Sacramento Metropolitan Fire District's Fire Alarm PLAN REVIEW ONLY. This is for both Community Center & Clubhouse. Please see attached invoice & payment receipt. Costs are being passed through with no markup.			
Community Center Permit #221110045-P01			
Clubhouse Permit #221114002-P01			
Please note: there may be additional fees such as Inspection, Admin, and additional review fees. SBS will not be responsible for these and will be passed through with no additional markup.			
--Conditions per Original Contract & Standard Exclusions Apply--			
Section # 1 Labor			TOTALS
A.) LABOR	hrs. 0 @ \$124	\$0.00	
B.) DEVICE INSTALLATION LABOR	hrs. 0 @ \$124	\$0.00	
C.) PROGRAMMING	hrs. 0 @ \$124	\$0.00	
D.) TESTING & TRAINING	hrs. 0 @ \$124	\$0.00	
E.) ENGINEERING AND AS BUILTS	hrs. 0 @ \$98	\$1,300.00	
F.) PROJECT MANAGER	hrs. 0 @ \$98	\$0.00	
G.) Coordination	hrs. 0 @ \$98	\$0.00	
H.) Safety Meetings (2.5% of direct labor costs)	hrs. 0 @ \$98	\$0.00	
Section # 2 Materials			TOTALS
A.) EQUIPMENT AND DEVICES SEE ATTACHED BOM		\$0.00	
B.) CONSUMABLE SUPPLIES (5% OF BASIC MATERIALS)		\$0.00	
C.) SALES TAX @ 8%		\$0.00	
D.) FREIGHT (actual freight charges may be altered on change order billing)		\$0.00	
E.)			
Section # 3 Equipment			TOTALS
B.) Owned Equipment		\$0.00	
Section # 4 Summary			TOTALS
A.) Section #1 - Total Labor		\$1,300.00	
B.) Section #2 - Total Materials		\$0.00	
C.) Section #3 - Total Equipment		\$0.00	
D.) Section #4 - Total Subcontractors		\$0.00	
D.) Total Direct Costs		\$1,300.00	
E.) Profit & Overhead @ 15%		\$0.00	
F.) Insurance @ 2%		\$0.00	
G.) Total Change Order Request Amount		\$1,300	
Additional Working Days Required For Increased Scope		0	

Please note that the current pricing of these changes does not include any costs related to delays, out of sequence work, or base contract inefficiencies caused as a result of these changes and delayed authorization to perform the extra work. We hereby reserve our right for extra costs associated with this change. Price is good for 15 days.

Authorization to proceed with above Change Order:

Authorized Buyer, Contractor or Owner's Representative	Title/Position
--	----------------

Print Name	Date
------------	------

Sacramento Metropolitan Fire District
10545 Armstrong Ave., Suite 310
Mather, CA 95655

COMMUNITY CENTER

Invoice #	2211109541
Invoice Date	11/10/2022
Balance Due	\$740.00
Due Date	11/10/2022
Job #	221110045
Permit #	221110045-P01

This invoice is 4 day(s) overdue.

Sierra Building Systems Inc.
Rikki Hanson
502 Giuseppe Ct. #11
Roseville CA 95678

This invoice is overdue. Please remit payment immediately. Failure to make payment could result in legal action. Make checks payable to Sacramento Metropolitan Fire District. Pay online with this [link](#).



Sacramento Metropolitan Fire District

Todd Harms Community Risk Reduction Division: 10545 Armstrong Ave., Ste. 310 • Mather, CA 95655
Fire Chief • Phone (916) 859-4330 • Fax (916) 859-3717
Website: www.metrofire.ca.gov

Fair Oaks Clubhouse
7997 California Avenue
Fair Oaks CA 95628
Parcel/Tax ID: 2440171017

Invoice # 2211109541
11/10/2022
Job #221110045
Permit #221110045-P01

Description	Amount Owed	Amount Paid
Fire Alarm System - Plan Review	\$740.00	
Subtotal:	\$740.00	\$0.00
Balance Due:	\$740.00	

Thank you for your cooperation in keeping your business and our community safe! Should you have any questions, please contact the Sacramento Metropolitan Fire District, Community Risk Reduction Division 916-859-4330.

[Sign In](#)

Thank you for your payment



Allow up to 48 hours for this transaction to appear on your card account statement.

An email confirmation was sent to
rikkih@sierrabuildingsystems.net.

Sacramento Metropolitan Fire District
10545 Armstrong Ave., Suite 310, Mather, California
95655-4102
(916) 859-4330
<https://metrofire.ca.gov/>

Transaction details

Date: November 14, 2022 10:12 AM PST

Payment information

KRISTI FRECHETTE

Discover ending in 1486

Confirmation number: 7NGNFDKJ3F

Transaction type: Purchase

For any payment-related questions call us at (916) 859-4330.

[Return to Payments](#)

COMMUNITY CENTER

Payment to	Sacramento Metropolitan Fire District
Billing name	KRISTI FRECHETTE
Billing address	6131 PACIFIC ST. Rocklin, CA 95677

Permit Invoice Permit Invoice 2211109541	\$740.00
---	----------

Total \$740.00

Sacramento Metropolitan Fire District
10545 Armstrong Ave., Suite 310
Mather, CA 95655

CLUBHOUSE

Invoice #	2211149502
Invoice Date	11/14/2022
Balance Due	\$560.00
Due Date	11/14/2022
Job #	221114002
Permit #	221114002-P01

Sierra Building Systems Inc.
Rikki Hanson
502 Giuseppe Ct. #11
Roseville CA 95678

Payment due upon receipt. Make checks payable to: Sacramento Metropolitan Fire District
Pay online with this [link](#).

Sacramento Metropolitan Fire District


Todd Harms Community Risk Reduction Division: 10545 Armstrong Ave., Ste. 310 • Mather, CA 95655
Fire Chief • Phone (916) 859-4330 • Fax (916) 859-3717
Website: www.metrofire.ca.gov

Fair Oaks Clubhouse
7997 California Avenue
Fair Oaks CA 95628
Parcel/Tax ID: 2440171017

Invoice # 2211149502
11/14/2022
Job #221114002
Permit #221114002-P01

Description	Amount Owed	Amount Paid
Fire Alarm System - Plan Review	\$560.00	
Subtotal:	\$560.00	\$0.00
Balance Due:	\$560.00	

Thank you for your cooperation in keeping your business and our community safe! Should you have any questions, please contact the Sacramento Metropolitan Fire District, Community Risk Reduction Division 916-859-4330.

[Sign In](#)

Thank you for your payment



Allow up to 48 hours for this transaction to appear on your card account statement.

An email confirmation was sent to
rikkih@sierrabuildingsystems.net.

Sacramento Metropolitan Fire District
10545 Armstrong Ave., Suite 310, Mather, California
95655-4102
(916) 859-4330
<https://metrofire.ca.gov/>

Payment information

KRISTI FRECHETTE

Discover ending in 1486

Confirmation number: 97CGVXKKJQ

Transaction type: Purchase

For any payment-related questions call us at (916) 859-4330.

[Return to Payments](#)

Transaction details

Date: November 14, 2022 10:17 AM PST

Payment to	Sacramento Metropolitan Fire District
Billing name	KRISTI FRECHETTE
Billing address	6131 PACIFIC ST. Rocklin, CA 95677

CLUBHOUSE

Permit Invoice Permit Invoice 2211149502	\$560.00
---	----------

Total \$560.00



R & D Electric, Inc. dba R&D
Electric CSLB#1044712

CONSTRUCTION MANAGEMENT CHANGE PROPOSAL

04/28/2023

Travis Nicholas
Bobo Construction Inc
9722 Kent St
Elk Grove, CA 95624

Re: Our Change Proposal 1720002-20 for **RFI #183 V3 Additional Fire Alarm**

Project: Village Park Renovation (T)

Village Park

Village Park, 7991 California Ave, Fair Oaks, CA 95628

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

TBD

Price: *\$ 24,376.95 Twenty Four Thousand Three Hundred Seventy Six Dollars and Ninety Five Cents*

Time: The duration of the Work to achieve Substantial Completion will be **INCREASED by 5 days.**

Clarification(s): - None.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Please contact me at 916-550-0075 or via e-mail ELarson@rdelectric.net if you have any questions or require additional information.

Regards,

R & D Electric, Inc. dba R&D Electric CSLB#1044712

Eric Larson

Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Customer Signature: _____ Date: _____
Bobo Construction Inc



CHANGE ORDER REQUEST

PROJECT NAME	Fair Oaks Village Park		
LOCATION OF WORK			
CONTRACT NO.		COST PROPOSAL NO.	PCO #020
REQUESTING PARTY	R&D Electric	DATE OF REQUEST	
PROJECT MANAGER	Eric Larson	CONTRACTOR	Bobo Construction Inc
OWNER	City Of Fair Oaks	ENGINEER	

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGE	RFI #183 V3 Clubhouse Additional Fire Alarm		
PROJECT NAME	Fair Oaks Park Site Improvements		
LOCATION OF WORK			
CONTRACT NO.		CHANGE ORDER NO.	3

ITEMIZED BREAKDOWN OF WORK

MATERIAL NAME	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
	Material			\$3,070.00
				\$0.00
				\$0.00
				\$0.00
			Sub Total	\$3,070.00
			Fair Oaks Tax	7.75%
Material Total				\$237.93
				\$3,307.93

LABOR	NO. OF HRS	RATE	AMOUNT
Electrical JW	133	97.61	\$12,982.13
Electrical JW - Foreman	24	102.84	\$2,468.16
Labor Total			\$15,450.29

EQUIPMENT	NO. OF HRS	RATE	AMOUNT
			\$0.00
			\$0.00
			\$0.00
		Sub Total	\$0.00
		Fair Oaks Tax	7.75%
Rental Total			\$0.00

SUBCONTRACTORS	NO. OF HRS	RATE	AMOUNT
SBS Quote			\$2,805.00
			\$0.00
			\$0.00
Subcontractor Total			\$2,805.00

TOTALS			
MATERIAL TOTALS			\$3,307.93
LABOR TOTALS			\$15,450.29

EQUIPMENT TOTALS		\$0.00
SUBTOTAL		\$18,758.22
MARK UP (15%)		\$2,813.73
SUBCONTRACTOR TOTALS		\$2,805.00
	GRAND TOTAL	\$24,376.95

CONTRACTOR SIGNATURE DATE		PROJECT MANAGER SIGNATURE DATE	
---------------------------------	--	--------------------------------------	--

S.J.U.S.D.
T & M WAGE CHART

Date: _____

Project: _____

General Contractor: _____

Prevailing Wage Rate Calculation

No	Trade / Craft	Geo	Fringes Benefits (does not increase for OT rates)						Burden (Employer Payments)						Total Hourly Rate	Profit	Total Billable Rate	Comments		
			B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	Electrical / JW Foreman		\$49.57	\$12.76	\$11.25	\$0.00	\$11.80	\$35.81	\$7.76	\$87.14	\$6.67	\$1.12	\$1.82	\$5.40	\$0.70	\$15.70	\$102.84	\$10.28	\$113.13	
2	Electrical / Inside Wireman		\$45.06	\$12.76	\$11.25	\$0.00	\$11.80	\$35.81	\$7.76	\$82.63	\$6.32	\$1.06	\$1.82	\$5.12	\$0.66	\$14.98	\$97.61	\$9.76	\$107.37	
3	Electrical / Inside App. 80%		\$36.05	\$12.76	\$9.00	\$0.00	\$11.27	\$33.03	\$7.76	\$70.84	\$5.42	\$0.91	\$1.82	\$4.39	\$0.57	\$13.10	\$83.94	\$8.39	\$92.34	
4	Electrical / Inside App. 70%		\$31.54	\$12.76	\$7.88	\$0.00	\$11.02	\$31.66	\$7.76	\$64.96	\$4.97	\$0.83	\$1.74	\$4.03	\$0.52	\$15.09	\$80.05	\$8.00	\$88.05	
5	Electrical / Inside App. 60%		\$27.04	\$12.76	\$6.75	\$0.00	\$10.76	\$30.27	\$7.76	\$59.07	\$4.52	\$0.76	\$1.74	\$3.66	\$0.47	\$14.15	\$73.22	\$7.32	\$80.54	
6	Electrical / Inside App. 45%		\$20.28	\$5.75	\$0.00	\$0.00	\$10.45	\$16.20	\$7.76	\$38.24	\$2.93	\$0.49	\$1.74	\$2.37	\$0.31	\$10.83	\$49.07	\$4.91	\$53.98	
7	Electrical / Inside App. 40%		\$18.02	\$5.75	\$0.00	\$0.00	\$10.45	\$16.20	\$7.76	\$35.98	\$2.75	\$0.46	\$1.74	\$2.23	\$0.29	\$10.47	\$46.45	\$4.65	\$51.10	
8	Electrical / Inside App. 35%		\$15.77	\$5.75	\$0.00	\$0.00	\$10.45	\$16.20	\$7.76	\$33.73	\$2.58	\$0.43	\$1.74	\$2.09	\$0.27	\$10.11	\$43.84	\$4.38	\$48.23	
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Notes:

- I Insert Contractor's basic hourly rate, health & welfare, pension, vacation/holiday and other payments in columns "D" to "H", then add training to column "J". Subtotal straight and overtime hourly rates will be calculated at column "K" which includes "Fringes Benefits". Please note that ONLY "basic hourly rates" will change for overtime and all other "Fringe Benefits" remain the same as straight hourly rates.
- II Insert Contractor's workman compensation rate at lower section of columns "N" where shows "0.00%" for each contractor/craft. Total hourly rate including "Fringes Benefits" and all "Burdens" will be calculated at column "R". Since "Burdens" are percentages of the "subtotal straight/OT hourly rates" they will increase for overtime rates and will be calculated automatically by the spreadsheet.



6131 Pacific Street Rocklin,
CA. 95677
Phone (530) 637-5550 Fax (530) 637-5551

Change Order

NV License # 0084631
CA License # 783225

JOB NAME:	Village Park Renovation	DATE:	3/16/23
TO:	Eric Larson RD Electric Fax:		
ASI#		SBS PCO# 2	
RFI# 182			
DESCRIPTION:	SBS PCO #002 covers costs associated with Fire Marshal comments and RFI #182 response. Plan review comments to add notification throughout existing Clubhouse and pull stations within (5) feet of exits. Bid documents reflected existing fire alarm to remain in Clubhouse and only remodeled restrooms to be updated.		
--Conditions per Original Contract & Standard Exclusions Apply--			
Section # 1 Labor			TOTALS
A.) LABOR	hrs. 0 @ \$98	\$0.00	
B.) DEVICE INSTALLATION LABOR	hrs. 8 @ \$98	\$784.00	
C.) PROGRAMMING	hrs. 0 @ \$98	\$0.00	
D.) TESTING & TRAINING	hrs. 2 @ \$98	\$196.00	
E.) ENGINEERING AND AS BUILTS	hrs. 4 @ \$98	\$392.00	
F.) PROJECT MANAGER	hrs. 1 @ \$98	\$98.00	
G.) Coordination	hrs. 0 @ \$98	\$0.00	
H.) Safety Meetings (2.5% of direct labor costs)	hrs. 0.2 @ \$98	\$24.50	
Section # 2 Materials			TOTALS
A.) EQUIPMENT AND DEVICES SEE ATTACHED BOM		\$733.50	
B.) CONSUMABLE SUPPLIES (5% OF BASIC MATERIALS)		\$36.68	
C.) SALES TAX @ 7.25%		\$55.84	
D.) FREIGHT (actual freight charges may be altered on change order billing)		\$77.02	
E.)			
Section # 3 Equipment			TOTALS
B.) Owned Equipment		\$0.00	
Section # 4 Summary			TOTALS
A.) Section #1 - Total Labor		\$1,494.50	
B.) Section #2 - Total Materials		\$903.03	
C.) Section #3 - Total Equipment		\$0.00	
D.) Section #4 - Total Subcontractors		\$0.00	
D.) Total Direct Costs		\$2,397.53	
E.) Profit & Overhead @ 15%		\$359.63	
F.) Insurance @ 2%		\$47.95	
G.) Total Change Order Request Amount		\$2,805	

Additional Working Days Required For Increased Scope

1.9

Please note that the current pricing of these changes does not include any costs related to delays, out of sequence work, or base contract inefficiencies caused as a result of these changes and delayed authorization to perform the extra work. We hereby reserve our right for extra costs associated with this change. Price is good for 15 days.

Authorization to proceed with above Change Order:

Authorized Buyer, Contractor or Owner's Representative

Title/Position

Print Name

Date

Sierra Building Systems

Page 2 of 2

BILL OF MATERIALS

Description	Quantity	Date	Trade Price	Price Unit	Disc %	Link Price	Cost	Adj %
3/4" CONDUIT - EMT	1280	2/28/2018	148.83	C	35	0	10.606	
3/4" CONN SS DC - EMT	28	2/28/2018	117.35	C	20	0	160.971	
3/4" COUPLING SS DC - EMT	128	2/28/2018	123.81	C	20	0	140.288	
1/2 OR 3/4" SNAP CLOSE CLIP - SIDE MNT TO MTL STUD SUPPORT	14	2/28/2018	163.54	C	10	0	0	
1/2 OR 3/4" SNAP CLOSE CLIP ON ANGLE BRKT	139	2/28/2018	122.12	C	10	0	0	
#12 THHN BLACK	2048	2/28/2018	305.12	M	30	0	0	
#14/2C C-TC SHLD WIRE CONN RED	640	4/28/2023	848	M	0	0	0	
4x 1 1/2" SQ BOX COMB KO	28	2/21/2018	19.36	C	20	0	0	
4" SQ 1G PLSTR RING 5/8" RISE	14	2/28/2018	1239.81	C	50	0	0	
#8x 1/2 P/H SELF-TAP SCREW	14	2/28/2018	791.33	C	50	0	0	
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	139	2/28/2018	7.16	C	20	0	0	
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	28	10/8/2014	3.26	C	20	0	0	
Totals	4514	14/25/2018	146.28	C	10	0	0	

Net Cost	DB Labor	Labor	Labor	Unit	Lab Adj %	Total Material	Total Hours	Material Condition	Labor Condition	Weight	Weight	Unit	Total Weight
107	3.2	4.8 C			0	1369.6	61.44	Normal	Normal	0 E	0	0	0
245	10	15 C			0	68.6	4.2	Normal	Normal	0 E	0	0	0
238	4	6 C			0	304.64	7.68	Normal	Normal	0 E	0	0	0
147.19	7.2	10.8 C			0	20.61	1.51	Normal	Normal	0 E	0	0	0
109.91	8.2	12.3 C			0	152.77	17.1	Normal	Normal	0 E	0	0	0
213.58	5.15	7.73 M			0	437.41	15.82	Normal	Normal	0 E	0	0	0
848	11.2	16.8 M			0	542.72	10.75	Quoted	Normal	0 E	0	0	0
15.49	6	6 C			0	4.34	1.68	Normal	Normal	0 E	0	0	0
619.91	23	34.5 C			0	86.79	4.83	Normal	Normal	0 E	0	0	0
395.67	2.5	3.75 C			0	55.39	0.53	Normal	Normal	0 E	0	0	0
5.73	2.4	3.6 C			0	7.96	5	Normal	Normal	0 E	0	0	0
2.61	2.4	3.6 C			0	0.73	1.01	Normal	Normal	0 E	0	0	0
131.65	5	7.5 C			0	18.43	1.05	Halted	Normal	0 E	0	0	0
					3070	132.6			0				

Manufacturer Name	Catalog Number	Price Code	Reference	Supplier Name	Supplier Code	Sort Code 1	Sort Code 2	Sort Code 3
CONDUIT RIGID-EMT	3/4	98001002002	101004		1000	0	100	
BRIDGEPORT	231-DC2	78174715231	101034		1000	0	100	
BRIDGEPORT	241-DC	78174709241	101319		1000	0	100	
ERICO	812MF	78285648210	141768		8000	0	100	
ERICO	FB812M	78285634308	141804		8000	0	100	
COPPER WIRE	THHN-12-BLK-19STR-CU-500S	98010022900	108816		2000	0	200	
BELDEN	7034AS	118293			2000	0	200	
BUCHANAN	B2-1	78178945187	123309		4000	0	450	
RACO	192	05016990192	124314		5000	0	100	
RACO	768	05016990768	124389		5000	0	100	
PECO FASTENERS	1214	70559101214	140160		8000	0	100	
ACORN FASTENERS	SCW812	78103514081	219840		8000	0	100	
ERICO	H23	78285649046	141687		8000	0	100	

Sort Code · Sort Code ! Sort Code ` Sort Code ' Sort Code ; Quick Takeoff Code

0 1000 || Cc <NO CODE 100 || Cor <NO CODE 1101
0 1000 || Cc <NO CODE 100 || Cor <NO CODE 1201
0 1000 || Cc <NO CODE 100 || Cor <NO CODE 1401
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0 8000 || Fa <NO CODE 100 || Cor <NO CODE
0 2000 || W <NO CODE 200 || Wir <NO CODE
0 2000 || W <NO CODE 200 || Wir <NO CODE
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January 12th, 2023
Revised March 8th, 2023
Tara Mendoza
WMB Architects Inc.
5757 Pacific Ave, #226
Stockton, CA 95207

Re: Fair Oaks Clubhouse
RFI #182 : V3- Clubhouse Fire Alarm System

Dear Tara,

The following is our response to the questions in RFI #182 : V3- Clubhouse Fire Alarm System:

Subject: RFI #182 : V3- Clubhouse Fire Alarm System

Question asked by Eric Larson (R&D Electric.)

Question:

We have received the following from R&D Electric:

The contract drawings for the Clubhouse show the existing fire alarm system to remain and new fire alarm to be installed in restrooms and drawings were submitted as such. The comments returned on the submittal are requiring an upgrade to the entire building Fire Alarm system to bring the system up to current code. Please advise how you would like us to proceed.

Response: Officially, the Fire Marshal has only requested :

1) Provide the location of all existing devices. If horn/strobe devices are not throughout the entire building, specifically the lower level community room, foyers and both kitchen, they are required to be added with the Tenant Improvement.

2) Pull stations shall be located within 5 feet of all exit doors.

This can be corrected by pull stations relocation, and adding a power supply and devices where requested.

There wasn't a written request to upgrade/replace the entire system.

Please update the submittal to the Fire Department to meet the written request.

Please don't hesitate to call if you have any questions.

Sincerely,

HCS Engineering Inc.

Richard Smith, PE
Electrical Engineer, P.E.



BOBO
CONSTRUCTION, INC.

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
P: (916) 383-7777

Project: 3258 Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

RFI #182: V3 - Clubhouse Fire Alarm System

Status	Open		
To	Tara Mendoza (WMB Architects Inc)	From	Eric Larson (R & D Electric) 5740 Roseville Rd, STE M Sacramento, California 95842
Date Initiated	Jan 10, 2023	Due Date	Jan 17, 2023
Location	Clubhouse		
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Drawing Number	Fire Alarm Plan Review	Reference	Clubhouse Fire Alarm Plan Check Comments
Linked Drawings			
Received From	Eric Larson (R & D Electric)		
Copies To	Juan Barraza (Bobo Construction, Inc.), Gage Burget (Bobo Construction, Inc.), David Fukui (Innovative Construction Services, Inc.), Ed Hight (Innovative Construction Services, Inc.), Rick Hureaux (Innovative Construction Services, Inc.), Tim Mattheis (WMB Architects Inc), Travis Nicholas (Bobo Construction, Inc.), Joel Rehbein (WMB Architects Inc), John Rivera (Innovative Construction Services, Inc.), John Schmitz (Bobo Construction, Inc.), Nick Valentine (Innovative Construction Services, Inc.), Jason Winnie (Bobo Construction, Inc.)		
Urgency	Urgent		
Activity			
Question	Question from Eric Larson R & D Electric on Tuesday, Jan 10, 2023 at 11:47 AM PST We have received the following from R&D Electric: The contract drawings for the Clubhouse show the existing fire alarm system to remain and new fire alarm to be installed in restrooms and drawings were submit as such. The comments returned on the submittal are requiring a upgrade to the entire building Fire Alarm system to bring the system up to current code. Please advise how you would like us to proceed.		
Attachments	V3-RFI 182 - Clubhouse Fire Alarm System.pdf		

Awaiting an Official Response

All Replies	<p>Response from Gage Burget Bobo Construction, Inc. on Wednesday, Feb 22, 2023 at 06:35 AM PST Please see attached plan review provided by R&D Electric showing Sac Metro's comments regarding the fire alarm system.</p> <p>Attachments Village Park Fire Department Plan Check - Clubhouse.pdf</p>
	<p>Response from Tara Mendoza WMB Architects Inc on Friday, Jan 27, 2023 at 11:01 AM PST See attached for response from EEOR</p> <p>Attachments RFI #182_Clubhouse Fire Alarm System_EEOR Response.pdf</p>



Sacramento Metropolitan Fire District

Community Risk Reduction Division: 10545 Armstrong Ave., Ste. 310 • Mather, CA 95655

• Phone (916) 859-4330 • Fax (916) 859-3717 Website: www.metrofire.ca.gov

Todd Harms
Fire Chief

PLAN REVIEW NOTIFICATION

Please see **STATUS** below for approval status (Approved/Not Approved).

Address:	7997 California Avenue Fair Oaks, CA 95628	Job Number:	221114002
Occupant Name:	Fair Oaks Clubhouse	Inspection Type:	PR-Fire Alarm System
Occupant Number:	219984	Inspection Date:	11/17/2022

General Construction

DEFICIENCIES

G1.10 Deficiency:

Fail 11/17/2022 . Floor: 1 Plan Type: Original

Comments: Provide the location of all existing devices. If horn/strobe devices are not throughout the entire building, specifically the lower level community room, foyers and both kitchens, they are required to be added with the Tenant Improvement.

G1.20 Deficiency:

Fail 11/17/2022 . Floor: 1 Plan Type: Original

Comments: Pull stations shall be located within 5 feet of all exit doors.

Current Status: Not Approved

If the plan review is not approved please respond to the comments above by correcting the plans and providing a written response indicating what action was taken. Responses can be made in letter format and resubmitted with complete sets of revised drawings and any other requested information electronically. All changes shall be clouded and indicated with a delta that has a corresponding revision number and date (not used on Civil Plans). All plan review comments must be addressed in order for plans to be approved. If there are any questions regarding the code interpretation or the applicability of the code section cited, contact the District plan reviewer to discuss the issue prior to plans being resubmitted.

If the plan review is approved, please note that construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to

allow inspection.

January 12th, 2023

Tara Mendoza
WMB Architects Inc.
5757 Pacific Ave, #226
Stockton, CA 95207

Re: Fair Oaks Clubhouse
RFI #182 : V3- Clubhouse Fire Alarm System

Dear Tara,

The following is our response to the questions in RFI #182 : V3- Clubhouse Fire Alarm System:

Subject: RFI #182 : V3- Clubhouse Fire Alarm System

Question asked by Eric Larson (R&D Electric.)

Question:

We have received the following from R&D Electric:

The contract drawings for the Clubhouse show the existing fire alarm system to remain and new fire alarm to be installed in restrooms and drawings were submitted as such. The comments returned on the submittal are requiring an upgrade to the entire building Fire Alarm system to bring the system up to current code. Please advise how you would like us to proceed.

Response: Can you identify the comments triggering this building wide upgrade?

Please don't hesitate to call if you have any questions.

Sincerely,

HCS Engineering Inc.

Richard Smith, PE
Electrical Engineer, P.E.



BOBO
CONSTRUCTION, INC.

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
P: (916) 383-7777

Project: 3258 Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

RFI #182: V3 - Clubhouse Fire Alarm System

Status	Open		
To	Tara Mendoza (WMB Architects Inc)	From	Eric Larson (R & D Electric) 5740 Roseville Rd, STE M Sacramento, California 95842
Date Initiated	Jan 10, 2023	Due Date	Jan 17, 2023
Location	Clubhouse		
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Drawing Number	Fire Alarm Plan Review	Reference	Clubhouse Fire Alarm Plan Check Comments
Linked Drawings			
Received From	Eric Larson (R & D Electric)		
Copies To	Juan Barraza (Bobo Construction, Inc.), Gage Burget (Bobo Construction, Inc.), David Fukui (Innovative Construction Services, Inc.), Ed Hight (Innovative Construction Services, Inc.), Rick Hureaux (Innovative Construction Services, Inc.), Tim Mattheis (WMB Architects Inc), Travis Nicholas (Bobo Construction, Inc.), Joel Rehbein (WMB Architects Inc), John Rivera (Innovative Construction Services, Inc.), John Schmitz (Bobo Construction, Inc.), Nick Valentine (Innovative Construction Services, Inc.), Jason Winnie (Bobo Construction, Inc.)		
Urgency	Urgent		
Activity			
Question	Question from Eric Larson R & D Electric on Tuesday, Jan 10, 2023 at 11:47 AM PST We have received the following from R&D Electric: The contract drawings for the Clubhouse show the existing fire alarm system to remain and new fire alarm to be installed in restrooms and drawings were submit as such. The comments returned on the submittal are requiring a upgrade to the entire building Fire Alarm system to bring the system up to current code. Please advise how you would like us to proceed.		
Attachments	V3-RFI 182 - Clubhouse Fire Alarm System.pdf		

Awaiting an Official Response

VILLAGE PARK RENOVATION - COMMUNITY CLUBHOUSE

7997 CALIFORNIA AVE
FAIR OAKS, CA 95628
FIRE ALARM SYSTEM

SHEET INDEX

SHEET	DESCRIPTION
FAO.1	FIRE ALARM SYSTEM LEGENDS, NOTES & VICINITY MAP
FAO.2	NOTES & DETAILS
FAO.3	OVERALL SITE PLAN
FAO.4	FIRE ALARM FLOOR PLANS
FAO.5	RISER DIAGRAM, CALCS & DETAILS

REV.	DESCRIPTION
A.1	FAO.1, FAO.2, FAO.3, FAO.4, FAO.5
A.2	FAO.1, FAO.2, FAO.3, FAO.4, FAO.5



CODE

2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 17

2016 NFPA 1

2016 NFPA 5000

2016 NEC

2016 IBC

2016 GFCI

2016 O&G

2016 NFPA 70B

2016 NFPA 70E

2016 NFPA 70H

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

2016 NFPA 70V

2016 NFPA 70W

2016 NFPA 70X

2016 NFPA 70Z

2016 NFPA 70A

2016 NFPA 70B

2016 NFPA 70C

2016 NFPA 70D

2016 NFPA 70E

2016 NFPA 70F

2016 NFPA 70G

2016 NFPA 70H

2016 NFPA 70I

2016 NFPA 70J

2016 NFPA 70K

2016 NFPA 70L

2016 NFPA 70M

2016 NFPA 70N

2016 NFPA 70P

2016 NFPA 70R

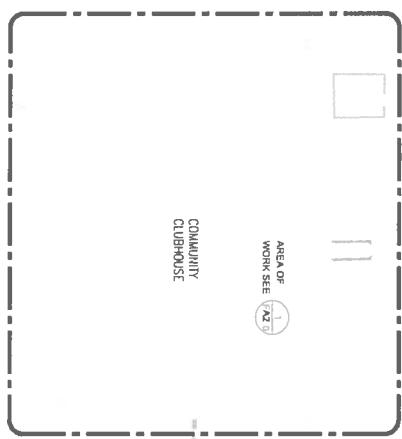
2016 NFPA 70S

2016 NFPA 70T

2016 NFPA 70U

1
FA1.0

OVERALL SITE PLAN



SCALE: 1" = 40'-0"



VILLAGE PARK RENOVATION -
COMMUNITY CLUBHOUSE

7997 CALIFORNIA AVE
FAIR OAKS, CA 95628

PROJECT TITLE
PROJ. NO.

REV.	DESCRIPTION	DATE
A	PLAT CHECKED	11/17/22

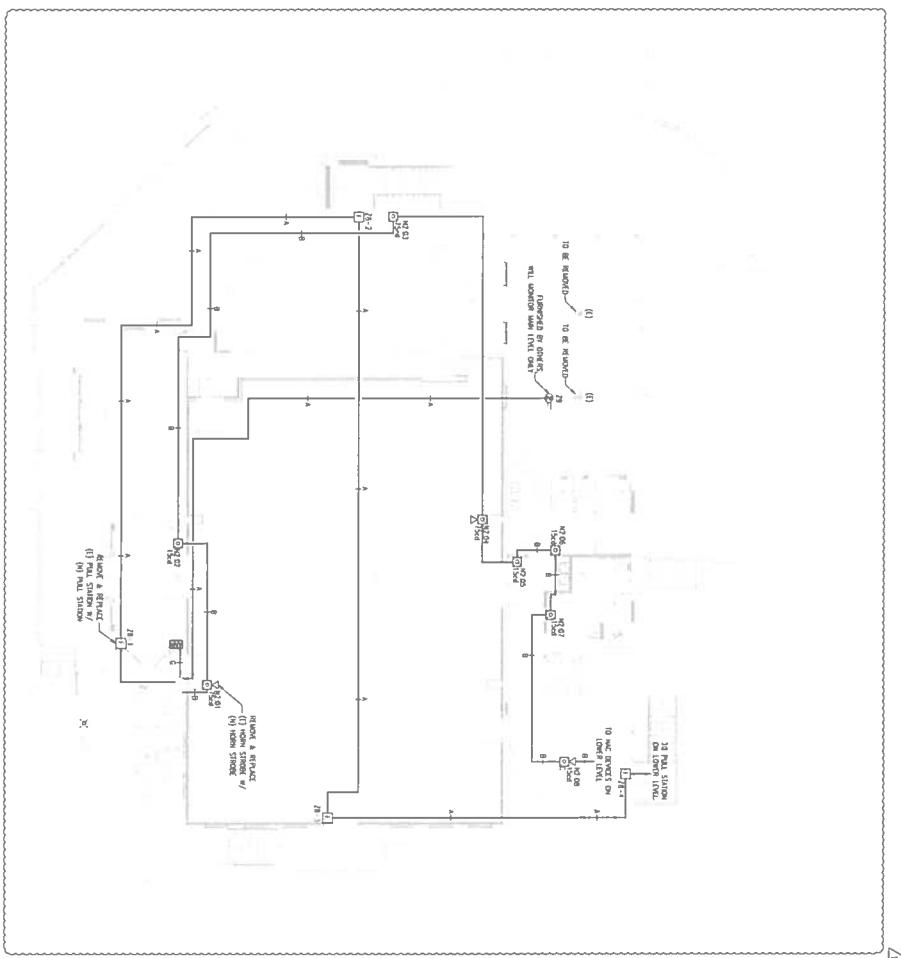
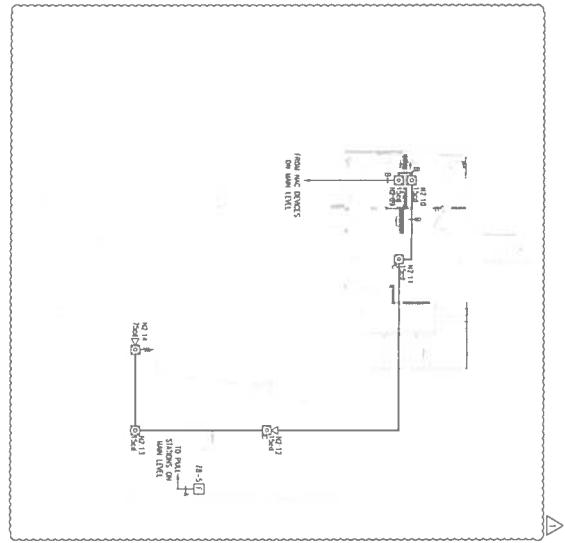


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SBS
SIERRA BUILDING SYSTEMS, INC.
6131 PACIFIC STREET, ROCKLIN, CA 95677
PH: 530-637-5550 FX: 530-637-5551 CA LIC:783225 C7,C10, C16
www.sierrabuildingsystems.net

SHEET TITLE
OVERALL
SITE PLAN
REV. NO.
A.L.
K.R.
1105-22
FA1.0
03/27/23

R1 03 27 23



VILLAGE PARK RENOVATION -
COMMUNITY CLUBHOUSE

7997 CALIFORNIA AVE
FAIR OAKS, CA 95628

R1 03 27 23

SHEET TITLE	
FIRE ALARM FLOOR PLANS	
REF ID: 0000000000000000	REV: 00
DATE: 11/01/2010	BY: KR
1105-22	FA2.0
03/27/23	



6131 PACIFIC STREET, ROCKLIN, CA 95677
PH: 530-637-5550 FX: 530-637-5551 CA LIC:783225 C7,C10,C16
www.serrabuildingsystems.net



CONTRACT CONSULTANT CHANGE ORDER

Consultant: KMM Services, Inc.

CO Nbr: 4

Date: 5/17/2024

Owner: Fair Oaks Recreation and Parks District

Park: Village Park Building - Clubhouse & Amphitheater Improvements

Description of Scope/Basic Services Change:

	<u>AMOUNT</u>
Additional services for the QA of technical requirements for technology, fire alarm, electronic safety and security systems	\$14,500.00

TOTAL: \$14,500.00

Original contract amount (Lump sum fee)	\$ 10,650.00
Previous change orders through Change Order # <u>3</u>	\$ 39,940.00
Contract amount prior to this change order.....	\$ 50,590.00
Amount of this change order.. (Lump sum fee).....	<u>\$ 14,500.00</u>

NEW CONTRACT AMOUNT Including this change order..... \$ 65,090.00


Ronny Kastrom, KMM Services, Inc.

Date: May 20, 2024


Dave Fukui, Innovative Construction Services, Inc.

Date: 20 MAY 2024


Michael J. Aho
Mike Aho, District Administrator

Date: 6/4/24

Note: Not valid until signed by the Consultant and the Owners Representative, at which such time Consultant indicates agreement herewith, including adjustments to Contract Sum.

* Consultant Change Order augments District purchase order/service agreement.

FAIR OAKS RECREATION AND PARK DISTRICT (FORPD)
Technology, Fire Alarm, Electronic Safety and Security Systems
Project Technical Quality Assurance Consulting During Construction Phase
Veterans Memorial Amphitheater / Community Clubhouse Building /
Village Park Community Building Project (Add Service #4)

Part I: Goals and Objectives

KMM Services, Inc. (KMM) will provide technical consulting during the remodel and construction of the buildings. Project is currently in construction and is anticipated to be finished by 12/31/2024.

Part II: Scope of Work

As requested by the FORPD, KMM will provide the following:

- A) Under the direction of CM and/or Architect and/or FORPD, this proposal covers technical requirement quality assurance (QA) review and reporting for the following Technology, Fire Alarm, Electronic Safety and Security systems:
 - 1) Voice and Data connectivity, including MDF reviews.
 - 2) Wireless Access Points placements and if necessary, heat maps to document signal strength.
 - 3) Security Camera (CCTV) connectivity, placement, and view verification.
 - 4) Intrusion Detection installation and operation verification.
 - 5) Electronic Access Control installation and operation verification.
 - 6) Fire Alarm installation and operation verification.
 - 7) Audio Visual installation and operation verification.
- B) As requested by FORPD or its representative, KMM will:
 - 1) Visit the construction site periodically, as requested by FORPD or its representative, to review installation and potential challenges.
 - 2) Advise FORPD of best practices and recommendations for programming and commissioning of data infrastructure.
 - 3) In the latter part of construction and as part of activating the system, KMM will be available for coordination and commissioning as requested by FORPD or its representative.

Part III: Estimated Delivery Schedule

- A) Delivery of these services will start upon acceptance of this proposal.



KMM Services, Inc.
5433 El Camino Ave., Suite 5
Carmichael, CA 95608
Phone 916.359.4000

Part IV: Price and Payment Schedule

The included hours for the scope outlined as Part II above is **100** hours. We arrived at these hours by assuming that we will spend approximately 14.5 hours per month for the remaining 7 months of the project.

These services will be provided and billable at the following rates but **will not exceed Fourteen Thousand Five Hundred no/100 (\$14,500.00) unless prior written approval is received.**

KMM's hourly rate is as follows:

Technical consulting / design: \$145.00 / Hr.
Administrative / AutoCAD: \$85.00 / Hr.

Expenses are reimbursable at cost of item (with receipt attached).

Invoices will be sent at the end of each month. Payments are to be made to KMM Services, Inc. within 30 days of receipt of the invoice from KMM Services, Inc.

KMM Services, Inc. (EIN: 61-1524470)

By Chris Cluff
Name Chris Cluff
Title COO
Date May 15, 2024

Fair Oaks Recreation and Park District

By: _____
Name _____
Title _____
Date _____

Stacy Gerdin

From: Mike Aho <maho@forpd.org>
Sent: Friday, May 17, 2024 10:15 AM
To: Dave Fukui
Cc: Stacy Gerdin
Subject: RE: FORPD Add Service #4

Yes, please proceed.

Mike Aho
District Administrator
Fair Oaks Recreation and Parks

From: Dave Fukui <Dave@icscm.com>
Sent: Friday, May 17, 2024 10:05 AM
To: Mike Aho <maho@forpd.org>
Cc: Stacy Gerdin <stacy@icscm.com>
Subject: FW: FORPD Add Service #4

Good morning

KMM is requesting an add-service as they have run through it contract dollars for the project.

The attached is for 100 hours of additional time, which is their estimate of what they need to get thru the close-out.

Please review and if acceptable, we will prep and route a CCO for signatures.

Thanks,



Dave Fukui
Innovative Construction Services, Inc.
P – (916) 333-5701 F – (916) 313-3423 C – (916) 548-3911
www.icscm.com

From: Chris Cluff <chris.cluff@kmmservices.com>
Sent: Thursday, May 16, 2024 4:12 PM
To: Dave Fukui <Dave@icscm.com>
Cc: Ronny Kagstrom <ronny.kagstrom@kmmservices.com>; Robbie Wanamaker <robbie.wanamaker@kmmservices.com>
Subject: FORPD Add Service #4

Hi Dave,
Please see the attached proposal for FORPD Add Service #4

Please feel free to contact me with any questions

FULTON EL-CAMINO PARK DISTRICT POLICE DEPARTMENT

James R. Brown, Chief of Police



Monthly activity report for: Fair Oaks Park District, **Reporting Period:** 2024-05-01 to 2024-05-31

Summary of enforcement actions

NTA Issued: 1	Park Hours:	0
	Drugs:	0
	Weapons:	0
	Alcohol:	0
	Animals:	0
	Vehicle Code:	1
	Probation Violation:	0
	Other:	0
Onsite Arrests:	Drugs:	
	Weapons:	
	Assault/Battery:	
	Sex Crimes:	
	Theft:	
	Probation Violation:	

Other:	
Calls For Service:	3
Parking Citations:	68
Warrant Arrests:	0
DUI Arrests:	0
Stolen Vehicles:	0
Warnings Issued:	0

Notice To Appear (NTA)	Date/Tim e	Violations	Severity	Notes
Bannister Park		No NTA issued during this reporting period		
Fair Oaks Park		No NTA issued during this reporting period		
Little Phoenix Park		No NTA issued during this reporting period		
Miller Park	2024-05-13 17:18	16028(a) CVC No Insurance 4000(a) CVC No current registration	Inf Inf	
Montview Park		No NTA issued during this reporting period		
Off Property		No NTA issued during this reporting period		
Phoenix Park		No NTA issued during this reporting period		
Plaza Park		No NTA issued during this reporting period		
Village Park		No NTA issued during this reporting period		
Arrests Made	Date/Tim e	Violations	Severity	Notes
Bannister Park		No arrests reporting during this period		
Fair Oaks Park		No arrests reporting during this period		
Little Phoenix Park		No arrests reporting during this period		
Miller Park		No arrests reporting during this period		
Montview Park		No arrests reporting during this period		
Off Property		No arrests reporting during this period		
Phoenix Park		No arrests reporting during this period		
Plaza Park		No arrests reporting during this period		
Village Park		No arrests reporting during this period		

Calls For Service	Date/Tim e	Description	Dispositi on	Notes
Bannister Park		No calls for service during this reporting period Subject in vehicle smoking drugs in parking lot of park, when ofc arrived checked all		
Fair Oaks Park	2024-05-09 17:02	parking lots of the park, it appears the vehicle is gone, attempted to contact complaint however voicemail only report of female making statements about her harming herself and everyone was mad ed at her.	Unfound ed	GOA talked to female who matched description and determined she was not having mental heath episode and did not meet 5150 criteria
Fair Oaks Park	2024-05-26 18:06			
Little Phoenix Park		No calls for service during this reporting period		
Miller Park		No calls for service during this reporting period		
Montview Park		No calls for service during this reporting period		
Off Property		No calls for service during this reporting period daughter hit father in face multiple times then jumped		
Phoenix Park	2024-05-02 18:25	out of vehicle on Sunset ran into park. Unable to locate subject after search of park and surrounding area.	GOA	
Plaza Park		No calls for service during this reporting period		
Village Park		No calls for service during this reporting period		
Arrest Warrants	Date/Tim e	Warrant Type	Bail Amount	Notes
Bannister Park		No warrant arrests during this reporting period		
Fair Oaks Park		No warrant arrests during this reporting period		
Little Phoenix Park		No warrant arrests during this reporting period		
Miller Park		No warrant arrests during this reporting period		
Montview Park		No warrant arrests during this reporting period		

Off Property	No warrant arrests during this reporting period			
Phoenix Park	No warrant arrests during this reporting period			
Plaza Park	No warrant arrests during this reporting period			
Village Park	No warrant arrests during this reporting period			
DUI Arrests	Date/Tim e	DUI Type	BAC	Notes
Bannister Park		No DUI arrests during this reporting period		
Fair Oaks Park		No DUI arrests during this reporting period		
Little Phoenix Park		No DUI arrests during this reporting period		
Miller Park		No DUI arrests during this reporting period		
Montview Park		No DUI arrests during this reporting period		
Off Property		No DUI arrests during this reporting period		
Phoenix Park		No DUI arrests during this reporting period		
Plaza Park		No DUI arrests during this reporting period		
Village Park		No DUI arrests during this reporting period		
Warnings	Date/Tim e	Violation		Notes
Bannister Park		No warnings during this reporting period		
Fair Oaks Park		No warnings during this reporting period		
Little Phoenix Park		No warnings during this reporting period		
Miller Park		No warnings during this reporting period		
Montview Park		No warnings during this reporting period		
Off Property		No warnings during this reporting period		
Phoenix Park		No warnings during this reporting period		
Plaza Park		No warnings during this reporting period		
Village Park		No warnings during this reporting period		
Parking Citations	Date/Tim e	Violations		
Bannister Park	2024-05-18 16:55	4000(a) CVC No current registration		
Fair Oaks Park	2024-05-18 16:14	22507.8(a) CVC Unlawful parking in disabled space		

Fair Oaks Park	2024-05-19 16:46	4000(a) CVC No current registration
Little Phoenix Park		No Parking citations issued during this reporting period
Miller Park	2024-05-26 16:48	4000(a) CVC No current registration
Montview Park		No Parking citations issued during this reporting period
Off Property		No Parking citations issued during this reporting period
Phoenix Park	2024-05-02 19:24	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-02 19:21	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-02 19:01	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-02 19:05	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-02 19:10	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-02 19:11	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-02 19:15	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-02 19:15	10.24.030(b) SCO Prohibited stopping, standing, parking
Phoenix Park	2024-05-13 18:11	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 18:14	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 18:15	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 18:18	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 18:19	9.36.065(d) SCO Failure to park in designated area

Phoenix Park	2024-05-13 17:32	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 17:58	10.24.030(b) SCO Prohibited stopping, standing, parking
Phoenix Park	2024-05-13 18:20	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 18:01	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 17:58	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-13 17:45	4000(a) CVC No current registration
Phoenix Park	2024-05-16 18:43	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-16 18:30	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:32	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:36	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:38	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:13	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:15	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:16	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:18	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:20	9.36.065(d) SCO Failure to park in designated area

Phoenix Park	2024-05-16 18:22	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:24	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:26	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:28	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:08	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-16 18:04	10.24.030(b) SCO Prohibited stopping, standing, parking
Phoenix Park	2024-05-20 18:09	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:14	10.24.010(1-4) SCO Red, yellow, white, green curb unloading zone - 5 min.
Phoenix Park	2024-05-20 18:19	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:21	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:22	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:24	10.24.030(b) SCO Prohibited stopping, standing, parking
Phoenix Park	2024-05-20 18:24	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:29	10.24.030(b) SCO Prohibited stopping, standing, parking
Phoenix Park	2024-05-20 18:31	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 17:55	9.36.065(d) SCO Failure to park in designated area

Phoenix Park	2024-05-20 17:57	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 17:59	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:01	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:03	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:03	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:05	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-20 18:07	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 00:00	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:17	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:19	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:22	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:23	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:26	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:27	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:38	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:36	9.36.065(d) SCO Failure to park in designated area

Phoenix Park	2024-05-21 19:32	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-21 19:46	9.36.065(d) SCO Failure to park in designated area
Phoenix Park	2024-05-30 17:09	4000(a) CVC No current registration
Plaza Park		No Parking citations issued during this reporting period
Village Park		No Parking citations issued during this reporting period

FAIR OAKS RECREATION AND PARK DISTRICT

ONE THOUSAND FOUR HUNDRED AND THIRTY-SECOND BOARD OF DIRECTORS' REGULAR MEETING

Minutes for May 15, 2024

The one thousand four hundred and thirty-second meeting of the Fair Oaks Recreation and Park District Board of Directors was held on Wednesday, May 15, 2024, at the Fair Oaks Water District Building, 10326 Fair Oaks Blvd, Fair Oaks, CA.

For the Record:	Vice-Chair Tamagni called the regular meeting to order at 6:00 PM.
Board Members Present:	Chair Carhart, Vice-Chair Tamagni, Director Irwin, Director Mounts, Director O'Farrell
Board Members Absent:	None
Staff Present:	District Administrator Mike Aho, Administrative Assistant II Ian Roberts, Administrative Services Manager Jennifer Larkin, Arts and Entertainment Manager Jennifer Schuler, Parks and Facilities Manager Sean Ventura, Recreation Manager Nick Davison, Recreation Supervisor Mary Stoakley, Accountant Jamie Fawcett
Members of the Public:	1

DISCUSSION & ACTION #1:

A motion to approve Chair Carhart's request to attend the board meeting virtually under the just cause provision of the Brown Act was made by Director O'Farrell and seconded by Director Mounts.

AYES: Vice-Chair Tamagni, Director O'Farrell, Director Irwin, Director Mounts
NOES: None
ABSTAIN: None
ABSENT: None
RECUSE: None

PUBLIC COMMENT:

Teri Gorman of 4141 Temescal Street spoke to the Board about concerns relating to how long the Village Park Project was taking to be completed.

PRESENTATIONS:

The District was presented with a public agency grant award from USA Softball of Sacramento/GSSA 2024.

DISCUSSION & ACTION #2: Consent Calendar

A motion to approve the consent calendar was made by Director O'Farrell and seconded by Director Irwin.

AYES: Vice-Chair Tamagni, Director O'Farrell, Director Mounts
NOES: None
ABSTAIN: None
ABSENT: None

FAIR OAKS RECREATION AND PARK DISTRICT

ONE THOUSAND FOUR HUNDRED AND THIRTY-SECOND BOARD OF DIRECTORS' REGULAR MEETING

Minutes for May 15, 2024

RECUSE: None

DISCUSSION & ACTION #3: *Monthly Fair Oaks Youth Advisory Report*

FOYAB Chair, Navya Alqarwani gave the May report and introduced the incoming chair to the Board.

DISCUSSION & ACTION #4:

Discussion and Possible Action Regarding Approval of Amphitheater Seating Proposal.

A motion to authorize the District Administrator to begin the process of selling the cell tower leases and proceed with construction documents to get a project cost to bring back to the Board was made by Chair Carhart and seconded by Director O'Farrell.

AYES: Chair Carhart, Director Irwin, Director Mounts, Director O'Farrell

NOES: Vice-Chair Tamagni

ABSTAIN: None

ABSENT: None

RECUSE: None

DISCUSSION & ACTION #5:

Adoption of Resolution No. 051524-01 Calling the General Election for 2024.

A motion to adopt Resolution No. 051524-01 Calling the General Election for 2024 was made by Director O'Farrell and seconded by Director Mounts.

AYES: Chair Carhart, Vice-Chair Tamagni, Director Irwin, Director Mounts, Director O'Farrell

NOES: None

ABSTAIN: None

ABSENT: None

RECUSE: None

DISCUSSION & ACTION #6:

Convene the Fair Oaks Recreation Foundation meeting without adjourning the Board of Directors meeting.

A motion to convene the Fair Oaks Recreation Foundation meeting without adjourning the Board of Directors meeting was made by Chair Carhart and seconded by Director Mounts.

AYES: Chair Carhart, Vice-Chair Tamagni, Director Irwin, Director Mounts, Director O'Farrell

NOES: None

ABSTAIN: None

ABSENT: None

RECUSE: None

DISCUSSION & ACTION #7:

Adjourn Fair Oaks Recreation Foundation Meeting and Return to Fair Oaks Recreation and Park District Board of Directors Meeting.

A motion to adjourn the Fair Oaks Recreation Foundation meeting and return to the Fair Oaks Recreation and Park District Board of Directors meeting was made by Chair Carhart and seconded by Director Irwin.

AYES: Chair Carhart, Vice-Chair Tamagni, Director Irwin, Director Mounts, Director O'Farrell

FAIR OAKS RECREATION AND PARK DISTRICT

ONE THOUSAND FOUR HUNDRED AND THIRTY-SECOND BOARD OF DIRECTORS' REGULAR MEETING

Minutes for May 15, 2024

NOES: None
ABSTAIN: None
ABSENT: None
RECUSE: None

DISCUSSION & ACTION #8: *Adjourn to the Regular Meeting of June 19, 2024.*

A motion to adjourn to the regular meeting of June 19, 2024 was made by Director O'Farrell and seconded by Director Mounts.

AYES: Chair Carhart, Vice-Chair Tamagni, Director Irwin, Director Mounts, Director O'Farrell
NOES: None
ABSTAIN: None
ABSENT: None
RECUSE: None

Ralph Carhart
Chair, Board of Directors

Michael J. Aho
District Administrator

STAFF REPORT



Meeting Date: June 19, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Approval of Change Order for Bobo Construction in
the Amount of \$399,777 for the Village Park
Renovation Project

I. **Recommendation**

Authorize the District Administrator to sign documents to approve Change Order No. 165 for the Village Park Renovation Project. The change order is necessary to address unforeseen conditions and to extend the project timeline, resulting in an additional cost of \$399,777. This change order includes 168 additional days due to weather delays and site conditions.

II. **Background**

Measure J, approved by voters in November 2018, provided funding for various park improvements, including the Village Park Renovation Project. This measure has been instrumental in enabling the District to undertake substantial enhancements across multiple park facilities.

The Village Park Renovation Project is an ongoing effort to improve and modernize the facilities at Village Park. Bobo Construction Inc. has been contracted to carry out these renovations. During the course of the project, it was determined that additional time and resources were required due to unforeseen site conditions and weather-related delays.

The Board of Directors has authorized the District Administrator to approve changes to the project up to \$70,000. However, this change order exceeds that limit and requires Board approval.

III. **Problem / Situation/ Request**

The existing contract did not account for the extensive weather delays and site conditions encountered. To maintain the project's integrity and ensure timely completion, Change Order No. 165 has been proposed. This change

order accounts for an additional 168 days to the project schedule and covers costs associated with the delay. Change Order No. 165 is essential to address the unforeseen conditions and ensure the completion of the Village Park Renovation Project. The additional costs are justified by the necessity to extend the project timeline and cover the associated labor and overhead. According to Section 14.01 of the contract with Bobo Construction, any additional time required due to unavoidable delays caused by conditions beyond the control of the contractor, such as weather, may entitle the contractor to an extension of the contract time. Section 14.02 states that the contractor must provide notice of delays and request time extensions, specifying the cause and providing a detailed schedule analysis. If the delays are compensable, the contractor is entitled to an adjustment of the contract sum as per Article 15.

Additionally, Section 15.07 outlines allowable costs for any change order, including costs of labor, first-line supervision, actual costs of materials, and rental costs of machinery and equipment. These terms justify Bobo Construction's request for additional costs due to the allowable delay.

IV. Financial Analysis

The total cost of the change order is \$399,777. This includes labor costs, markups, and credits for weather-related non-compensable delays. The financial impact is significant but necessary to address the delays and ensure the project's completion. Measure J funds will be used to cover this increase in cost.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment:

- Cost Breakdown and Justification
- Bobo Contract
- Contract Documents Section 14 and 15



PCO #165

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
Phone: (916) 383-7777

Project: 3258 - Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

Prime Contract Potential Change Order #165: Time Extensions - COs 01 and 02

TO:	Fair Oaks Recreation and Parks District 4150 Temescal Street Fair Oaks, California 95628	FROM:	Bobo Construction, Inc. 9722 Kent Street Suite A Elk Grove, California 95624
PCO NUMBER/REVISION:	165 / 2	CONTRACT:	BP#21-103 - Village Park Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Juan Barraza (Bobo Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	2/12/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	168 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$399,777.00

POTENTIAL CHANGE ORDER TITLE: Time Extensions - COs 01 and 02

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #200 - Time Extensions - COs 01 and 08

See attached CO 01 (92 Calendar Days) and CO 02 (76 Calendar Days). A credit of 14 days per calendar year was given as part of non-compensable weather delays not included in the contract and General Conditions.

ATTACHMENTS:

[Overhead Daily Rate REV.pdf](#) , [_RE_VPRP Time Extensions - COs 01 and 02 - Executed.msg](#) , [_CO 02 VPRP 20231107 Signed.pdf](#) , [_CO 01 VPRP 20231106 Signed.pdf](#)

#	Budget Code	Description	Amount
1	1-12.L Superintendent.Labor	Approved CO#01 (92 Calendar Days x \$2,257.35)	\$207,676.20
2	1-12.L Superintendent.Labor	Approved CO#02 (76 Calendar Days x \$2,257.35)	\$171,558.60
3	1-12.L Superintendent.Labor	Credit 14 days of Yearly Weather delays	\$(31,602.90)
			Subtotal: \$347,631.90
Bobo Self Perform Markup (15.00% Applies to Labor, Rental Equipment, Materials, Burden, and Owned Equipment.):			\$52,145.10
Bobo Sub Markup (5.00% Applies to Commitment, Professional Services, and Other.):			\$0.00
			Grand Total: \$399,777.00

Tim Mattheis (WMB Architects Inc)
2000 L Street, Suite 125
Sacramento, California 95811

Fair Oaks Recreation and Parks District
4150 Temescal Street
Fair Oaks, California 95628

Bobo Construction, Inc.
9722 Kent Street Suite A
Elk Grove, California 95624

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____



Change Order: 1107 - 7 / Date: 4/17/2024
Project Number: 3258

Bobo Construction Inc.
9722 Kent Street
Elk Grove, CA
95624, US
(916) 383-7777

Prepared By:
Travis Nicholas
(916) 383-7777
tnicholas@boboconstructioninc.com

Project: **Village Park Renovations Project**

Scope of Work

Default Group

	Quantity	Unit Cost	Total Cost
Builder's Risk Daily Rate	1 day	\$124.23	\$124.23
Project Manager Daily Rate	1 day	\$287.37	\$287.37
Project Engineer Daily Rate	1 day	\$168.00	\$168.00
Superintendent Daily Rate	1 day	\$446.57	\$446.57
Foreman Daily Rate	1 day	\$317.37	\$317.37
General Laborer Daily Rate	1 day	\$640.54	\$640.54
Temporary Restrooms Daily Rate	1 day	\$15.31	\$15.31
Temporary Utilities Daily Rate (Water)	1 day	\$14.63	\$14.63
Temporary Utilities Daily Rate (Internet)	1 day	\$4.91	\$4.91
Temporary Fence Daily Rate	1 day	\$23.43	\$23.43
Project Management Software Cost	1 day	\$66.82	\$66.82
SWPPP - Implement, Monitor, & Maintain	1 day	\$148.17	\$148.17
	--	--	\$2,257.35

Notes

VPR Overhead

Item	Cost per Hour	Hours	Cost per Working Day	Cost per Calendar Day	Notes
Builders Risk	\$ 21.74	8	\$ 173.92	\$ 124.23	BR is a duration based insurance at \$45,349/yr
PM	\$ 50.29	8	\$ 402.32	\$ 287.37	
PE	\$ 29.40	8	\$ 235.20	\$ 168.00	
Super	\$ 78.15	8	\$ 625.20	\$ 446.57	
Foreman	\$ 55.54	8	\$ 444.32	\$ 317.37	
Laborer	\$ 74.73	12	\$ 896.76	\$ 640.54	Figuring 1.5 Laborers as we fluctuate between 1 and 2 Laborers
Restrooms	\$ 2.68	8	\$ 21.44	\$ 15.31	Took average of all RR charges to date
Utilities - Water	\$ 2.56	8	\$ 20.48	\$ 14.63	Took average of all water usage charges to date
Utilities - Internet	\$ 0.86	8	\$ 6.88	\$ 4.91	Starlink, \$150/month
Fencing	\$ 4.10	8	\$ 32.80	\$ 23.43	2,028lf x \$6.25/lf = 12,675 for 540 duration
Procure (see below)	\$ 11.69	8	\$ 93.55	\$ 66.82	
SWPPP	\$ 25.93	8	\$ 207.44	\$ 148.17	Based on \$80,000 for 540 day duration that was factored into bid
	\$ 357.67		\$ 3,160.31	\$ 2,257.35	

Procure is renewed annually (on 4/6) and is based on total volume expected for the year, but is not audited for a credit if we do less than the amount estimated.

The project has now entered a new billing cycle for the software since the project was to be done prior to 4/6/24 and its remaining cost had to be factored into the renewal

Item	Cost per Million	Project Size	Total Software Costs	Original Project Days	Cost per Day
Procure	\$ 1,658.90	21.75	\$ 36,081.08	540	\$ 66.82

Burden Employee Summary

01/01/22 To 04/01/24

Employee No	Employee Name	Avg Hrly Rate
33	Schmitz , John	78.1486
145	Barraza , Juan	50.2852
209	Burget , Gage	29.4027
214	Winnie , Jason	55.5424

Bobo Construction, Inc.
Job History Detail Report
3258 - Village Park Renovations Proj

To

Cost Code	Description	Source	Date	Class	Category	Dollars	Hours/Units	Comment	Quantity	%	Type
1	General Requirements										
500	Temporary Office and Restrooms	A/P	07/01/22	REQ		496.14		10267 AREA Portable Services Inc.			
		A/P	07/26/22	REQ		411.80		10267 AREA Portable Services Inc.			
		A/P	08/23/22	REQ		411.80		10267 AREA Portable Services Inc.			
		A/P	09/20/22	REQ		411.80		10267 AREA Portable Services Inc.			
		A/P	10/18/22	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	11/15/22	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	12/13/22	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	01/10/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	03/06/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	04/03/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	05/01/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	05/29/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	06/26/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	08/01/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	08/21/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	09/18/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	10/16/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	11/13/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	12/11/23	REQ		463.70		10267 AREA Portable Services Inc.			
		A/P	01/08/24	REQ		501.08		10267 AREA Portable Services Inc.			
		A/P	02/05/24	REQ		501.08		10267 AREA Portable Services Inc.			
		A/P	03/04/24	REQ		501.08		10267 AREA Portable Services Inc.			
		A/P	04/01/24	REQ		501.08		10267 AREA Portable Services Inc.			
	Cost Code 500 Total:	REQ				10,691.36					
							Totals:	10,691.36			
	Cost Code Group 1 Total:	REQ						10,691.36			
							Totals:	10,691.36			
	Job 3258 Total:	REQ						10,691.36			
							Totals:	10,691.36			

Bobo Construction, Inc.
Job History Detail Report
3258 - Village Park Renovations Proj

To

Cost Code	Description	Source	Date	Class	Category	Dollars	Hours/Units	Comment	Quantity	%	Type
1	General Requirements										
510	Temporary Utilities	A/P	08/31/22	REQ		453.49		10243 Fair Oaks Water District			
		A/P	08/31/22	REQ		2,500.00		10243 Fair Oaks Water District			
		A/P	10/10/22	REQ		208.41		10243 Fair Oaks Water District			
		A/P	10/10/22	REQ		233.93		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		-317.65		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		-305.99		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		305.99		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		305.99		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		317.65		10243 Fair Oaks Water District			
		A/P	12/06/22	REQ		317.65		10243 Fair Oaks Water District			
		A/P	01/17/23	REQ		317.65		10243 Fair Oaks Water District			
		A/P	01/17/23	REQ		180.67		10243 Fair Oaks Water District			
		A/P	03/07/23	REQ		182.44		10243 Fair Oaks Water District			
		A/P	03/07/23	REQ		-280.33		10243 Fair Oaks Water District			
		A/P	03/07/23	REQ		280.33		10243 Fair Oaks Water District			
		A/P	03/07/23	REQ		280.33		10243 Fair Oaks Water District			
		A/P	04/12/23	REQ		175.44		10243 Fair Oaks Water District			
		A/P	05/10/23	REQ		153.77		10243 Fair Oaks Water District			
		A/P	06/15/23	REQ		197.86		10243 Fair Oaks Water District			
		A/P	07/19/23	REQ		3,000.00		10243 Fair Oaks Water District			
		A/P	08/02/23	REQ		331.43		10243 Fair Oaks Water District			
		A/P	08/02/23	REQ		368.95		10243 Fair Oaks Water District			
		A/P	10/23/23	REQ		371.46		10243 Fair Oaks Water District			
		A/P	10/23/23	REQ		418.51		10243 Fair Oaks Water District			
		A/P	12/18/23	REQ		326.32		10243 Fair Oaks Water District			
		A/P	12/18/23	REQ		343.63		10243 Fair Oaks Water District			
		A/P	02/07/24	REQ		314.67		10243 Fair Oaks Water District			
		A/P	02/07/24	REQ		314.89		10243 Fair Oaks Water District			
		A/P	03/04/24	REQ		145.89		10243 Fair Oaks Water District			
		A/P	03/04/24	REQ		145.89		10243 Fair Oaks Water District			
		A/P	04/02/24	REQ		147.00		10243 Fair Oaks Water District			
		A/P	04/02/24	REQ		149.44		10243 Fair Oaks Water District			
Cost Code 510 Total: REQ						11,568.06					

Bobo Construction, Inc.
Job History Detail Report
3258 - Village Park Renovations Proj
To

Cost Code	Description	Source	Date	Class	Category	Dollars	Hours/Units	Comment	Quantity	%	Type
						Totals:	11,568.06				
	Cost Code Group 1 Total:	REQ					11,568.06				
						Totals:	11,568.06				
	Job 3258 Total:	REQ					11,568.06				
						Totals:	11,568.06				

T & M WAGE CHART

Date: 07/06/2022

School/Project: Village Park Renovation

General Contractor: Bobo Construction, Inc.

Prevailing Wage Rate Calculation

Date:				Fringes Benefits (does not increase for OT rates)							Burden (Employer Payments)									
No	Trade / Craft	dnoi	Basic Hourly Rate	Health & Welfare	Pension	Vacation / Holiday	Other Payments	Subtotal (Fringes)	Training	Subtotal Straight / OT Hourly Rate	FICA	SDI	Workman Comp.	UI	FUTA	Total Burden	Total Hourly Rate	Profit	Total Billable Rate	Comments
				7.65%	1.28%	Varies	6.20%	0.80%		10%										
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	Laborer	3	\$34.80	\$9.30	\$13.36	\$3.05	\$0.28	\$25.99	\$0.50	\$61.29	\$4.69	\$0.78	\$3.68	\$3.80	\$0.49	\$13.44	\$74.73			
2				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
3				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
4				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
5				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
6				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

Notes:

I Insert Contractor's basic hourly rate, health & welfare, pension, vacation/holiday and other payments in columns "D to H", then add training to column "J". Subtotal straight and over time hourly rates will be calculated at column "K" which includes "Fringes Benefits". Please note that ONLY "basic hourly rates" will change for over time and all other "Fringe Benefits" remain the same as straight hourly rates.

II Insert Contractor's workman compensation rate at lower section of columns "N" where shows "0.00%" for each contractor/trade. Total hourly rate including "Fringes Benefits" and all "Burdens" will be calculated at column "R". Since "Burdens" are percentages of the "subtotal straight/OT hourly rates" they will increase for over time rates and will be calculated automatically by the spreadsheet.

A/P Invoice Detail Report

Transaction: 10113

Trx Type: Prepaid EFT

Notes: No

Vendor: 520 - Mazzoni Insurance Service

PO/Sub No:

CO No:

Job: 3258 - Village Park Renovations Proj

Description: Builders Risk Policies CCC

General**Invoice No:** 062222**Terms:** NET30 -Net 30 Days**Inv Date:** 06/27/2022**Trx Date:** 6/27/2022**Inv. Total:** 24,057.00**Due Date:** 07/22/2022**Disc Date:****Disc Base:**

.00

Disc %:

.00

Disc Amt:

.00

Ret %:

.00

Ret Amt:

.00

Inventory:

.00

Other:

24,057.00

Sales Tax Amount:

.00

Distribution

G/L Expense	Amount	Job	Cost Code	Cost Cls	Tax Base	Tax Auth	Tax Rate	Units	Description	WO #	Equipment	Service Code	Total
5060	24,057.00	3258	2	OTH	.00			.00	.00				24,057.00

Tax:

Additional**Pay Status:** Regular**Pay Class:** OTH -Other**1099 Reporting Class:****Internal Note:****Scanned Invoice Image:****Prepaid Invoice****Payment #:** 4404**Payment Amount:** 24,057.00**Payment Date:** 6/22/2022**A/P:** 2000**A/P Ret:** 2020**Disc:** 6300**Cash:** 1010

A/P Invoice Detail Report**Transaction:** 10113**Trx Type:** Prepaid EFT**Notes:** No**Vendor:** 520 - Mazzoni Insurance Service**PO/Sub No:****CO No:****Job:** 3258 - Village Park Renovations Proj**Description:** Builders Risk Policies CCC

A/P Invoice Detail Report

Transaction: 10114

Trx Type: Prepaid EFT

Notes: No

Vendor: 520 - Mazzoni Insurance Service

PO/Sub No:

CO No:

Job: 3258 - Village Park Renovations Proj

Description: Builders Risk Policies CH Reno

General**Invoice No:** 062422 1**Terms:** NET30 -Net 30 Days**Inv Date:** 06/27/2022**Trx Date:** 6/27/2022**Inv. Total:** 17,258.00**Due Date:** 07/27/2022**Disc Date:****Disc Base:**

.00

Disc %:

.00

Disc Amt:

.00

Ret %:

.00

Ret Amt:

.00

Inventory:

.00

Other:

17,258.00

Sales Tax Amount:

.00

Distribution

G/L Expense	Amount	Job	Cost Code	Cost Cls	Tax Base	Tax Auth	Tax Rate	Units	Description	WO #	Equipment	Service Code	Total
5060	17,258.00	3258	2	OTH	.00		.00	.00					17,258.00

Tax:

Additional**Pay Status:** Regular**Pay Class:** OTH -Other**1099 Reporting Class:****Internal Note:****Scanned Invoice Image:****Prepaid Invoice****Payment #:** 4405**Payment Amount:** 17,258.00**Payment Date:** 6/27/2022**A/P:** 2000**A/P Ret:** 2020**Disc:** 6300**Cash:** 1010

A/P Invoice Detail Report**Transaction:** 10114**Trx Type:** Prepaid EFT**Notes:** No**Vendor:** 520 - Mazzoni Insurance Service**PO/Sub No:****CO No:****Job:** 3258 - Village Park Renovations Proj**Description:** Builders Risk Policies CH Reno

A/P Invoice Detail Report

Transaction: 10115

Trx Type: Prepaid EFT

Notes: No

Vendor: 520 - Mazzoni Insurance Service

PO/Sub No:

CO No:

Job: 3258 - Village Park Renovations Proj

Description: Builders Risk Policies AC Reno

General**Invoice No:** 062422 2**Terms:** NET30 -Net 30 Days**Inv Date:** 06/27/2022**Trx Date:** 6/27/2022**Inv. Total:** 4,034.00**Due Date:** 07/27/2022**Disc Date:****Disc Base:**

.00

Disc %:

.00

Disc Amt:

.00

Ret %:

.00

Ret Amt:

.00

Inventory:

.00

Other:

4,034.00

Sales Tax Amount:

.00

Distribution

G/L Expense	Amount	Job	Cost Code	Cost Cls	Tax Base	Tax Auth	Tax Rate	Units	Description	WO #	Equipment	Service Code	Total
5060	4,034.00	3258	2	OTH	.00			.00	.00				4,034.00

Tax:

Additional**Pay Status:** Regular**Pay Class:** OTH -Other**1099 Reporting Class:****Internal Note:****Scanned Invoice Image:****Prepaid Invoice**

Payment #: 4406

Payment Amount: 4,034.00

Payment Date: 6/27/2022

A/P: 2000

A/P Ret: 2020

Disc: 6300

Cash: 1010

A/P Invoice Detail Report**Transaction:** 10115**Trx Type:** Prepaid EFT**Notes:** No**Vendor:** 520 - Mazzoni Insurance Service**PO/Sub No:****CO No:****Job:** 3258 - Village Park Renovations Proj**Description:** Builders Risk Policies AC Reno

STARLINK

Attn: Travis Nicholas

Invoice**INV-USA-21668247-10664-82**

Invoice Date: April 10, 2024

Payment Due Date: April 17, 2024

Customer Account: ACC-442953-58745-73

Product Description	Qty	Amount
Standard Starlink Subscription (Apr 10, 2024 - May 09, 2024)	2	USD 240.00
Mobile - Regional Subscription (Apr 10, 2024 - May 09, 2024)	4	USD 600.00
Total Tax		USD 0.00

1 of these is Village,
\$150/month

Total Charges	USD 840.00
Payment	USD 840.00

Total Due **USD 0.00**

Please contact Customer Support if there are issues with your invoice.

If payment for services are not received by May 04, 2024, your service will be suspended until payment is made.

Space Exploration Technologies Corp.
1 Rocket Road
Hawthorne, California 90250



SECURITY CONTRACTOR SERVICES, INC.

Security Contractor Services, Inc.
5311 Jackson St.
North Highlands, CA 95660

02-0070950
BOBO CONSTRUCTION
9722 KENT STREET
ELK GROVE CA 95624-2417

INVOICE PAGE : 1

INVOICE NUMBER: 0310444-IN
INVOICE DATE: 05/01/2023
CONTRACT NO.: R088386
CONTRACT BEGIN: 04/26/2023
SHIPPING NUM: 0099339
BEGIN DATE: 04/26/2023
RETURN/REBILL: 09/26/2024

MCCOURTNEY RD XFER STATION
14741 WOLF MOUNTAIN RD
Grass Valley CA 95949

Rental period: 04/26/2023 - 09/26/2024

JUSTIN DUNBAR

CUSTOMER P. O. SHIP VIA F.O.B. TERMS
MCCOURTNEY XFER Our Truck Job Site 1 % 15 Days. Net 30 Days

ITEM #/FOOTAGE	ORDERED	SHIPPED	PRICE	AMOUNT
P 2637.50 12.5' X 7' PANEL	211	211	6.2500	16,484.38
B Blocks	201	201	.0000	.00
C Clamps	173	173	.0000	.00
YC Yellow Clamps	47	47	.0000	.00
/02REI Reinstall/Relocate Fence			633.75	
/02DPN Delivery/Pickup Charge			680.00	
/02PW			.00	

NET INVOICE: 17,798.13
FREIGHT: .00
SALES TAX: .00

INVOICE TOTAL: 17,798.13

A service charge will be assessed at the rate of 2% per month (24% per annum); with a minimum service charge of \$5.00. This service charge will be assessed at 60 days and every month thereafter until the invoice is paid in full. All expenses incurred to collect monies due will be paid by the purchaser. A handling charge of 15% will be made for stock material returned for credit. Non-standard items are not returnable. Claims for loss, damage, or shortage must be made within 5 days from date delivered to receive recognition.



CHANGE ORDER FORM

Fair Oaks Recreation and Park District
4150 Temescal St, Fair Oaks, CA 95628
Fair Oaks, CA 95628

CHANGE ORDER NO.:

CO #01

CHANGE ORDER

Project: Village Park Renovation
Project No.:

Date: November 6, 2023

The following parties agree to the terms of this Change Order:

Owner:
Fair Oaks Recreation and Park District
4150 Temescal Street
Fair Oaks, CA 95628

Contractor:
Bobo Construction
9722 Kent Street
Elk Grove, CA 95624

Architect:
WMB Architects
2000 L Street
Sacramento, CA 95811

Landscape Architect:
Callander Associates Landscape Architects
12150 Tributary Point Drive, Suite 140
Gold River, CA 95670

Reference	Description	Cost	Days Ext.
PCO #	Weather/Rain (See attached Exhibit A)	\$ 0.00	92
Requested by:	Bobo Construction		
Performed by:	Bobo Construction		
Reason:	Per Contract Gen. Condition §14.01 – Excusable time extension for weather delays		
		\$	
		\$	
Contract time will be adjusted as follows:	Original Contract Amount:	\$ 21,750,000.00	
Previous Completion Date: <u>04/24/2024</u>	Amount of Previously Approved Change Order(s):	\$ 0.00	
<u>92</u> Calendar Day Extension as a result of this change. (zero unless otherwise indicated)	Amount of this Change Order:	\$ 0.00	
Revised Completion Date: <u>07/25/2024</u>	Contract Amount:	\$ 21,750,000.00	

The undersigned Contractor approves the foregoing as to the changes, if any, to the Contract Price specified for each item, and as to the extension of time allowed, if any, for completion of the entire work as stated therein, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein. Submission of sums which have no basis in fact or which

FAIR OAKS RECREATION AND PARK DISTRICT
VILLAGE PARK RENOVATION PROJECT

CHANGE ORDER FORM

Contractor knows are false are at the sole risk of Contractor and may be a violation of the False Claims Act set forth under Government Code section 12650 et seq.

This change order is subject to approval by the governing board of this District and must be signed by the District. Until such time as this change order is approved by the District's governing board and executed by a duly authorized District representative, this change order is not effective and not binding.

It is expressly understood that the compensation and time, if any, granted herein represent a full accord and satisfaction for any and all time and cost impacts of the items herein, and Contractor waives any and all further compensation or time extension based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractor's costs and expenses, and its subcontractors, both direct and indirect, resulting from additional time required on the project or resulting from delay to the project including without limitation, cumulative impacts. Any costs, expenses, damages or time extensions not included are deemed waived.

Signatures:

District:

Michael J. Aho 11/9/23
Signature Date
Print Name - Michael J. Aho

Contractor:

Anya Baraza 11/9/23
Signature Date
Print Name - Anya Baraza

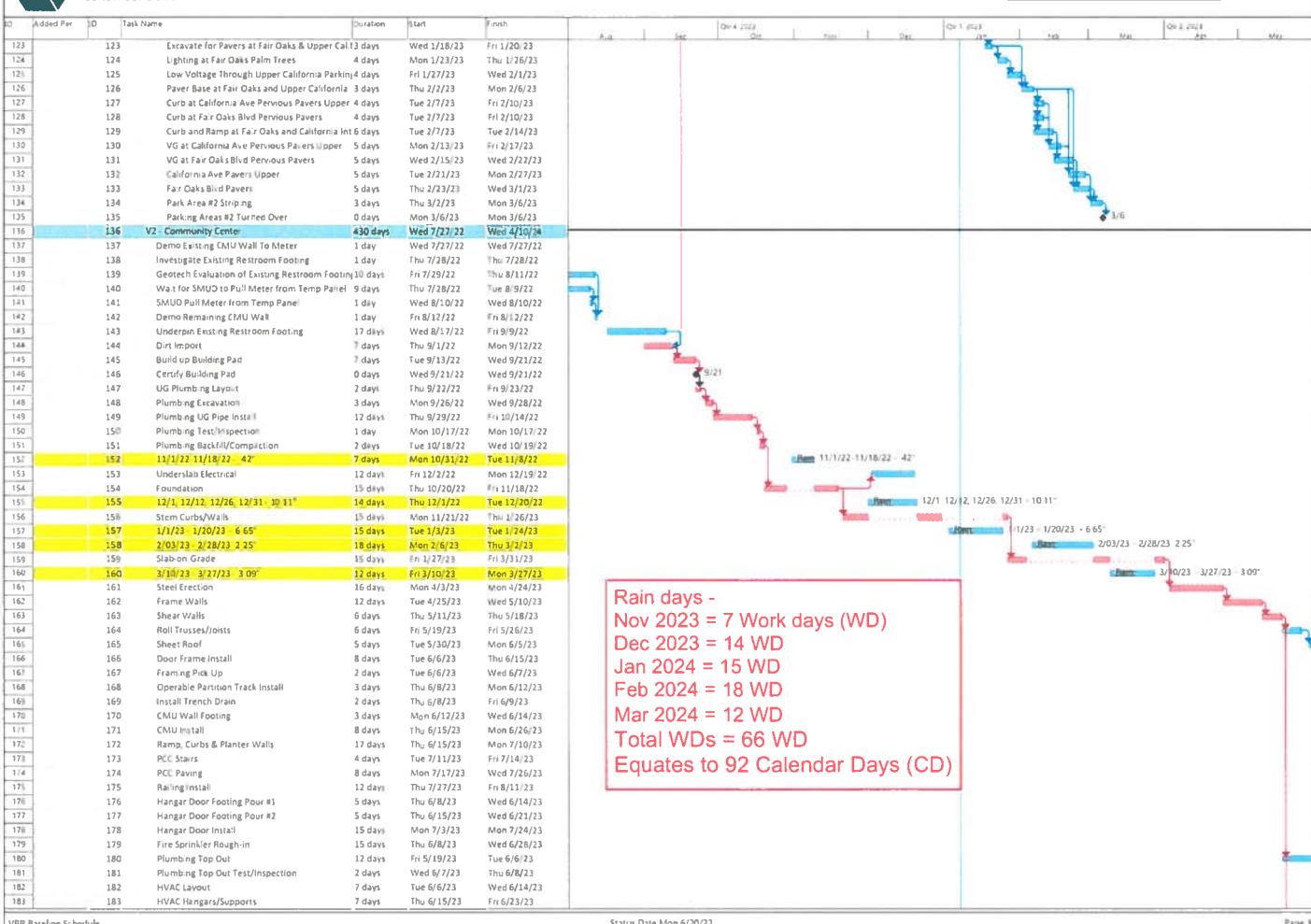
Architect:

Timothy Matthews 11/09/2023
Signature Date
Print Name - Timothy Matthews

Landscape Architect:

Melissa Ruth 11/8/23
Signature Date
Print Name - Melissa Ruth

END OF DOCUMENT


CO #01 - Exhibit A




CHANGE ORDER FORM

Fair Oaks Recreation and Park District
4150 Temescal St, Fair Oaks, CA 95628
Fair Oaks, CA 95628

CHANGE ORDER NO.:

CO #02

CHANGE ORDER

Project: Village Park Renovation
Project No.:

Date: November 7, 2023

The following parties agree to the terms of this Change Order:

Owner:
Fair Oaks Recreation and Park District
4150 Temescal Street
Fair Oaks, CA 95628

Contractor:
Bobo Construction
9722 Kent Street
Elk Grove, CA 95624

Architect:
WMB Architects
2000 L Street
Sacramento, CA 95811

Landscape Architect:
Callander Associates Landscape Architects
12150 Tributary Point Drive, Suite 140
Gold River, CA 95670

Reference	Description	Cost	Days Ext.
PCO #	Various (See attached)	\$ 0.00	76
Requested by:	Bobo Construction		
Performed by:	Bobo Construction		
Reason:	Per Contract Gen. Condition §14.01 – Excusable time extension for unforeseen conditions		
		\$	
Contract time will be adjusted as follows:	Original Contract Amount:	\$ 21,750,000.00	
Previous Completion Date: <u>07/25/2024</u>	Amount of Previously Approved Change Order(s):	\$ 0.00	
<u>76</u> Calendar Day Extension as a result of this change. (zero unless otherwise indicated)	Amount of this Change Order:	\$ 0.00	
Revised Completion Date: <u>10/09/2024</u>	Contract Amount:	\$ 21,750,000.00	

The undersigned Contractor approves the foregoing as to the changes, if any, to the Contract Price specified for each item, and as to the extension of time allowed, if any, for completion of the entire work as stated therein, and agrees to furnish all labor, materials and services and perform all work necessary to complete any additional work specified for the consideration stated therein. Submission of sums which have no basis in fact or which Contractor knows are false are at the sole risk of Contractor and may be a violation of the False Claims Act set forth under Government Code section 12650 et seq.

FAIR OAKS RECREATION AND PARK DISTRICT
VILLAGE PARK RENOVATION PROJECT

CHANGE ORDER FORM

This change order is subject to approval by the governing board of this District and must be signed by the District. Until such time as this change order is approved by the District's governing board and executed by a duly authorized District representative, this change order is not effective and not binding.

It is expressly understood that the compensation and time, if any, granted herein represent a full accord and satisfaction for any and all time and cost impacts of the items herein, and Contractor waives any and all further compensation or time extension based on the items herein. The value of the extra work or changes expressly includes any and all of the Contractor's costs and expenses, and its subcontractors, both direct and indirect, resulting from additional time required on the project or resulting from delay to the project including without limitation, cumulative impacts. Any costs, expenses, damages or time extensions not included are deemed waived.

Signatures:

District:

 11/9/23
Signature Date

Print Name - Michael J. Aho

Contractor:

 11/9/23
Signature Date

Print Name - Ivan Barrera

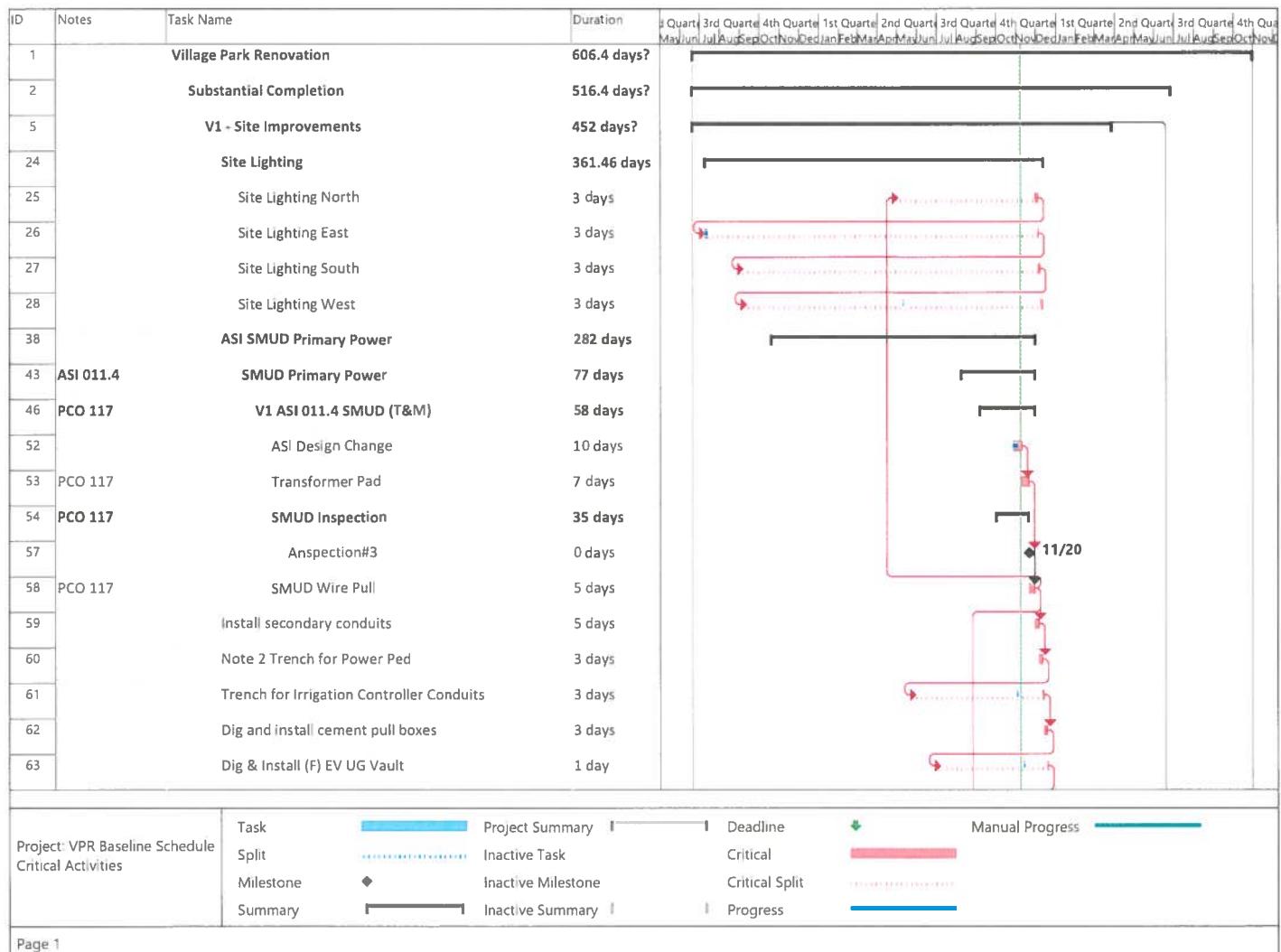
Architect:

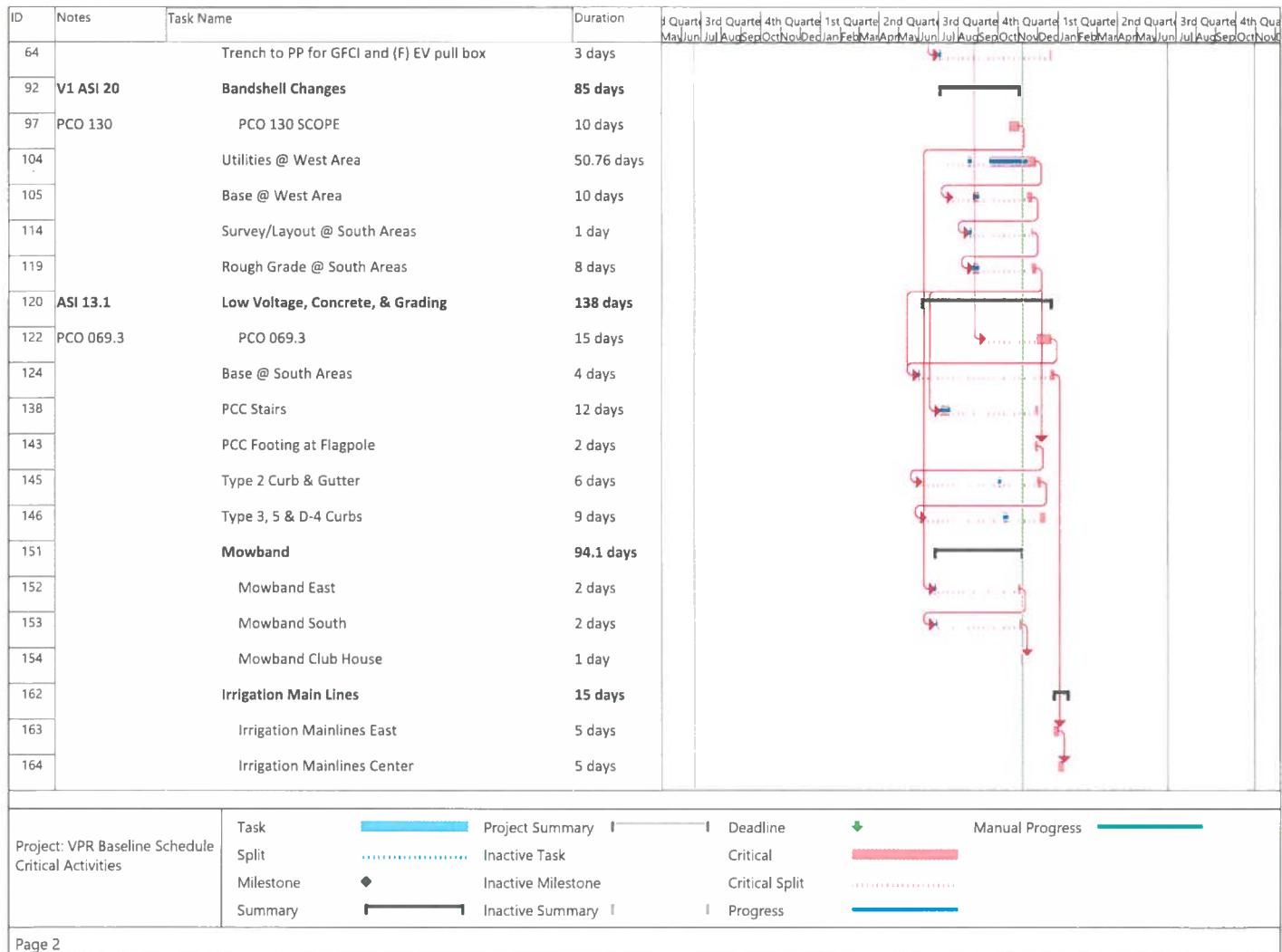
 11/9/2023
Signature Date
Print Name - TIMOTHY MATHERIS

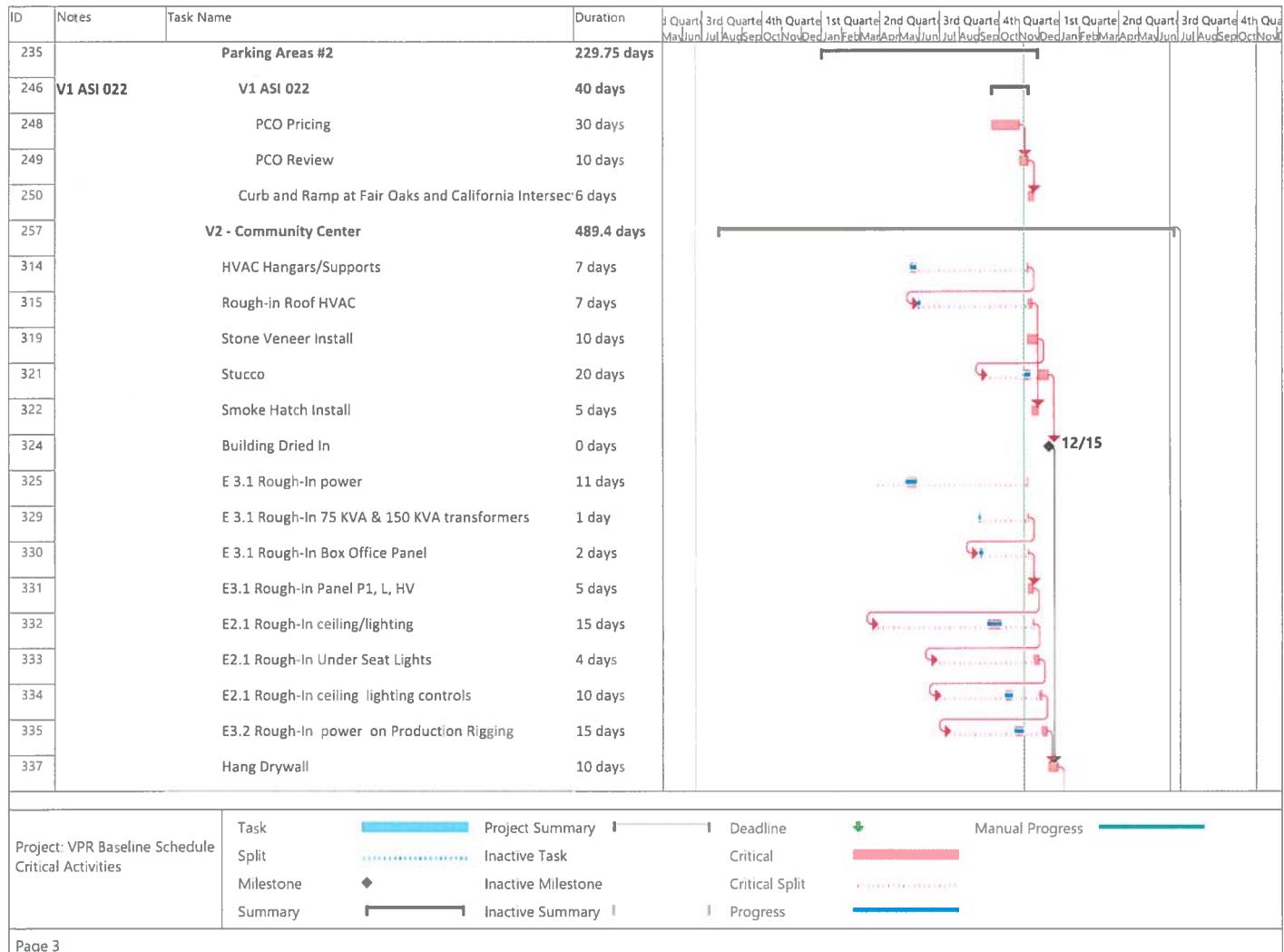
Landscape Architect:

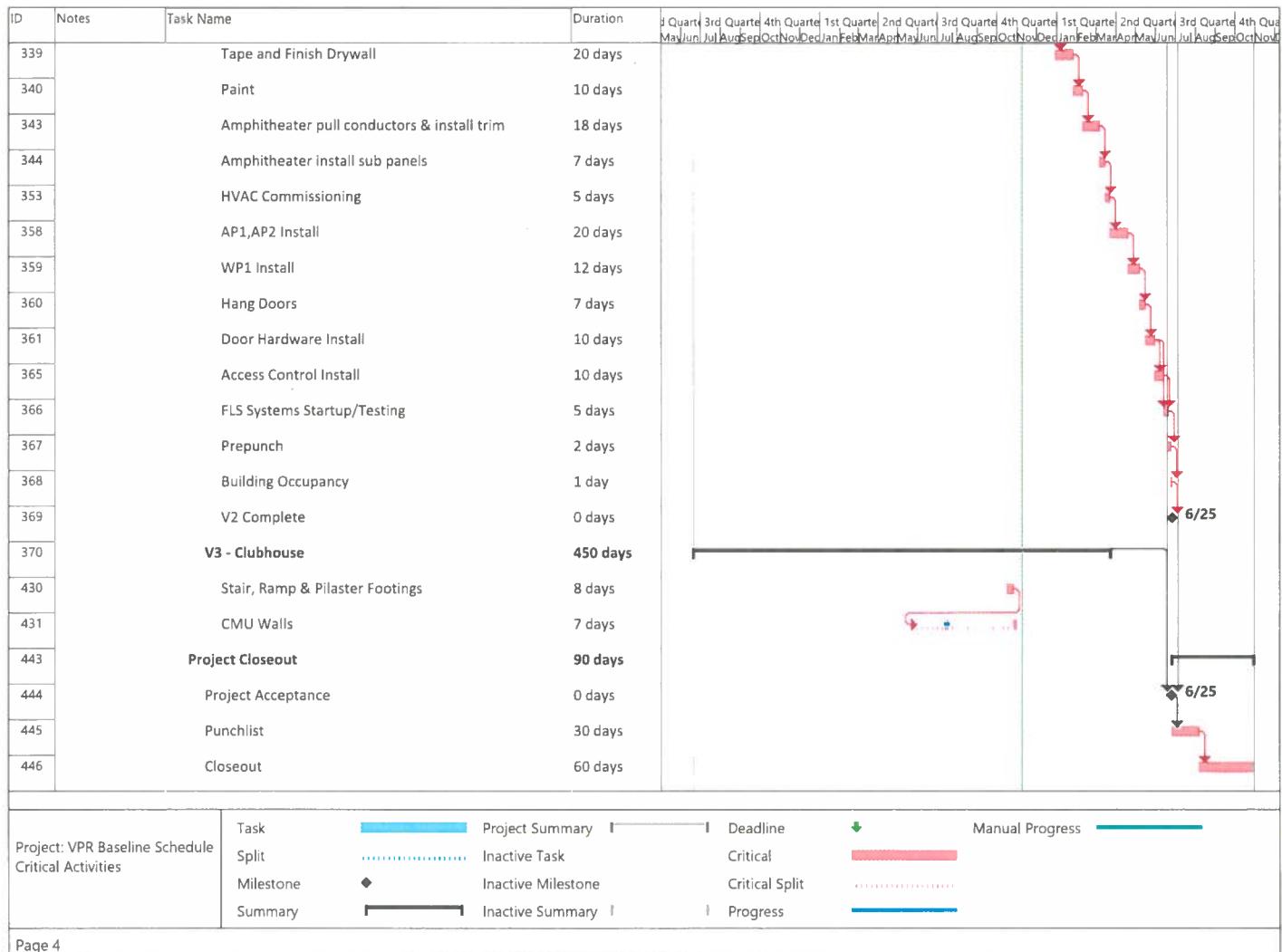
 11/8/23
Signature Date
Print Name Melissa Ruth

END OF DOCUMENT









From: Dave Fukui <Dave@icscm.com>
Sent: Tuesday, April 30, 2024 8:12 AM
To: Travis Nicholas
Cc: Juan Barraza
Subject: RE: VPR Calendar Overhead

Good morning guys

Sorry for the delayed response. The daily rate looks acceptable. We appreciate the efforts by Bobo on this rate.

Please prep and send a revised PCO reflecting this rate (\$2,257/day). **If Bobo would consider that 14 to 21 calendar days (10 to 15 work days) should have been anticipate for typical weather during the year,** which would have been non-compensable, it would go a long way towards resolving the amount(s) presented to the Board.

Once we receive the revised PCO, I will have discussions with FORPD and push to resolve.

Thanks,



Dave Fukui
Innovative Construction Services, Inc.
P – (916) 333-5701 F – (916) 313-3423 C – (916) 548-3911
www.icscm.com

From: Travis Nicholas <tnicholas@boboconstructioninc.com>
Sent: Wednesday, April 17, 2024 3:33 PM
To: Dave Fukui <Dave@icscm.com>
Cc: Juan Barraza <jbarraza@boboconstructioninc.com>
Subject: VPR Calendar Overhead

Hey Dave,

Went through and fine tuned the calendar day overhead amounts and here is what I have come up with based on the records I have. I can provide backup for these numbers and will but wanted to run it by you first before I started compiling all the information.

Thanks,

ARTICLE 14. DELAYS AND EXTENSIONS OF TIME

Section 14.01. Extensions of Time; Unavoidable Delays.

The Contractor shall not be granted an extension of time except on the issuance of a Change Order by the District, upon a finding of good cause for such extension.

1. As used herein, the following terms shall have the following meanings:
 - a. "Excusable Delay" means any delay in completion of the Work beyond the expiration of the Contract Time caused by conditions beyond the control and without the fault or negligence of the Contractor. These events may include strikes, embargoes, fire, unavoidable casualties, national emergency, and stormy and inclement weather conditions in which the District Representative and Project Inspector agree that work on the critical path cannot continue. The financial inability of the Contractor or any Subcontractor or supplier and any default of any Subcontractor, without limitation, shall not be deemed conditions beyond the Contractor's control. An Excusable Delay may entitle the Contractor to an extension of the Contract Time, in accordance with this Section of the general conditions, but shall not entitle the Contractor to any adjustment of the Contract Sum.
 - b. "Compensable Delay" means any delay in the completion of the Work beyond the expiration date of the Contract Time caused solely by the wrongful acts of the District and which delay is unreasonable under the circumstances and not within the contemplation of the parties. A Compensable Delay may entitle the Contractor to an extension of the Contract Time, in accordance with this Section of the General Conditions and/or an adjustment of the Contract Sum, in accordance with Article 15. Except as provided herein, the Contractor shall have no claim for damage or compensation for any delay, interruption, hindrance, or disruption.
 - c. "Inexcusable Delay" means any delay in completion of the Work beyond the expiration of the Contract Time resulting from causes other than those listed in Subparagraphs A1 and A2, above. An Inexcusable Delay will not entitle the Contractor to an extension of the Contract Time or an adjustment of the Contract Sum.
2. The Contractor may make a claim for an extension of the Contract Time, for an Excusable Delay or a Compensable Delay, subject to the following:
 - a. If an Excusable Delay and a Compensable Delay occur concurrently, the maximum extension of the Contract Time shall be the number of days from the commencement of the first delay to the cessation of the delay which ends last. Any adjustment of the Contract Sum shall be in accordance with Article 15 and shall be based only on the non-concurrent portion of any Compensable Delay.
 - b. If an Inexcusable Delay occurs concurrently with either an Excusable Delay and/or a Compensable Delay, the maximum extension of the Contract Time shall be the number of days, if any, by which the duration of the Excusable Delay and/or the Compensable Delay calculated in accordance with subparagraph B1, if applicable, exceeds the Inexcusable Delay. The duration of the concurrence is non-compensable.

Delays in the prosecution of parts or classes of the Work which do not prevent or delay the completion of the whole Work within the Contract Time are not to be considered Excusable or Compensable.

Section 14.02. Notice of Delays; Requests for Time Extensions.

Whenever the Contractor foresees any delay in the prosecution of the Work, and in any event immediately upon the occurrence of any delay which the Contractor regards as good cause for an extension, the Contractor shall notify the District Representative in writing of the delay. The notice shall specify with detail the cause asserted by the Contractor to constitute good cause for an extension together with a detailed

schedule analysis showing the effect of the delay on the critical path of the Contract Schedule and a quantification of the length of the requested extension of time. Failure of the Contractor to submit such a notice within ten (10) days after the initial occurrence of the event giving rise to the delay shall constitute a waiver by the Contractor of any entitlement to a time extension, as well as to any associated additional compensation, and no extension shall be granted as a consequence of such delay.

The District shall have no obligation to consider any time extension request unless the requirements of the Contract Documents are complied with. The District shall not be responsible or liable to the Contractor for any constructive acceleration due to failure of the District to grant time extensions under the Contract Documents, should the Contractor fail to comply with the submission and justification requirements of the Contract Documents for time extension requests. The Contractor's failure to perform in accordance with the Contract Schedule shall not be excused because the Contractor has submitted time extension requests, unless and until such requests are approved by the District.

Section 14.03. Investigation; Procedure.

Upon receipt of a request for extension, the District Representative shall conduct an investigation of the facts asserted by the Contractor to constitute good cause for an extension. The District Representative shall report the results of this investigation, as well as the propriety of the time extension requested, to the Contractor in writing within ten (10) days of receipt of the request and shall indicate whether it will recommend for or against the extension.

Upon receiving the District Representative's recommendation, the Contractor may either concur in the recommendation, or reject the recommendation and proceed with a claim as provided for in Articles 21 and 23.

Section 14.04. Discretionary Time Extensions for Best Interest of District.

The District reserves the right to extend the time for completion of the Work if the District determines that such extension is in the best interest of the District. In the event that a discretionary extension is granted at the request of the Contractor, the District shall have the right to charge to the Contractor all or any part, as the District may deem proper, of the actual cost of construction management, engineering, inspection, supervision, incidental and other overhead expenses that accrue during the period of the extension, and to deduct all or any portion of that amount from the final payment for the Work.

In the event a discretionary time extension is ordered over the objection of the Contractor, and the decision rests solely with the District and is not legally compelled for any cause, the Contractor shall be entitled to a contract change pursuant to Article 15 adjusting the price paid to reflect the actual costs incurred by the Contractor as a direct result of the delay, upon its written application therefore, accompanied with such verification of costs as the District Representative requires. The decision of the District on any discretionary time extension and the costs thereof shall be final and binding on the District and the Contractor.

Section 14.05. Liquidated Damages.

If the Work is not completed by the Contractor in the time specified in Section 00 73 00, Special Provisions, or within any period of extension authorized pursuant to this Article, the Contractor acknowledges and admits that the District will suffer damage, and that it is impracticable and infeasible to fix the amount of actual damages. Therefore, it is agreed by and between the Contractor and the District that the Contractor shall pay to the District as fixed and liquidated damages, and not as a penalty, the sum specified in the Agreement for Construction for each calendar day of delay until the Date of Completion, and that both the Contractor and the Contractor's surety shall be liable for the total amount thereof, and that District may deduct Liquidated Damages from any monies due or that may become due to the Contractor. If it appears during the course of construction that the Contractor is behind schedule and the imposition of liquidated damages is likely, or if liquidated damages begin to accrue prior to the time for final payment, the amount accrued shall be withheld from any progress payment that would otherwise be due. This right to withhold funds is intended to complement the District's rights under Section 12.06.

This liquidated damage provision shall apply to all delays of any nature whatsoever, save and except only delays found to be excusable or compensable pursuant to Section 14.01, or time extensions granted by the District pursuant to Section 14.04.

Pursuant to Government Code Section 4215, the Contractor shall not pay fixed and liquidated damages for delay in completing the project caused by the failure of the District or the owner of utility facilities located on the Project Site to provide for removal or relocation of such facilities.

Payment by the District of any progress payments after expiration of the Contract Time shall not constitute a waiver by the District of its right to claim liquidated damages in accordance with this Section.

If the Contract is terminated before or after the Contract Time, as adjusted by any extensions of time that the District may have granted, pursuant to Section 18.07, the Contractor shall remain liable to the District for liquidated damages for all periods of time from such termination date until the Date of Completion.

Section 14.06. Extension of Time Not a Waiver.

Any extension of time granted the Contractor pursuant to this Article shall not constitute a waiver by the District of, nor a release of the Contractor from the Contractor's obligation to perform this Contract in the time specified by the agreement, as modified by the particular extension in question.

The District's decision to grant a time extension due to one circumstance set forth in one request, shall not be construed as a grant of an extension for any other circumstance or the same circumstance occurring at some other time, and shall not be viewed by the Contractor as a precedent for any other request for extension.

Section 14.07. Suspensions Exceeding One Year.

Should the Work be suspended for a period exceeding one calendar year due to war conditions, labor conditions, legal actions, or for other conditions constituting the legal defense of impossibility of performance, the Contractor and District agree to enter into an agreement terminating the agreement upon the following terms and conditions.

District shall be responsible only to pay the Contractor the actual value of the work performed from the Date of Commencement or from the date of the last progress payment, whichever is later, plus the five percent (5%) retention from prior progress payments, less any deductions authorized by the Contract Documents.

As between the Contractor and District, it shall be conclusively presumed that the actual value for the Contractor's work to the date of the last progress payment is no more than the actual amount of prior progress payment plus the five percent (5%) retention from those progress payments; provided, however, that this Section shall not preclude District from deducting charges for work or materials which do not meet the requirements of the Contract Documents.

Section 14.08. Effect of Stop Work Notice.

If the District orders a stop work notice pursuant to Article 9, the days on which the suspension is in effect shall be included in determining the required completion date and shall not otherwise modify or extend the time within which the Contractor is to perform. In such event, the Contractor shall not be entitled to any damages or compensation on account of such suspension or delay, unless the Contractor can establish that stop work notice was not warranted.

ARTICLE 15. CHANGES TO THE WORK

Section 15.01. No Changes Without Consent.

No extra work shall be performed, and no change shall be made, except pursuant to a written Change Order or Proposed Change Order signed by the District, or by a Directive signed by either the District or the District Representative, stating that the extra work or change is authorized, and no claim for any addition to the Contract Sum or Contract Time shall be valid unless so authorized; provided, however, that nothing in this Article shall excuse the Contractor from proceeding with the prosecution of the work so changed. The Contractor shall, when required by the District Representative, furnish an itemized breakdown of the quantities and prices used in computing the value of any change requested by the Contractor, or that may have been ordered by the District, including all items listed in Sections 15.07 and 15.08, below.

Change Orders shall specify the cost adjustments associated therewith, and in no case shall the District pay or become liable to pay any sums different than those specified or those established under Section 15.06 and 15.07.

Section 15.02. Change Orders.

Subject to legal requirements relating to competitive bidding, the District may require changes in, additions to, or deductions from the work to be performed or the materials to be furnished pursuant to the Contract Documents. Changes may be made pursuant to a written Change Order signed by the District, which shall state the agreement of the District, the Contractor, and the Architect upon all of the following:

1. The scope of the change in the Work;
2. The amount of the adjustment in the Contract Sum, if any; and
3. The extent of the adjustment in the Contract Time, if any.

The District may also issue unilateral change orders based upon previously issued Directives. Unilateral change orders shall be approved by the District, the Architect, and the District Representative, but need not be signed by the Contractor.

If the Contractor believes that conditions have changed, or that it has been directed to do additional work requiring a change in time or cost, the Contractor may submit to the District Representative a Proposed Change Order (PCO).

Except for Minor Change Orders described below, all adjustments to the Contract Sum or the Contract Time must be approved by the District.

Signature by the Contractor on the Change Order constitutes its agreement with and acceptance of the adjustments in the Contract Sum and Contract Time, if any, set forth in the Change Order as full and complete satisfaction of any direct or indirect additional cost and/or time incurred by the Contractor in connection with performance of the change work.

Section 15.03. Minor Change Orders by District Administration.

The Board of the District has authorized the District Administrator or his/her designated representative the ability to approve minor changes or additions in the Work. This authorization allows any change or addition in the Work to be approved in writing by the District Administrator or designated representative when the extra cost to the District for any such change or addition does not exceed the amount specifically authorized by the Board.

Section 15.04. Change Orders Regarding Time for Completion.

Any time extension authorized by the District pursuant to Article 14 hereof shall be set forth in a Change Order signed by the District.

Section 15.05. Construction Change Directive/Directive.

Changes also may be made pursuant to a Directive, which shall direct a change in the Work and state a proposed basis for adjustment, if any, in the Contract Sum or Contract Time, or both. A Directive shall be used in the absence of total agreement on the terms of a Change Order, or when time does not permit processing of a Change Order prior to implementation of the change. Directives shall be approved by the District, and the Architect, but need not be signed by the Contractor. Upon receipt of a Directive, the Contractor shall promptly proceed with the change in the work involved. It is the intent of the District that all Directives will be converted to a Change Order.

When a Directive is used because time does not permit processing of a Change Order prior to implementation of the change, signature by the Contractor on the Directive constitutes its agreement with and acceptance of the adjustments in the Contract Sum and Contract Time, if any, set forth in the Directive as full and complete satisfaction of any direct or indirect additional cost and/or time incurred by the Contractor in connection with performance of the change work.

If the Contractor disagrees with the method for adjustment in the Contract Sum, the adjustment shall be determined by the District Representative on the basis of any of the methods described in Section 15.06.

Section 15.06. Pricing of Changes.

If a Change Order or Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

1. Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
2. Unit prices stated in the Contract Documents or subsequently agreed upon;
3. The District Representative's estimate of the value of the change; or
4. Time and materials, as set forth in Section 15.07 and 15.08.

Section 15.07. Allowable Costs.

Allowable costs for any Change Order shall be limited to the following:

1. Costs of labor, including social security, medical and unemployment insurance, fringe benefits required pursuant to Article 7, and workers' compensation insurance;
2. Costs of first line supervision labor, including labor burden as described in Paragraph 1. "First Line Supervision" shall mean a working foreman or lead craft worker other than the project superintendent;
3. Actual cost of the project superintendent associated with any period of compensable delay caused by issuance of the change order. In the absence of a compensable delay, all of the project superintendent's time is considered to have been paid for as part of the Overhead;
4. Actual costs of materials, including sales tax and delivery;
5. Rental costs of machinery and equipment, exclusive of small tools, whether rented from the Contractor or others;

6. Overhead and Profit as specified below. "Overhead" shall include the following:

- a. Preparation of all paperwork related to changes in the Work, including field review, estimating and cost breakdown; coordination and supervision, both office and field, including the project superintendent; vehicles including gas and maintenance; small tools, incidentals and consumables; engineering, detailing, and revisions to shop drawings and as-built drawings; general office and administrative expense; extended and unabsorbed home office overhead; warranty; costs of bonds, liability insurance, and all taxes; and all other expenses not specifically included in Paragraph A above.
- b. The Contractor's combined overhead and profit for work performed by its own forces shall be fifteen percent (15%) of the costs specified in Section 15.07, paragraphs 1-5. If the changed work is performed by a Subcontractor, the Subcontractor shall be entitled to an allowance of fifteen percent (15%) of its actual labor, material and rental costs for overhead and profit. The Contractor shall be allowed to mark-up the Subcontractor's price five percent (5%) for its overhead and profit. Cumulative total markup for all tiers of contractors and subcontractors shall not exceed twenty percent (20%).
- c. If the net value of a change results in a credit from the Contractor or Subcontractor, the credit shall be the actual net cost, plus five percent (5%) for overhead and profit. When both additions and credits covering related work or substitutions are involved in any one change, the allowance for Overhead and Profit shall be figured on the basis of the net increase or decrease, if any, with respect to the change.

Section 15.08. Time and Materials Adjustment.

1. Pricing and Record Keeping. In the event that the pricing method selected is the time and materials method described in Section 15.06, paragraph 4, the pricing shall be calculated using the formula and costs set forth in Section 15.07 except that time and material (T & M) labor rates shall be pre-approved by the District Representative for T & M work. The Contractor shall keep and present daily, in such form as the District Representative may prescribe, an itemized accounting together with appropriate invoices and other supporting data of the labor, materials, and equipment used during that day. All labor shall be recorded on separate time sheets clearly identified with the Directive number and scope of extra work involved. These time sheets shall be signed daily by the Project Inspector or the District Representative. No costs will be allowed for time not recorded and signed the same day the work takes place. The Contractor and the District Representative shall discuss and attempt to resolve any disputes concerning the Contractor's daily records at the time the report is submitted.
2. Reconciliation. The Contractor shall, on a monthly basis accompanying the progress payment request, submit a reconciliation for all work performed under a time and materials Directive during the period of the progress payment. A final reconciliation shall be submitted within 30 days after the work of the Directive is completed. The reconciliation shall recap all costs and appropriate markups for the period. No costs will be allowed for work not included in a reconciliation within the time periods specified.

Section 15.09. Effect on Sureties.

All changes authorized by the Contract Documents may be made without notice to or consent of the sureties on the contract bonds, and shall not reduce the sureties' liability on the bonds.

The District reserves the right to require additional payment or performance bonds to secure a change order.

Section 15.10. Unforeseen Site Conditions.

If this Contract requires the digging of trenches or other excavations that extend deeper than four feet below the existing surface, the following provision shall apply to those trenches or excavations:

1. In the event that any of the following described conditions is suspected to exist in the trench or excavation, the Contractor shall promptly, and before the condition is disturbed, notify the District Representative, in writing within 5 working days of discovery, of any:
 - a. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.
 - b. Subsurface or latent physical conditions at the Site differing materially from those indicated in the Contract Documents.
 - c. Unknown physical conditions at the Site of any unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents.
2. Upon receipt of notice from the Contractor, the District Representative, the District and the Architect shall promptly investigate the conditions, and if it is determined that the conditions do materially so differ or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the work shall issue a Change Order or Directive under the procedures described in the Contract Documents.
3. In the event that a dispute arises between the District and the Contractor as to whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract Documents, but shall proceed with all work to be performed under the Contract Documents. The Contractor shall retain any and all rights provided either by the Contract Documents or by law which pertain to the resolution of disputes and protests between the contracting parties.
4. No contract adjustment which results in a benefit to the Contractor will be allowed unless the Contractor has provided the required written notice under paragraph 1. of this Section 15.10.
5. No contract adjustment will be allowed under the provisions specified in this section for any effects caused on unchanged work.

Section 15.11. Notice of Dispute

If the Contractor intends to make a claim for a change in the Contract Sum or Contract Time, the Contractor must give the District Representative written notice within ten (10) days of the occurrence of the event giving rise to the claim. Thereafter, the Contractor may proceed with a claim as provided for in Articles 21 and 23. Failure to provide the written notice within ten (10) days of the occurrence of the event giving rise to the claim shall constitute a waiver by the Contractor of any claim for a change in the Contract Sum or Contract Time.

STAFF REPORT



Meeting Date: May 15, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Approval of an Amphitheatre Seating
Renovation Plan

I. Recommendation

Authorize the District Administrator to sign documents to start the renovation project for the seating area in the Veteran's Memorial Amphitheatre, which is part of the Village Park Renovation Project. The project is estimated to cost \$904,935. Instruct staff to seek a preferred funding option and to present an official request for Board action at a future meeting.

II. Background

The Veteran's Memorial Amphitheatre is a historic and popular venue for outdoor events and performances in Plaza Park. As part of the Park Renovation Project, which aims to revitalize and improve the park facilities and amenities, the Amphitheatre was scheduled for a major upgrade. The original design of the renovation included new landscaping, lighting, sound system, stage, restrooms, and dressing rooms for the Amphitheatre, but did not include the replacement of the existing wooden bench seating. This was a financial decision to save some money and to revisit the seating issue at a later time.

The original design only planned to add two sections of ADA-compliant seating to meet the accessibility requirements. However, during the construction process, it became evident that the old seating would not match the new style and quality of the renovated Amphitheatre, and that replacing the seating later would be more difficult and costly, due to the expected increase in material and labor costs and the disruption to the

newly finished facilities. Therefore, the Board directed staff to investigate the option of replacing the bench seating.

III. Problem /Situation/ Request

The problem that the Board needs to address is how to fund the replacement of the bench seating at the Amphitheatre, which was not included in the original budget of the Park Renovation Project. The cost of replacing the seating is estimated at \$904,935, which includes construction, demolition, regrading, paving, seating, aisle lighting, installation, and architectural services (Attachment D).

The overall Measure J work, which covers the Park Renovation Project and other improvements in the District, has experienced a budget increase due to unforeseen site conditions, material changes, and higher construction costs. Some of the factors that contributed to the increased costs were utility work, road improvements, the Clubhouse Foundation, and site restrictions due to slope and elevation. The staff has been able to identify sources of funds to cover the increased costs, such as grants, Impact Fees, In-Lieu Fees, and others. However, the renovation of the Amphitheatre seating was not part of this budget increase, so additional sources of funds are needed for this project.

The staff has investigated different choices of financing this project and is offering a preliminary overview for this written report. Staff will give a more comprehensive overview of the financing options at your Board Meeting on May 15, 2024. The Board will need to approve any option that is chosen at a later meeting. The Board's actions at this meeting are to authorize the start of the work on the Amphitheatre seating renovation and to direct staff to pursue the preferred financing option.

The staff has asked Senator Padilla and Congressman Bera for \$2.4 million from the US Senate and House Appropriations Funds for ADA upgrades in the Park and the Village. These requests could free up some of the Measure J funds for the Amphitheatre seating, but we don't know if or when the funding requests will be approved, since the funds are competitive and uncertain. So, the staff has found two more funding options that can cover this project.

The first option is a Real Property Direct Placement Lease that is secured with the District's Administration Office. This option would be a loan for \$1,275,000 for 20 years at 5% interest rate, with no early payoff penalty. The second option is to sell the District's Cell Tower Lease, which has an estimated value of \$1,500,000 to \$2,100,000. Either option could raise the funds needed to cover the renovation costs, but they also have some disadvantages, such as giving up future income sources or requiring the District to take out a loan and repay it over 20 years with a 5% interest rate. The staff is working on a comprehensive analysis of the benefits and drawbacks of each option, which will be presented at your meeting.

IV. Financial Analysis

\$535,100 Construction-demolition, regrading, and paving. (Attachment A)
\$242,550 Seating-490 chairs, aisle lighting and installation (Attachment B)
\$9,290 Architectural Services (Attachment C)
\$118,035 15% contingency
\$904,935 Total

Respectfully Submitted,

Michael J. Aho
District Administrator

Budget for seating renovation Veteran's Memorial Amphitheater 6.26.24

Item	Notes	Cost
WMB	Design, Construction Documents and permitting	\$60,295
Chairs	490 chairs, aisle lighting, chair installation, and a 15% contingency for taxes, shipping and bond	\$140,875
Construction	Demolition and removal of current asphalt, regrading seating area and new concrete surface for seating	\$474,168
Contingency	15%	\$101,300
Total		\$777,248
Prior ROM estimation		\$904,935
Total reduction from ROM		\$127,687



CONTRACT CONSULTANT CHANGE ORDER

Consultant: WMB Architects CO Nbr: 13
Owner: Fair Oaks Recreation and Parks District Date: 3/22/2024
Park: Village Park Building - Amphitheater Improvements

Description of Scope/Basic Services Change:

	<u>AMOUNT</u>
Additional services for the replacing of existing bench seating with individual fixed seats	\$9,290.00

TOTAL: \$9,290.00

Original contract amount (Lump sum fee)	\$ 534,780.00
Previous change orders through Change Order # <u>12</u>	\$ 184,728.00
Contract amount prior to this change order.....	\$ 719,508.00
Amount of this change order.. (Lump sum fee).....	<u>\$ 9,290.00</u>

NEW CONTRACT AMOUNT Including this change order..... \$ 728,798.00

A handwritten signature in blue ink that appears to read "Tim Mattheis".

Tim Mattheis, Principal Architect, WMB Architects

Date: 3-22-24

A handwritten signature in blue ink that appears to read "Dave Fukui".

Digital signature details:
DN: C=US, E=dave@icscm.com, O="ICS,
Inc.", CN=Dave Fukui
Date: 2024.03.22 11:57:17-07'00'

Dave Fukui, Innovative Construction Services, Inc.

Date: 22Mar2024

Mike Aho, District Administrator

Date: _____

Note: Not valid until signed by the Consultant and the Owners Representative, at which such time Consultant indicates agreement herewith, including adjustments to Contract Sum.

* Consultant Change Order augments District purchase order/service agreement.



W M B A R C H I T E C T S

5757 Pacific Avenue 2000 L Street
Suite 226 Suite 125
Stockton CA 95207 Sacramento CA 95811
209.944.9110 916.254.5546

Change in Project Scope

SCOPE CHANGE NUMBER: 13
PROJECT NAME: Veteran's Memorial Amphitheatre
PROJECT NUMBER: 19-111
INITIATION DATE: March 21, 2024
CONTRACT DATE: April 21, 2020
OWNER
Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628

Proposed Change in Project Scope

Prepare a design study to replace existing bench seating with new individual fixed seats.
Provide recommendations for seat specifications and manufacturers.
Provide design study to General Contractor for initial pricing.
Review meetings with District as required.

Additional Fee: \$9,290
WMB Architects: \$2,790
Shalleck Collaborative- Theatre Consultants: \$6,500

Change in Architectural / Engineering Contract Fees:

• Original Fee	\$534,780
• Previous scope changes	\$184,728
• Fee prior to this scope change	\$719,508
• Fee will be increased by	\$9,290
• New fee	\$728,798

COMMENTS:

Architect Signature:

Date: March 21, 2024

Owner Signature:

Date: _____



W M B A R C H I T E C T S

5757 Pacific Avenue
Suite 226
Stockton CA 95207
209.944.9110

2000 L Street
Suite 125
Sacramento CA 95811
916.254.5546

Change in Project Scope

SCOPE CHANGE NUMBER: 14
PROJECT NAME: Veteran's Memorial Amphitheatre
PROJECT NUMBER: 19-111
INITIATION DATE: April 11, 2024
CONTRACT DATE: April 21, 2020
OWNER
Fair Oaks Recreation & Park District
4150 Temescal Street
Fair Oaks, CA 95628

Proposed Change in Project Scope

Theatrical Seating Replacement:

Construction Documents
County Permitting
Bid Assistance
Construction Administration for

WMB Architects \$19,500
Shalleck Collaborative- Theatre Consultants \$27,935
HCS Engineering – Electrical Consultant \$2,100
Meridian Structural Engineers \$1,500

Additional Fee: \$51,035

Change in Architectural / Engineering Contract Fees:

• Original Fee	\$534,780
• Previous scope changes	\$194,018
• Fee prior to this scope change	\$728,798
• Fee will be increased by	\$51,035
• New fee	\$779,833

COMMENTS:

Architect Signature:

Date: June 7, 2024

Owner Signature:

Date:

Attachment B

The Shalleck Collaborative Inc.

Planning and Design of Theatres | Production Systems | AV

TRANSMITTAL / MEMO

Project: Fair Oaks Amphitheatre

Date: May 2, 2024

Via: e-mail

Fax:

Tel:

To: Tim Mattheis
WMB Architects

From: Bruce Veenstra

Re: **Fixed Seating Budget Options**

of pgs. 1
including cover:

Below are listed the budget recommendation for Fixed Theatre Seating for the Fair Oaks Amphitheatre project. The recommendations below are listed in 2024 dollars and do not include General Contractors mark-up, tax, general conditions, bond, or overall contingencies.

Irwin - Fixed Theatre Seating – Section 12 61 00 \$122,500.00

Budget includes approximately 490 exterior polyethylene theatre chairs at \$250 per chair, installed with cupholders and aisle lights.

Related Exclusions: Electrical connection for aisle lighting, concrete floor slope, custom colors, railings, tax, and markups.

Hussey - Fixed Theatre Seating – Section 12 61 00 \$242,550.00

Budget includes approximately 490 exterior polyethylene theatre chairs at \$495 per chair, installed with aisle lights and cupholders.

Related Exclusions: Electrical connection and mounting for aisle lighting, concrete floor slope, custom colors, railings, tax, and markups.



NO. 30 CHAIR PLATFORM
Patriot
30.52.00.30

Hussey Seating Fusion Legend



PCO #174

Bobo Construction Inc.
9722 Kent Street
Elk Grove, California 95624
Phone: (916) 383-7777

Project: 3258 - Village Park Renovations Project
7997 California Ave
Fair Oaks, California 95628

Prime Contract Potential Change Order #174: V2 ASI 031 - Amphitheatre Seating Replacement

TO:	Fair Oaks Recreation and Parks District 4150 Temescal Street Fair Oaks, California 95628	FROM:	Bobo Construction, Inc. 9722 Kent Street Suite A Elk Grove, California 95624
PCO NUMBER/REVISION:	174 / 1	CONTRACT:	BP#21-103 - Village Park Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Juan Barraza (Bobo Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	5/3/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	90 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$474,168.50

POTENTIAL CHANGE ORDER TITLE: V2 ASI 031 - Amphitheatre Seating Replacement

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #213 - V2 Amphitheatre Seating

The below ROM pricing for the new seating is based on an incomplete design, and pricing is subject to change upon final design/scope. The ROM price is based on the following:

- Removal & Disposal
 - Existing seating
 - About 5000 SF of Asphalt
 - Excavated soils
- Earthwork
 - Rough grade
 - 4" CL2AB
- Reinforced Concrete
 - F&I Rebar
 - F&I 5" PCC Concrete
 - Curb Segments
- F&I Trench Drain
- F&I Metal Railing
- Lighting
 - F&I Underground conduits & boxes
 - F&I Wire
 - Lighting Fixtures & Control Equipment
- Theater Seating (Provided and Installed by Others)

ATTACHMENTS:

[ASI# V2-31 AMPHITHEATER SEATING REPLACEMENT \(1\).pdf](#) , [Fair Oaks Amphitheatre New Seating Design Plan - scope of work 4-19-24.pdf](#)

#	Budget Code	Description	Amount
1	2-203.SVC Survey.Professional Services	Survey Control 1 day office / 4 day field	\$7,000.00
2	15-118.S Plumbing.Commitment	Trench Drain Price from V2 ASI 023	\$12,011.00
3	3-213.S Cast-In-Place Concrete.Commitment	Concrete Furnish & Install	\$89,970.00
4	1-15.L General Laborer.Labor	Site Protection/BPM's	\$9,000.00



BOBO
CONSTRUCTION, INC.

PCO #174

#	Budget Code	Description	Amount
5	5-175.S Structural Metals.Commitment	Metal Railing ROM	\$25,000.00
6	16-116.S Electrical.Commitment	Seat lighting Pathway and Wiring ROM	\$190,000.00
7	1-15.L General Laborer.Labor	New/Existing Construction Repair	\$45,000.00
8	1-16.L Foreman.Labor	Bobo Supervision/Coordination	\$5,000.00
9	2-302.S Earthwork.Commitment	Demo, SG, AB	\$62,989.00
			Subtotal: \$445,970.00
Bobo Self Perform Markup (15.00% Applies to Labor, Rental Equipment, Materials, Burden, and Owned Equipment.):			\$8,850.00
Bobo Sub Markup (5.00% Applies to Commitment, Professional Services, and Other.):			\$19,348.50
			Grand Total: \$474,168.50

Tim Mattheis (WMB Architects Inc)
2000 L Street, Suite 125
Sacramento, California 95811

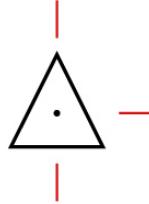
Fair Oaks Recreation and Parks District
4150 Temescal Street
Fair Oaks, California 95628

Bobo Construction, Inc.
9722 Kent Street Suite A
Elk Grove, California 95624

SIGNATURE _____ **DATE** _____

SIGNATURE _____ **DATE** _____

SIGNATURE _____ **DATE** _____



CenterPoint Engineering, Inc.

PROPOSED CHANGE ORDER

CPE PROJECT NUMBER: 254500	DATE: 3/28/2024
PROJECT NAME: Village Park Renovation	
CONTRACTOR: BOBO Construction, Inc. 9722 Kent Street Elk Grove, CA 95624	PCO NUMBER: 15

Proposed Change Order Description:

APPROVED BY: _____ **DATE:** _____



Mark III Construction, Inc.
5101 Florin Perkins Road
Sacramento, CA 95826
(916) 381-8080
(916) 386-0363 Fax

CHANGE ORDER REQUEST

To: **Bobo Construction**
9722 Kent Street
Elk Grove, CA 95624
Juan Barraza
916-800-1331

COR Date: September 21, 2023
COR #: 026
Job Name: Village Park Renovation
Job Number: 12191

Description: Trench Drain Rework per V2 ASI 23

We are pleased to offer the following specifications and pricing to perform the following changes:

Per V2-ASI 23, Mark 3 is to provide a discontinuous curb at the trench drain to accommodate slopes at accessible walkways. The new detail 6/A1.2 requires the trench drain to be 4" from the edge of the slab, currently the trench drain rest 10" from the slab. Mark 3 will need to perform rework moving the drain fixture 6" closer to the slab to meet the new design of V2-ASI 23. See drawing with clouded detail attached.

Standard Contract Exclusions

THE TOTAL AMOUNT TO PROVIDE THIS WORK IS: \$ **12,011**

All material pricing is valid for one week. If you have any questions, please contact me at (916) 381-8080.

Submitted by: Nakao Kraus
Title: Project Engineer
Phone: 916-904-2713
E-mail: nkraus@mark-three.com

CC: Megan Vinitsky
Project Manager
916-768-3638
mvinitksy@mark-three.com

Approved by: _____

Date Approved: _____



Mark III Construction, Inc.
5101 Florin Perkins Road
Sacramento, CA 95826
(916) 381-8080
(916) 386-0363 Fax

CHANGE ORDER REQUEST

Job Name: Village Park Renovation
Job Number: 12191
Customer: Bobo Construction

COR Date: September 21, 2023
COR #: 026

Description:

Trench Drain Rework per V2 ASI 23

DESCRIPTION	MATERIAL		LABOR		EQUIPMENT		SUBCONTRACTOR	
	QTY	\$ EXT.	HRS	\$ EXT.	QTY	\$ EXT.	QTY	\$ EXT.
Plumber /Pipfitter - FM			8.00	\$1,068.72				
Plumber/Pipfitter - JM			64.00	\$7,994.24				
1/2" ALL THREAD	120	\$138.60						
3/8" L BRACKETS	60	\$159.72						
3/8" x 3" WEDGE ANCHORS BRACKET L11	60	\$52.80						
3/8" X 1" CAP SCREWS	60	\$99.00						
3/8" FLAT WASHERS	100	\$88.00						
3/8" STRUT NUTS NO SPING	60	\$42.90						
4" HUSKY BAND 2000	1	\$14.30						
4" PVC DWV LONG TURN 90 ELBOW	1	\$20.46						
4" PVC DWV 45 ELBOW	1	\$13.66						
4' PVC STREET 45 ELBOW	1	\$12.13						
1QT 711 GRAY HEAVY BODY PVC CEMENT	1	\$46.20						
1QT P-70 PURPLE PRIMER WELD ON	1	\$42.90						
Stego Tape	3	\$159.03						
		\$ 889.70		\$ 9,062.96		\$ -		\$ -

ADJUSTMENTS	%
Material	
Sales Tax (Material)	8.750%
Equipment	
Sales Tax (Equipment)	
Labor	
Subcontractor	
SUBTOTAL:	\$ 10,031
MISC. DIRECT COSTS	
Design	
Freight/Delivery Charges	
Travel Expenses/Per Diem	
SUBTOTAL:	\$ 300
MARKUPS	%
Overhead	10.000%
Profit	5.000%
Other	
SUBTOTAL:	\$ 1,550
ADDITIONAL COSTS	%
Performance/Payments Bonds	
Insurance/AR/AP	1.100%
SUBTOTAL:	\$ 131

THE TOTAL AMOUNT TO PROVIDE THIS WORK IS: **\$ 12,011**



**WMB
ARCHITECTS**

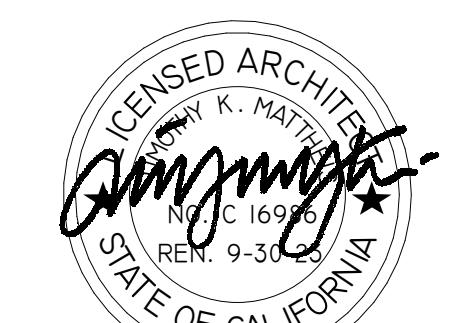
5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

T 209.944.9110
F 209.944.5711
www.wmbarchitects.com

VILLAGE PARK
COMMUNITY CENTER
7991 CALIFORNIA AVE
FAIR OAKS

ENLARGED SITE PLAN



KEYNOTES

- 01.01 (E) THEATRICAL TRUSS ABOVE.
- 04.06 COBBLE STONES, PER V3 SPECIFICATIONS.
- 05.07 DECORATIVE WROUGHT IRON GUARD RAIL.
- 09.12 PLASTER SYSTEM TO MATCH BLDG ov (E) MASONRY WALL.
- 32.08 C.I.P. CONCRETE STAIRS.
- 32.11 MODIFY (E) GATE FOR EXIT DEVICE PER DETAIL P/A1.4.
- 32.13 POURBACK AC @ CONDUIT TRENCH TO MATCH (E) SECTION.

PUBLISH HISTORY:

NO.	DATE	PURPOSE
12.22.20	SACRAMENTO COUNTY REVIEW	
1	03.19.21	PLAN REVIEW 1
2	05.17.21	PLAN REVIEW 2 / SAC METRO FIRE
5	03.31.22	ADDENDUM 1
6	10.08.22	ASI V2-8
7	10.19.22	ASI V2-10
8	10.21.22	ASI V2-11
9	12.23.22	ASI V2-12
10	02.27.23	ASI V2-13
11	03.22.23	ASI V2-14
12	03.28.23	ASI V2-15
14	06.14.23	ASI V2-17
15	07.11.23	ASI V2-18
16	07.24.23	ASI V2-20
17	07.27.23	ASI V2-21
18	07.27.23	ASI V2-22
19	08.30.23	ASI V2-23

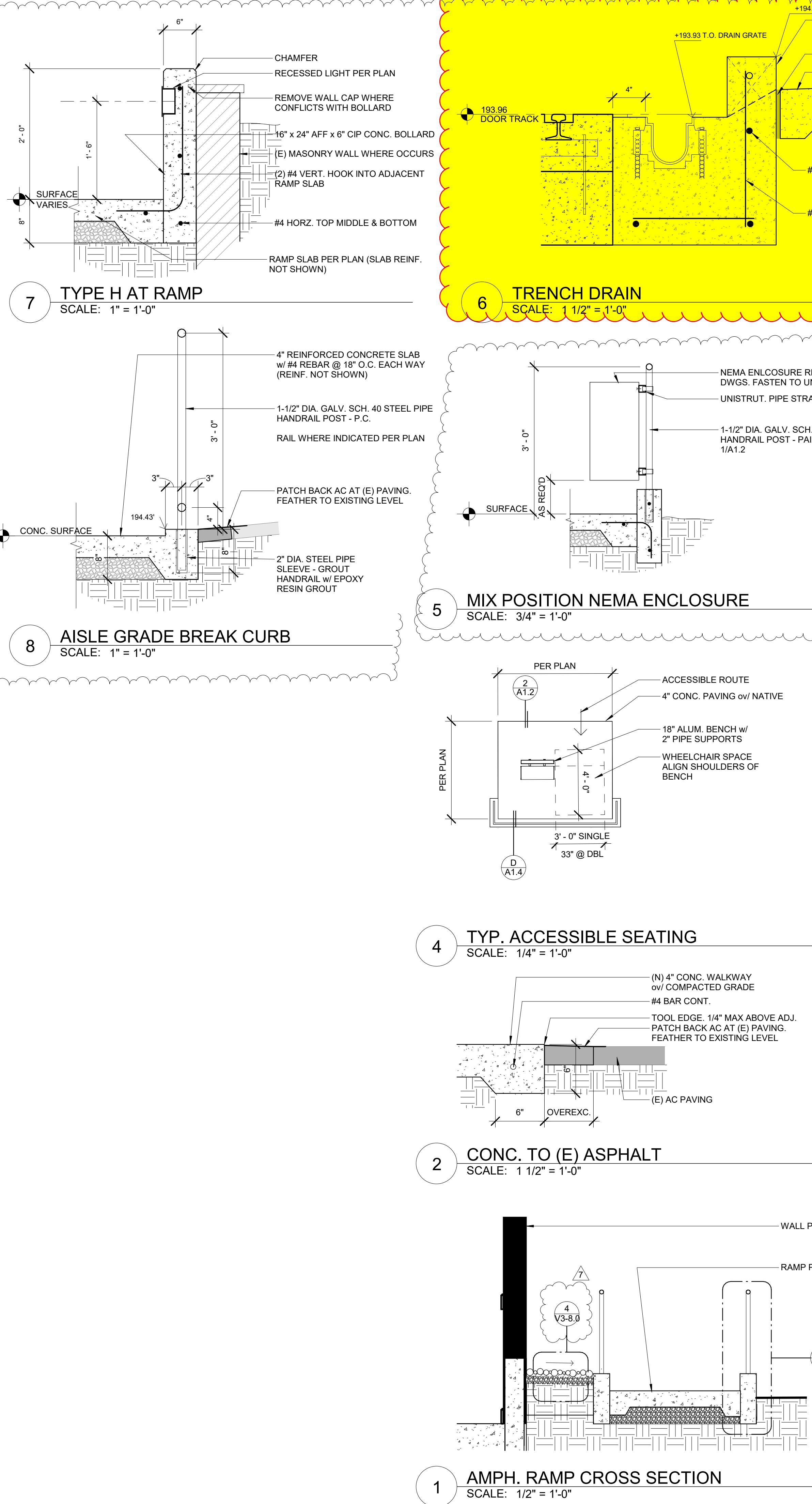
WMB PROJECT:
19-111

A1.2

SITE PLAN - AMPHITHEATRE ENTRY & ACCESSIBLE SEATING

SCALE: 1/8" = 1'-0"

19



RRM
R & R MAHER CONSTRUCTION COMPANY, INC.
147 Camino Oruga
Napa, CA 94558
Phone: 707-552-0330 | Fax: 707-552-4280
CA License Number 508930
DIR# 1000000345
www.maherconcrete.com

CONTRACT CHANGE ORDER PROPOSAL

DATE:	Monday, June 17, 2024	R & R Maher Job No.:	22 – 103
TO:	Bobo Construction, Inc. 9722 Kent Street Elk Grove, CA 95624	R & R Maher PCO#:	32
		Owner/Contractor No.:	
ATTN:	Travis Nicholas / Juan Barraza	Original Plan Date:	03/02/22 Bid Set
JOB:	Village Park Renovations	Revision Date:	Varies
RE:	Add 5" PCC Paving at Amphitheater Seating Areas - 5,150 SF	New Plan or Addendum:	ASI# V2-31, dated 6/10/24

- The above revision has resulted in the following adjustments to the original contract:
- Excludes:** Removal of (E); Subbase/Basertech
- Other:** RRM PCO# 25 for ASI# V2-23 CIP Bollards & Curb at Trench Drain remains active and is not included in this PCO# 32 pricing.
- This change will add approximately **10 (Ten)** working day(s) to our schedule.

In accordance with the terms, conditions, and exclusions of contract.

SCOPE OF THIS CHANGE IS LIMITED TO:

AMOUNT:

Item	Description	Quantity	Unit	Unit Cost	Total(+/-)
1	Add 5" PCC Paving at Amphitheater Seating Areas - 5,150 SF	1	LS	\$ 89,970.00	\$ 89,970.00
	Total ADD For RRM PCO #32:				\$ 89,970.00

NOTES & EXCEPTIONS:

Please sign below and return one signed copy to our office or forward your change order.

- Work will not proceed on this revision until acceptance is received.
- We are proceeding/have proceeded and will bill you accordingly.

ACCEPTED BY:

Bobo Construction, Inc.

R & R Maher Construction Co., Inc.

Name: _____

Name: Doug Maher

Doug Maher – Project Manager

Date: _____

Date: June 17, 2024

RRM
**R & R MAHER CONSTRUCTION
 COMPANY, INC.**
CA LICENSE NO. 508930

WWW.MAHERCONCRETE.COM

**147 CAMINO ORUGA
 NAPA, CA 94558**
PHONE: (707) 552-0330
FAX: (707) 552-4280

R & R MAHER Construction Company, Inc.					
FIELD INSTRUCTION ESTIMATE & QUOTE					
ASI# V2-31: Add 5" PCC Paving at Amphitheater Seating Areas - 5,150 SF					
FAIR OAKS - VILLAGE PARK RENOVATIONS - RRM Job # 22-103 - RRM PCO# 32					
Computed Cost Summary					
A. Materials/Equipment					
Item	Description	Qty	Unit	Each	Total
1	Lumber Material - DF 2x6	900	BF	\$ 1.50	\$ 1,350.00
2	Concrete	110	CY	\$ 200.00	\$ 22,000.00
3	Associated Pumping - 56 M	32	HR	\$ 385.00	\$ 12,320.00
4	Concrete Pump	110	CY	\$ 4.25	\$ 467.50
5	Misc. Cure, Stakes, fine grade, etc.	5150	SF	\$ 0.50	\$ 2,575.00
Subtotal					\$ 38,712.50
Markup		15%			\$ 5,806.88
Material Subtotal				\$ 44,519.38	\$ 44,519.38
B. Labor					
1	Mason Foreman	64.0	HRS	\$ 102.38	\$ 6,552.32
2	Mason Journeyman	120.0	HRS	\$ 93.78	\$ 11,253.60
3	Laborer Journeyman	110.0	HRS	\$ 82.42	\$ 9,066.20
Subtotal		294	HRS		\$ 26,872.12
Markup		15%			\$ 4,030.82
Labor Subtotal				\$ 30,902.94	\$ 30,902.94
C. Subcontracted Work					
1	Camblin Steel Service, Inc.	1.0	LS	\$ 14,548.00	\$ 14,548.00
Subtotal				\$ 14,548.00	
Markup		0%		\$ -	
Subcontractor / Labor Subtotal				\$ 14,548.00	\$ 14,548.00
TOTAL					\$ 89,970.31
		6/17/2024		<i>Doug Maher</i>	
			DATE	R&R Maher Construction Co. Inc.	
				RRM # 22-103	
				PCO# 32	

Camblin Steel

REBAR SERVICES SINCE 1954

548 Gibson Dr., Ste 150 Roseville, CA 95678
Phone: (916) 644-1300 Fax: (916) 408-6999

CHANGE ORDER AUTHORIZATION

This form must be signed and returned prior to any work being performed

Date Submitted:	June 17, 2024	Camblin Job No.:	220079
Project Name:	Village Park	COR #:	014
Contractor:	R&R Maher Construction	Date Revised:	n/a
Attention:	Doug Maher doug@maherconcrete.com		

DESCRIPTION OF CHANGES AND COST IMPACT:

Description:	ASI V2-31 Amphitheater Area Concrete Replacement Sloped Seating Slab (207) 1/2" x 24" Smooth Round Dowels FOB (at Expansion Joints) (1) Delivery Included See Attached Detailer Change Notice			
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Material Impact:	Quantity:	Unit:	Unit Price:	Comments:	Extended Price:
Rebar	5,469	LB	\$ 1,2300		\$ 6,727.00
Epoxy Rebar	-	LB	\$ -		\$ -
Wire Mesh	-	SF	\$ -		\$ -
P.T. Cable	-	LB	\$ -		\$ -
Couplers	-	Each	\$ -		\$ -
Other	1	LS	\$ 670.0000	Smooth Round Dowels	\$ 670.00
					\$ 7,397.00

Labor Impact:	Quantity:	Unit:	Unit Price:	Comments:	Extended Price:
Rebar	22.0	Hours	\$ 106.02		\$ 2,332.00
Rebar	22.0	Hours	\$ 100.28		\$ 2,206.00
P.T. Cable	-	Hours	\$ -		\$ -
Couplers	-	Hours	\$ -		\$ -
Other	-	Hours	\$ -		\$ -
					\$ 4,538.00

FWA Labor Impact:	Quantity:	Unit:	Unit Price:	Comments:	Extended Price:
Regular	-	Hours	\$ -		\$ -
Overtime	-	Hours	\$ -	Premium Portion Only	\$ -
Doubletime	-	Hours	\$ -	Premium Portion Only	\$ -
					\$ -

Other Impact:	Quantity:	Unit:	Unit Price:	Comments:	Extended Price:
Detailing	-	Hours	\$ -		\$ -
Crane	-	Hours	\$ -		\$ -
Delivery	1	Each	\$ 715.00		\$ 715.00
Foreman Truck	-	Hours	\$ -		\$ -
Other	-	Each	\$ -		\$ -
					\$ 715.00

SUB-TOTAL					\$ 12,650.00
P & O		15%			\$ 1,898.00
SUB-TOTAL					\$ 14,548.00
BOND FEE		0%			\$ -
TOTAL ADD (DEDUCT) THIS CHANGE					\$ 14,548.00

CAMBLIN STEEL RESERVES THE RIGHT TO AMEND THIS COST PROPOSAL SHOULD ADDITIONAL COST AND/OR SCHEDULE INFORMATION BECOME AVAILABLE OR DISCOVERED SUBSEQUENT TO THIS PROPOSAL

RECEIVED

CHANGE AUTHORIZATION:

Name (print): _____

CO/PO #:

JUN 17 2024

Authorized Signature: _____ Date: _____

**R & R MAHER
CONST. CO. INC.**

In accordance with our bid proposal cover sheet any and all extra work being performed on this project must be authorized with a change order number and/or written authorization PRIOR to any work being done.

Please provide the appropriate change order and authorization for the above referenced item so that we may proceed accordingly and avoid any job delays.

Thank you for your immediate consideration of this matter.

DETAILER CHANGE NOTICE

CHANGE ORDER (OWNER) EXTRA (CONTRACTOR) PRICE ONLY F.W.A.

CONTRACTOR: R & R MAHER DATE: 6/11/2024

JOB#: 220079 JOB NAME: VILLAGE PARK RENOVATION PROJECT DCN# 014

ORDERED BY: DOUG MAHER DETAILER DELANEY

PH #: 707-552-0330 EMAIL ADDRESS: doug@maherconcrete.com

Bid/Sac: 002/500 RELEASE#: PENDING F.W.A. #:

REF./REQUEST/DRAWING: ASI V2-31 DATE RECEIVED: 6/11/2024

INSTALLED F.O.B. MASONRY T & S

SCHEDULED LOAD SPECIAL LOAD PICKUP LOAD IWWC

DATE WORK COMPLETED: PENDING

DESCRIPTION: ADDITION OF 5,500 SQ. FT. SLOPED PAVING AND ASSOCIATED THICKENED EDGES,

SMOOTH ROUND DOWELS

REBAR GRADE X 60 A706 EPOXY (Specify) GALVANIZED

SIZE	INSTALLED	DELETED	F.O.B.	T & S	OTHER	DETAILEING	FIELD LABOR						
							HRS		GF	F	J	A	TL
3													
4	5469				277	REG.	3	REG.					0
5						O.T.		O.T.					0
6						D.T.		D.T.					0
7						PREM		PREM.					0
8						TOTAL	3	TOTAL	0	0	0	0	0
9						ACCESSORIES		MESH					
10							SIZE		QUANITY				
11							6X6 W1.4						
14							6X6 W2.9						
TOTAL	5469	0	0	0	277		Total SF Add						

NOTES:

207 PCS. 1/2"x24" SMOOTH ROUND DOWELS

ATTACH ALL BACKUP DOCUMENTATION

Fair Oaks Recreation & Parks
T & M WAGE CHART - Valid from 07/01/24 - 06/30/25

Date: JUNE 17, 2024

School/Project: VILLAGE PARK RENOVATION

General Contractor: BOBO CONSTRUCTION, INC.

Subcontractor: R & R MAHER CONST. CO., INC.

Prevailing Wage Rate Calculation

Date:				Fringes Benefits (does not increase for OT rates)						Burden (Employer Payments)										
No	Trade / Craft	Group	Basic Hourly Rate	Health & Welfare	Pension	Vacation / Holiday	Other Payments	Subtotal (Fringes)	Training	Subtotal Straight / OT Hourly Rate	FICA	SDI	Workman Comp.	UI	FUTA	Total Burden	Total Hourly Rate	Profit	Total Billable Rate	Comments
											7.65%	1.28%	Varies	6.20%	0.80%					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	CARPENTER FOREMAN		\$70.41	\$12.87	\$11.40	\$3.37	\$7.37	\$35.01	\$0.00	\$105.42	\$8.06	\$1.35	\$6.49	\$6.54	\$0.84	\$23.29	\$128.71	\$19.31	\$148.01	
2	CARPENTER JOURNEYMAN		\$64.01	\$12.87	\$11.40	\$3.37	\$7.37	\$35.01	\$0.00	\$99.02	\$7.58	\$1.27	\$6.10	\$6.14	\$0.79	\$21.87	\$120.89	\$18.13	\$139.03	
3	CEMENT MASON FOREMAN		\$54.05	\$9.42	\$12.36	\$7.00	\$1.03	\$29.81	\$0.00	\$83.86	\$6.42	\$1.07	\$5.17	\$5.20	\$0.67	\$18.52	\$102.38	\$15.36	\$117.74	
4	CEMENT MASON JOURNEYMAN		\$47.00	\$9.42	\$12.36	\$7.00	\$1.03	\$29.81	\$0.00	\$76.81	\$5.88	\$0.98	\$4.73	\$4.76	\$0.61	\$16.97	\$93.78	\$14.07	\$107.84	
5	LABORER FOREMAN		\$41.36	\$10.60	\$10.46	\$3.51	\$5.34	\$29.91	\$0.00	\$71.27	\$5.45	\$0.91	\$4.39	\$4.42	\$0.57	\$15.74	\$87.01	\$13.05	\$100.07	
6	LABORER JOURNEYMAN		\$37.60	\$10.60	\$10.46	\$3.51	\$5.34	\$29.91	\$0.00	\$67.51	\$5.16	\$0.86	\$4.16	\$4.19	\$0.54	\$14.91	\$82.42	\$12.36	\$94.79	
7	OPERATING ENGINEERING FOREMAN		\$70.57	\$13.38	\$11.28	\$6.03	\$2.81	\$33.50	\$0.00	\$104.07	\$7.96	\$1.33	\$6.41	\$6.45	\$0.83	\$22.99	\$127.06	\$19.06	\$146.12	
8	OPERATING ENGINEERING JOURNEYMAN		\$64.15	\$13.38	\$11.28	\$6.03	\$2.81	\$33.50	\$0.00	\$97.65	\$7.47	\$1.25	\$6.02	\$6.05	\$0.78	\$21.57	\$119.22	\$17.88	\$137.10	

Notes:

Insert Contractor's basic hourly rate, health & welfare, pension, vacation/holiday and other payments in columns "D to H", then add training to column "J". Subtotal straight and I over time hourly rates will be calculated at column "K" which includes "Fringes Benefits". Please note that ONLY "basic hourly rates" will change for over time and all other "Fringe Benefits" remain the same as straight hourly rates.

II Insert Contractor's workman compensation rate at lower section of columns "N" where shows "0.00%" for each contractor/trade. Total hourly rate including "Fringes Benefits" and all "Burdens" will be calculated at column "R". Since "Burdens" are percentages of the "subtotal straight/OT hourly rates" they will increase for over time rates and will be calculated automatically by the spreadsheet.

	BOBO CONSTRUCTION - VILLAGE PARK FAIR OAKS CA	5/15/2024	
CA CONTRACTORS LIC #1102446 - DGS CERTIFIED SMALL BUSINESS		DIR# 1001020778	
ITEM NO.	 8243 JOE RODGERS RD GRANITE BAY CA 95746 (707) 975-1309 chadc3ge@gmail.com		
	C3 GENERAL ENGINEERING - CONSTRUCTION ESTIMATE		PREVAILING
1	DEMOLITION OF AMPHITHEATRE		
2	MOBILIZATION - CAT 308 EXCAVATOR - CAT SKID STEER LOADER	LUMP SUM	\$500.00
3	REMOVE & OFF HAUL EXISTING WOODEN BENCH SEATS @ AMPHITHEATRE	LUMP SUM	\$4,400.00
4	REMOVE & OFF HAUL EXISTING BENCH SUPPORT FRAMING & CONCRETE FOOTINGS	178 EACH	\$9,410.00
5	REMOVE EXISTING 4" SECTION OF ASPHALT CONCRETE & OFF HAUL	5,000 SF	\$12,449.00
6	GRADING ALLOWANCE FOR NEW BASE ROCK - 1 CREW DAY	8 HOURS	\$7,820.00
7	BUY - HAUL & PLACE 4" SECTION OF NEW BASEROCK ON SUBGRADE	6,000 SF	\$28,410.00
8		TOTAL =	\$62,989.00
19	EXCLUDES - DAMAGE OR REPAIR TO UNKNOWN OR UNMARKED UTILITIES - RE ROUTING UTILITIES IN CONFLICT - BONDS - SURVEY COST - OFF SITE CONSTRUCTION WATER - OFF HAUL OF SPOILS - STREET SWEEPING - CONCRETE OR ASPHALT - FOOTING EXCAVATION - MOVING OF FENCING, SCAFFOLD, REBAR, FORMS, PAVERS, BENCH SEATING, GATES - MULTIPLE MOBILIZATIONS - UTILITY INSTALL IN AMPHITHEATRE - ELECTRICAL - CONDUITS - TRENCH DRAIN- PHASED CONSTRUCTION - ANY ITEM NOT SPECIFICALLY INCLUDED IS EXCLUDED		

Architect's Supplemental Instruction

ASI No.:	V2-31	Transmittal Record	Date Sent	Date Due
Project:	V2 – Village Park Community Center	A/E to Contractor	6/10/24	
Contractor:	Bobo	A/E to Owner	6/7/24	
Directed By:	Owner			
Subject:	Amphitheater Seating Replacement			
Drawing Reference:	Revision FC-1 "Field Change" dated 6/6/24			
Spec. Reference:	12 61 00, 26 05 35			

Instruction:

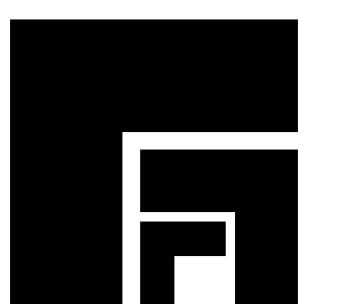
Please provide pricing for Owner consideration for the following revision:

Change Narrative: Due to the ongoing deterioration of the existing bench style seating in the existing amphitheater associated with the above referenced project, the owner has elected to include replacement of the seating with new individual style seats. The amphitheater paving must be replaced to accommodate installation of the new seats. Electrical lighting will be provided at the seats.

T1.1	<i>Update to sheet list to include added electrical sheet and production seating sheets.</i>
T2.1	<i>Update to occupancy number at open seating. (Total amphitheater occupancy has decreased from 552 to 491)</i>
D1.1	<i>Update to demolition plan to include demolition of all amphitheater bench seating and existing paving at amphitheater</i>
A1.1	<i>Revised accessible route on site to revised accessible seating in amphitheater.</i>
A1.2	<i>Revision to plan and details of amphitheater space to include repaving of amphitheater in order to receive installation of new theatrical seating.</i>
E2.1a	<i>Added electrical sheet documenting amphitheater seat lighting</i>
PS2.1-PS4.1	<i>Production Seating sheets including layout, attachment, installation, and accessibility details for added seating.</i>

Date: 6/10/24 Signature: 

You are authorized to proceed with this minor change in the work identified in this ASI with the understanding that no change in the contract amount or completion date is required. **If the ASI involves a change in the work affecting your contract amount or completion date, secure Owner approval of additional cost/time prior to proceeding.**



WMB
ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

T 209.944.9110
F 209.944.5711
www.wmbarchitects.com

VILLAGE PARK RENOVATION PROJECT

VILLAGE PARK COMMUNITY CENTER

7991 CALIFORNIA AVE
FAIR OAKS, CA 95628

LIST OF SHEETS

T1.1	TITLE SHEET	S-203	PROSCENIUM AND HIGH ROOF FRAMING PLAN	AV7.3	AV PANEL ELEVATIONS
T2.1	OCCUPANCY PLAN / CODE COMPLIANCE	S-301	STRUCTURAL FOUNDATION DETAILS	AV7.10	AV MOUNTING DETAILS
T2.2	CALGREEN / SYMBOLS / ABBREVIATIONS	S-401	STRUCTURAL FRAMING DETAILS	AV7.11	AV MOUNTING DETAILS
T3.2	BUILDING ACCESSIBILITY DETAILS	S-402	STRUCTURAL FRAMING DETAILS	AV7.12	AV MOUNTING DETAILS
T3.3	POSTED SIGNAGE PLAN + DETAILS	S-403	STRUCTURAL FRAMING DETAILS		
D1.1	DEMOLITION PLAN	S-501	STRUCTURAL FRAMING DETAILS	PL2.1	PRODUCTION LIGHTING PLAN VIEW AT FIRST FLOOR LEVEL
A1.1	SITE PLAN	M.0	MECHANICAL LEGEND, NOTES & SCHEDULES	PL2.2	PRODUCTION LIGHTING PLAN VIEW AT PIPE GRID AND CONTROL BOOTH
A1.2	ENLARGED SITE PLAN	M.1.0	MECHANICAL OVERALL PLAN	PL3.1	PRODUCTION LIGHTING - SINGLE LINE DIAGRAM
A1.3	ENLARGED SITE PLAN AND SITE DETAILS	M.1.1	MECHANICAL ENLARGED FLOOR PLANS	PL3.2	PRODUCTION LIGHTING DIMMER ROOM
A1.4	SITE DETAILS	M.1.2	MECHANICAL ENLARGED FLOOR PLANS	PL3.3	PRODUCTION LIGHTING - SCHEDULES
A2.1	DIMENSION FLOOR PLAN	M.2.0	MECHANICAL ROOF PLAN	PL5.1	PRODUCTION LIGHTING - DEVICE DETAILS
A2.2	NOTATION FLOOR PLAN	M.3.0	MECHANICAL DETAILS	PL5.2	PRODUCTION LIGHTING - DEVICE DETAILS
A2.3	ENLARGED FLOOR PLANS	M.4.0	MECHANICAL FLOOR PLAN	PL5.3	PRODUCTION LIGHTING - DEVICE DETAILS
A3.1	EXTERIOR ELEVATIONS	T24.0	TITLE 24 - ENERGY COMPLIANCE	PL5.4	PRODUCTION LIGHTING DEVICE MOUNTING DETAILS
A3.2	INNER ELEVATIONS	T24.1	TITLE 24 - ENERGY COMPLIANCE	PL5.5	PRODUCTION LIGHTING DEVICE MOUNTING DETAILS
A3.3	ELEVATION ENLARGEMENTS	P.0.0	PLUMBING LEGEND, NOTES & SCHEDULES	PL6.1	PRODUCTION LIGHTING DEVICE MOUNTING DETAILS
A3.5	ELEVATION LOCATION PLANS	P.0.1	PLUMBING SCHEDULES	PR1.1	PRODUCTION RIGGING - TRANSVERSE SECTION
A3.6	FOAM TRUSS PANEL PLANS	P.1.0	PLUMBING FLOOR PLAN	PR2.1	PRODUCTION RIGGING - PLAN VIEW AT STAGE
A3.7	FOAM TRUSS ELEVATIONS - MAIN BUILDING	P.1.1	PLUMBING ENLARGED FLOOR PLAN	PR2.2	PRODUCTION RIGGING - PLAN VIEW AT PIPE GRID
A3.8	FOAM TRUSS ELEVATIONS - NORTH	P.2.0	PLUMBING ROOF PLAN	PR3.1	PRODUCTION RIGGING - CENTERLINE SECTION
A4.1	SECTIONS	P.3.0	DETAILS	PR3.2	PRODUCTION RIGGING - SMOKE HATCH RIGGING
A5.1	WALL SECTION	FP-1	SITE PLAN AND GENERAL NOTES	PR4.1	PRODUCTION RIGGING - DETAILS
A5.2	WALL SECTION	FP-2	OVERHEAD PIPING PLAN	PS2.1	PRODUCTION SEATING - PLAN VIEW AT STAGE
A5.3	WALL SECTION	FP-3	REFLECTED CEILING PLAN AND ELEVATION	PS3.1	PRODUCTION SEATING - CENTERLINE SECTION
A5.4	WALL SECTION			PS4.1	PRODUCTION SEATING - DETAILS
A6.1	PLAN DETAILS				Total Sheets: 44
A6.2	INTERIOR DETAILS				FC1
A6.3	ENVELOPE DETAILS				
A6.4	DETAILS	E0.1	GENERAL NOTES		
A7.1	ROOF PLAN	E0.2	GENERAL NOTES (CONT.) AND LIGHTING		
A7.2	ROOF DETAILS HIGH ROOF	E0.3	FIXTURE SCHEDULE AND ELECTRICAL DETAILS		
A7.3	ROOF DETAILS LOW ROOF	E0.4	FIXTURE SCHEDULES, ONE LINE DIAGRAM AND ELECTRICAL DETAILS		
A7.4	ROOF DETAILS	E0.5	PANEL SCHEDULES		
A8.1	DOOR SCHEDULE	E1.2	UNDERGROUND UTILITIES AND PLAN		
A8.2	WINDOW SCHEDULE	E1.3	AV WIRE & CONDUIT DIAGRAMS		
A8.3	HANGAR DOOR DETAILS	E1.4	SEAT LIGHTING PLAN	E2.1a	SEAT LIGHTING PLAN
A8.4	REVISED HANGAR DOOR DETAILS	E1.5	EXTERIOR SOFFIT PLANT	E2.2	E2.2
A9.1	REFLECTED CEILING PLAN	E2.3	PHOTOMETRIC STUDY		
A9.2	CEILING AND SOFFIT DETAILS	E3.1	POWER FLOOR PLAN		
A10.1	FINISH SCHEDULE	E3.2	PIPE LEVEL ELECTRICAL PLAN		
A10.2	INTERIOR ELEVATIONS	E3.3	ELECTRICAL HVAC FLOOR PLAN		
A10.3	INTERIOR ELEVATIONS	E3.4	ELECTRICAL ROOF PLAN		
A11.1	CABINET ELEVATIONS	E4.1	FIRE ALARM SYSTEM PLAN		
A11.2	CABINET DETAILS	E4.2	INDOOR LIGHTING COMPLIANCE		
S-001	STRUCTURAL NOTES	ET24A	INDOOR LIGHTING COMPLIANCE		
S-002	STRUCTURAL NOTES	ET24B	INDOOR LIGHTING COMPLIANCE		
S-003	STRUCTURAL NOTES				
S-101	TYPICAL FOUNDATION DETAILS	AV0.1	AV ISO GROUND, ALS, & CONDUIT INFO		
S-102	TYPICAL FRAMING DETAILS	AV0.2	AV WIRETYPE SCHEDULE AND CABLE/CONDUIT GUIDELINES		
S-103	TYPICAL FRAMING DETAILS	AV0.3	AV PANEL SCHEDULE		
S-104	TYPICAL FRAMING DETAILS	AV0.4	AV STANDARD DETAILS		
S-105	TYPICAL FRAMING DETAILS	AV0.5	AV STANDARD DETAILS		
S-106	TYPICAL FRAMING DETAILS	AV1.1	AV DEVICE PLAN AT FIRST FLOOR		
S-201	FOUNDATION PLAN	AV1.2	AV DEVICE PLAN AT LIGHTING TRUSS AND CONTROL BOOTH		
S-202	LOW ROOF FRAMING PLAN	AV2.1	AV DEVICE RCP AT FIRST FLOOR		
		AV3.1	AUDIO & VIDEO PLAN AND SECTION AT AMPHITHEATRE		
		AV4.1	AV ENLARGED PLANS		
		AV4.2	AV ENLARGED PLANS		
		AV5.1	AV WIRE AND CONDUIT DIAGRAMS		
		AV5.10	AV BLOCK DIAGRAMS		
		AV5.11	AV BLOCK DIAGRAMS		
		AV5.12	AV BLOCK DIAGRAMS		
		AV5.13	AV BLOCK DIAGRAMS		
		AV7.1	AV PANEL ELEVATIONS		
		AV7.2	AV PANEL ELEVATIONS		

LIST OF CONSULTANTS

ARCHITECT

WMB ARCHITECTS
5757 PACIFIC AVENUE, SUITE 226
STOCKTON, CA 95207
PHONE: 209.944.9110
FAX: 209.944.5711
EMAIL: ttn@wmbarchitects.com
CONTACT: Tim Matheis, PROJECT ARCHITECT

THEATRICAL CONSULTANT

THE SHALLECK COLLABORATIVE, INC.
1551 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94709
PHONE: 415.814.1563
EMAIL: BRUCE@SHALLECK.COM
CONTACT: Bruce Veenstra

STRUCTURAL ENGINEER

MERIDIAN STRUCTURAL ENGINEERS, INC.
1843 IRON POINT RD, #100
FOLSOM, CA 95630
PHONE: 916.365.4740
EMAIL: mikeb@meridianse.com
CONTACT: Mike Baker, SE

MECHANICAL ENGINEER

NEXUS ENGINEERING
140-A LONE PALM AVE
MODESTO, CA 95351
PHONE: 209.572.7399
FAX: 209.236.1579
EMAIL: g.leusink@nexusengineering.net
CONTACT: Gary Leusink, P.E.

ELECTRICAL ENGINEER

HCS ENGINEERING
4619 FEATHER RIVER DR, SUITE F
STOCKTON, CA 95219
PHONE: 209.478.8270
FAX: 209.478.2169
EMAIL: richard@hcs-eng.com
CONTACT: Richard Smith, PE

OWNER INFORMATION

OWNER
FAIR OAKS RECREATION AND PARK DISTRICT
4150 TEMESCAL STREET
FAIR OAKS, CA 95628
(916) 966-1036
FAX: (916) 966-0863
EMAIL: maho@fairoakspark.org
CONTACT: Mike Aho, District Administrator

SCOPE OF WORK

ALTERATION TO AN EXISTING AMPHITHEATRE INCLUDING NEW CONSTRUCTION OF A 7,823 SF MULTIPURPOSE COMMUNITY CENTER AND STAGE HOUSE.

FIELD CHANGE 1, 024-06-06: REPLACEMENT OF EXISTING AMPHITHEATER SEATING AND PAVING AT AMPHITHEATER SEATING.

NOTE: THIS PROJECT IS A PART OF THE VILLAGE PARK RENOVATION PROJECT, AND MAKES REFERENCE TO ADJACENT WORK TO BE COMPLETED UNDER SEPARATE PERMITS. FOR ADJACENT WORK, REFERENCE PERMIT: IMPC2021-00011

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED AND EFFECTIVE EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR), AS APPLICABLE:

PART 1 CALIFORNIA ADMINISTRATIVE CODE
PART 2 2019 CALIFORNIA BUILDING CODE
PART 3 2019 CALIFORNIA ELECTRICAL CODE
PART 4 2019 CALIFORNIA MECHANICAL CODE
PART 5 2019 CALIFORNIA PLUMBING CODE
PART 6 2019 CALIFORNIA ENERGY CODE
PART 9 2019 CALIFORNIA FIRE CODE
PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

2. ASBESTOS CONTAINING MATERIALS MAY BE PRESENT ON SITE OR IN THE EXISTING BUILDING CONSTRUCTION. IF SUSPECT MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH ADDITIONAL WORK. THE CONTRACTOR SHALL IMMEDIATELY POST NOTICES AND TAKE THE PRECAUTIONS NECESSARY TO ENSURE THE HEALTH AND SAFETY OF ALL WORKERS, THE STAFF AND THE PUBLIC.

DEFERRED APPROVALS

1. PREMANF. WOOD TRUSS CALC'S
2. STAGE PIPE GRID

SPECIAL INSPECTIONS

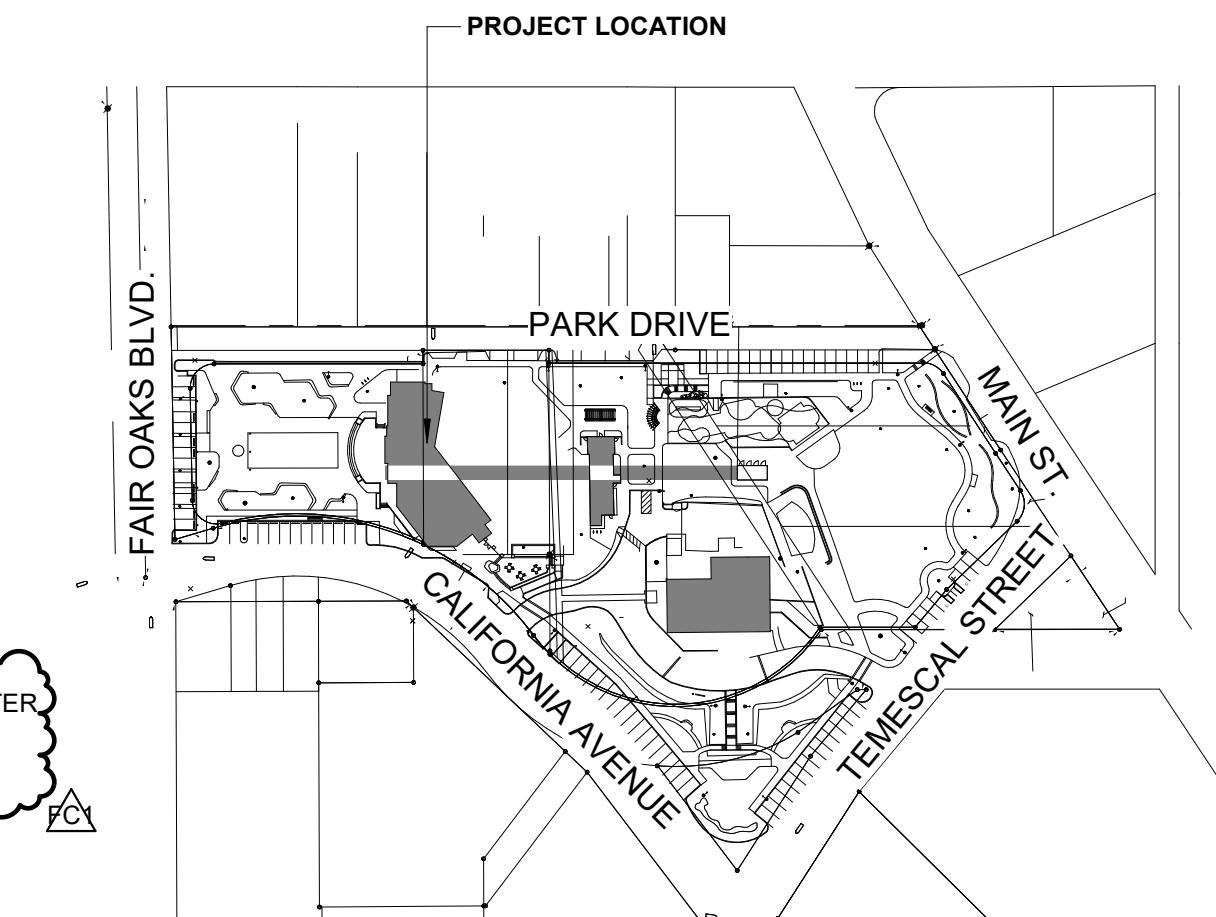
1. SEE STRUCTURAL SHEETS FOR REQUIRED STRUCTURAL SPECIAL INSPECTIONS



PUBLISH HISTORY:
DATE PURPOSE
12.22.20 SACRAMENTO COUNTY
REVIEW
1 03.19.21 PLAN REVIEW 1
2 05.17.21 PLAN REVIEW 2/
FC1 06.06.24 FIELD CHANGE 1

WMB PROJECT:
19-111

T1.1





EXISTING / OCCUPANCY NOTES

NOTES:

1. REFER TO NOTATION FLOOR PLAN FOR LOCATION OF FIRE EXTINGUISHERS.
2. REFER TO POSTED SIGNAGE PLAN FOR LOCATION OF TACTILE EXIT SIGNS.
3. REFER TO POSTED SIGNAGE PLAN FOR ASSISTIVE LISTENING DEVICES AS REQUIRED.
4. FOR EGRESS, SINGLE DOORS ACCOMMODATE 165 OCCUPANTS AND DOUBLE DOORS

ACCOMMODATE 330 OCCUPANTS, U.O.N.

5. REFER TO SITE PLAN A1.1 FOR ACCESSIBLE ROUTE. 1

300 S.F.		USE CATEGORY
15 SF	20	ROOM AREA
		OCCUPANT LOAD
1 EXIT		EXITS REQUIRED

OCCUPANCY LOAD FACTOR
P^{*} PANIC HARDWARE ; * DENOTES FIRE HARDWARE.
 SEE NOTES, THIS SHEET
S ILLUMINATED EXIT SIGN -
 REFER TO ELECTRICAL DWGS.

NUMBER OF OCCUPANTS

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OCCUPANCY PLAN / CODE COMPLIANCE

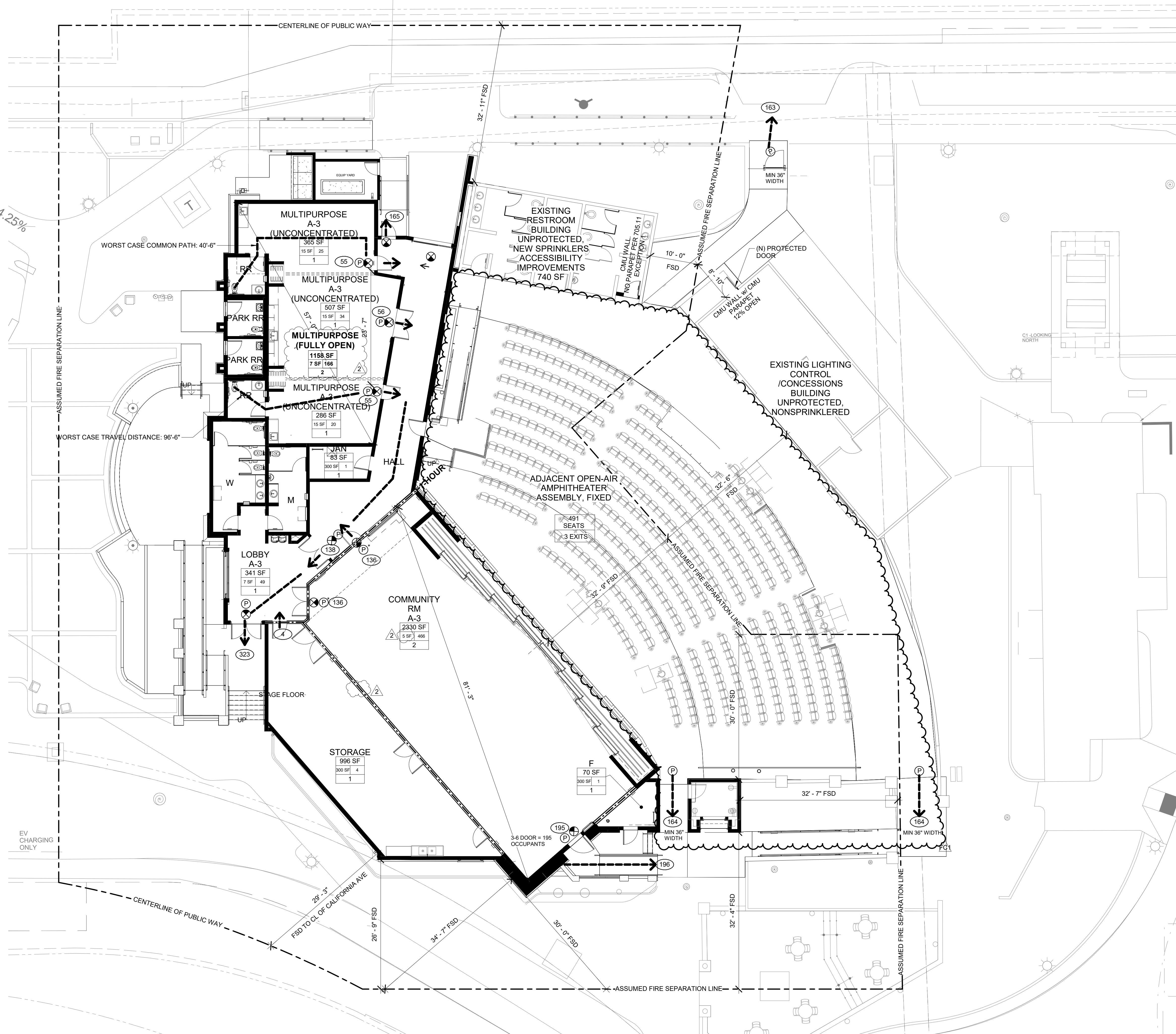


PUBLISH HISTORY:		
△ No.	DATE	PURPOSE
	12.22.20	SACRAMENTO COUNTY REVIEW
1	03.19.21	PLAN REVIEW 1
2	05.17.21	PLAN REVIEW 2 / SAC METRO FIRE
FC1	06.26.21	FIELD CHANGE 1

WMB PROJECT:

19-111

T2.1





OCCUPANCY PLAN

SCALE: 1" = 10'-0"

PANIC/FIRE HARDWARE NOTES:
1. Reference T3.2, A8.1, AND PROJECT SPECIFICATIONS FOR ADDITIONAL DOOR & HARDWARE REQUIREMENTS.
2. Panic hardware shall be listed in accordance with UL305
3. fire exit hardware shall be listed in accordance with ul 10c and ul 305
4. The actuating portion of the releasing device shall extend not less than one-half of the door leaf width the maximum unlatching force shall not exceed 15 pounds

TOTAL BUILDING OCCUPANTS: 687 OCCUPANTS

TOTAL EXTERIOR AMPHITHEATRE SEATS: 492 OCCUPANTS

CODE COMPLIANCE: SINGLE OCCUPANCY - SINGLE STORY		
PROJECT DESCRIPTION		
New construction of a community center adjacent to and also serving an existing open-air amphitheater. Existing restroom building is analyzed together with the new construction as a single building.		
TYPE OF CONSTRUCTION		VB
OCCUPANCY		A-3
FIRE SPRINKLERS		YES
ALLOWABLE HEIGHT	F.S. TYPE: NS	40
ACTUAL HEIGHT		36'-8" MAX RIDGE
ALLOWABLE STORIES	F.S. TYPE: NS	1
ACTUAL STORIES		1
ALLOWABLE TABULAR AREA (At)	F.S. TYPE: S1	24,000 S.F.
ALLOWABLE TABULAR AREA (ns)	F.S. TYPE: NS	6,000 S.F.
FRONTAGE INCREASE (If) = [F/P-.25] x W/30		FRONTAGE INCREASE NOT TAKEN
W = (L1 x w1 + L2 x w2 ...) / F	W =	
	F =	
	P =	
ALLOWABLE AREA (Aa) = [At + (ns x If)]		24,000 S.F.
ACTUAL BUILDING AREA		7,823 S.F.

ALTERATION ACCESS COMPLIANCE			
CLAIM OF HARDSHIP UNDER CBC 11B-202.4 EXCEPTION 8	NO	ALTERATION SCOPE: ACCESSIBILITY AND EGRESS IMPROVEMENTS TO THE EXISTING OPEN-AIR AMPHITHEATER	
VALUATION	N.A.		
DATE OF PREVIOUS ALTERATION	N.A.		
	COMPLIANT PRIOR TO ALTERATION	IMPROVED WITH ALTERATION	EXCEEDS HARDSHIP THRESHOLD
PRIMARY ENTRANCE		X	
ACCESSIBLE ROUTE TO THE AREA		X	
TOILET FACILITIES SERVING THE AREA		X	
DRINKING FOUNTAINS SERVING THE AREA	X		
PUBLIC TELEPHONES SERVING THE AREA	---- NOT PREVIOUSLY PROVIDED ----		
SIGNS		X	

PLUMBING FIXTURE COUNT*

OCCUPANCY	S.F.	S.F./ PERSON	# PERSONS	# MEN/WOMEN		
A-3	3,860 SF**	30	129	MEN	65	
				WOMEN	65	
** AREA OF A-3 OCCUPANCY. ACCESSORY SPACES NOT INCLUDED PER CPC 422						
MEN	W.C.		URINALS		LAVS	
	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDE
	1	2	1	1	1	2

	DRINKING FOUNTAINS		SERVICE SINK	
	REQ'D	PROVIDED	REQ'D	PROVIDED
*CPC TABLE 422.1	1	1	1	1



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5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

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F 209.944.5711
www.wmbarchitects.com

LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR, FRAME, AND HARDWARE TO BE REMOVED
- WINDOW & FRAME TO BE REMOVED

GENERAL NOTES

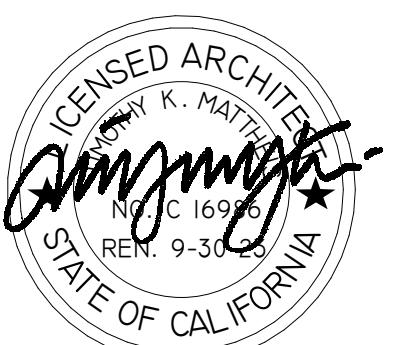
1. ALL ITEMS IDENTIFIED TO BE DEMOLISHED OR REMOVED SHALL MEAN THAT THE SUBMITTED ITEMS ARE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND RECYCLED, REUSED OR LEGALLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE COUNTY OF SACRAMENTO WASTE MANAGEMENT PLAN.
2. ALL ITEMS NOT IDENTIFIED TO BE DEMOLISHED OR REMOVED ARE EXISTING TO REMAIN. THE CONTRACTOR SHALL TAKE REQUIRED PRECAUTION TO PROTECT ALL EXISTING ITEMS.
3. A HAZARDOUS MATERIALS SURVEY HAS BEEN CONDUCTED ON THE PROPERTY AND HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS FOR REFERENCE. THERE ARE MATERIALS CONTAINING ASBESTOS OR LEAD, AND WILL NEED TO BE REMOVED AND DISCARDED OF IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS.
4. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
5. REFER TO "PRECONSTRUCTION DEMOLITION" SEPARATE PERMIT FOR PREVIOUSLY COMPLETED DEMOLITION NOT SHOWN.

KEYNOTES

- 01.01 (E) THEATRICAL TRUSS ABOVE.
- 01.02 (E) THEATER BENCH SEATING.
- 02.01 REMOVE ASPHALT PAVING TO FULL SECTION DEPTH. OVEREXCAVATE, SCARIFY AND COMPACT NATIVE TO EXTENTS AND DEPTH AS REQUIRED BY THE GEOTECHNICAL REPORT FOR NEW PAVING AND SECTION PER IMPROVEMENT PLAN.
- 02.02 REMOVE CONCRETE PAVING TO FULL SECTION DEPTH. OVEREXCAVATE AND/OR BACKFILL COORDINATING CLOSELY WITH IMPROVEMENT PLAN. SCARIFY AND COMPACT NATIVE TO EXTENTS AND DEPTH AS REQUIRED FOR NEW PAVING SECTION AND/OR PLANTER AREA. PER IMPROVEMENT PLAN.
- 02.03 PROTECT IN PLACE EXISTING LIGHTING CATWALK FOOTING. REMOVE ASPHALT OVERLAY.
- 02.04 TRENCH AS REQUIRED FOR CONDUIT RUNS PER ELECTRICAL AND AV PLANS/CONDUIT SCHEDULES.
- 02.11 REMOVE THEATER BENCH SEATING. FC1
- 02.12 REMOVE RESTROOM PARTITIONS.
- 02.13 PROTECT IN PLACE (E) GATE FOR MODIFICATION PER IMPROVEMENT PLAN.
- 02.14 REMOVE (E) DOOR FOR NEW DOOR PER IMPROVEMENT PLAN.
- 02.15 SAWCUT AND REMOVE NONBEARING CMU WALL AND DOOR.
- 02.17 REMOVE LADDER AND CAGE. SUPPORTING CONSTRUCTION TO REMAIN.

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DEMOLITION PLAN

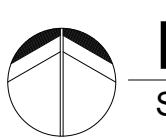


PUBLISH HISTORY:

	DATE	PURPOSE
12.22.20	SACRAMENTO COUNTY REVIEW	
1 03.19.21	PLAN REVIEW 1	
2 05.17.21	PLAN REVIEW 2 / SAC METRO FIRE	
FC1 06.06.24	FIELD CHANGE 1	

**WMB PROJECT:
19-111**

D1.1



DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"



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Suite 226
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Suite 125
Sacramento, CA 95811
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ENLARGED SITE PLAN



PUBLISH HISTORY:
DATE PURPOSE
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REVIEW
1 03.19.21 PLAN REVIEW 1
2 05.17.21 PLAN REVIEW 2 /
SAC METRO FIRE
FC1 06.06.24 FIELD CHANGE 1

WMB PROJECT:
19-111

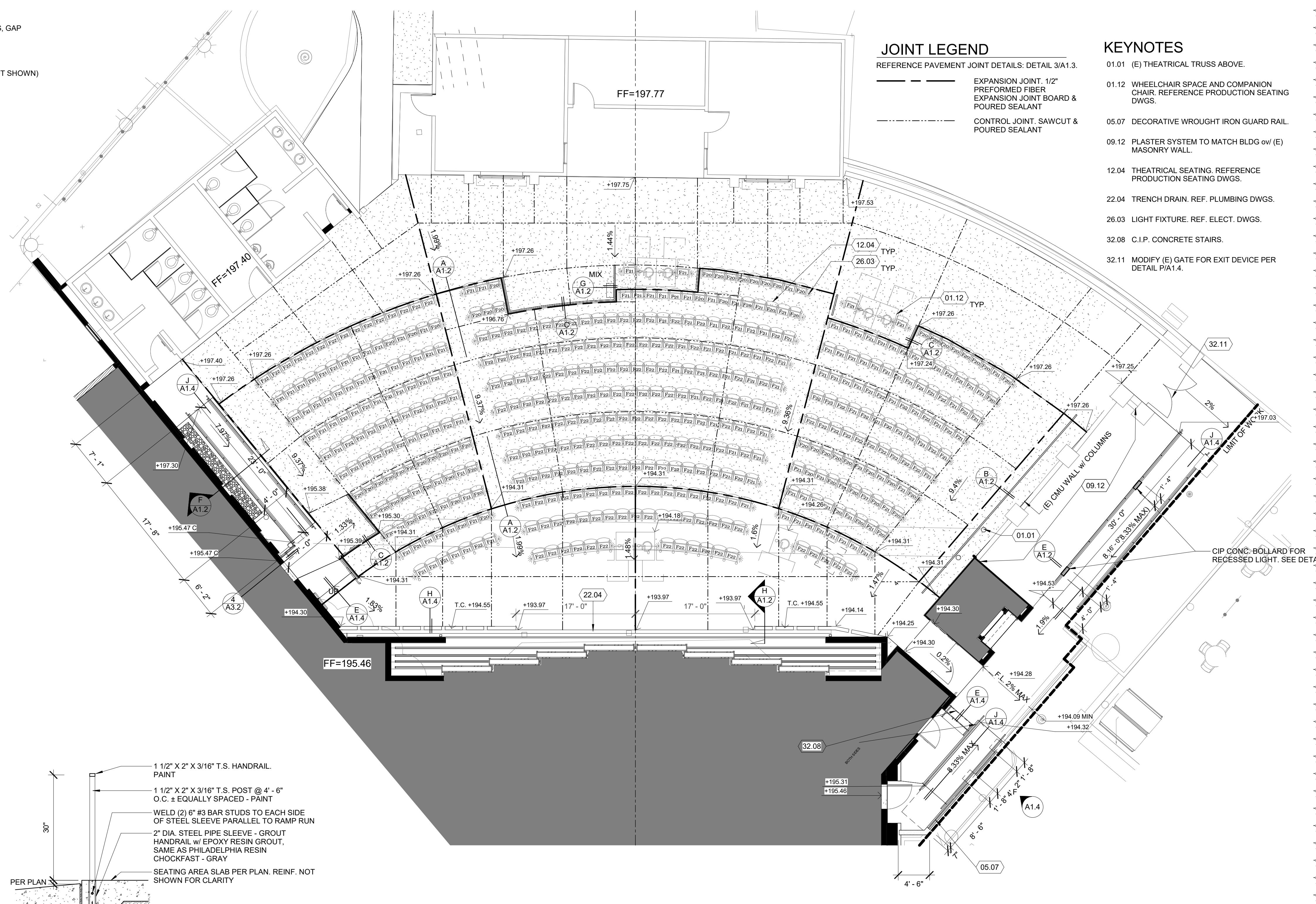
A1.2

JOINT LEGEND

REFERENCE PAVEMENT JOINT DETAILS: DETAIL 3/A1.3.
 EXPANSION JOINT, 1/2"
 PREFORMED FIBER
 EXPANSION JOINT BOARD &
 POURED SEALANT
 CONTROL JOINT, SAWCUT &
 POURED SEALANT

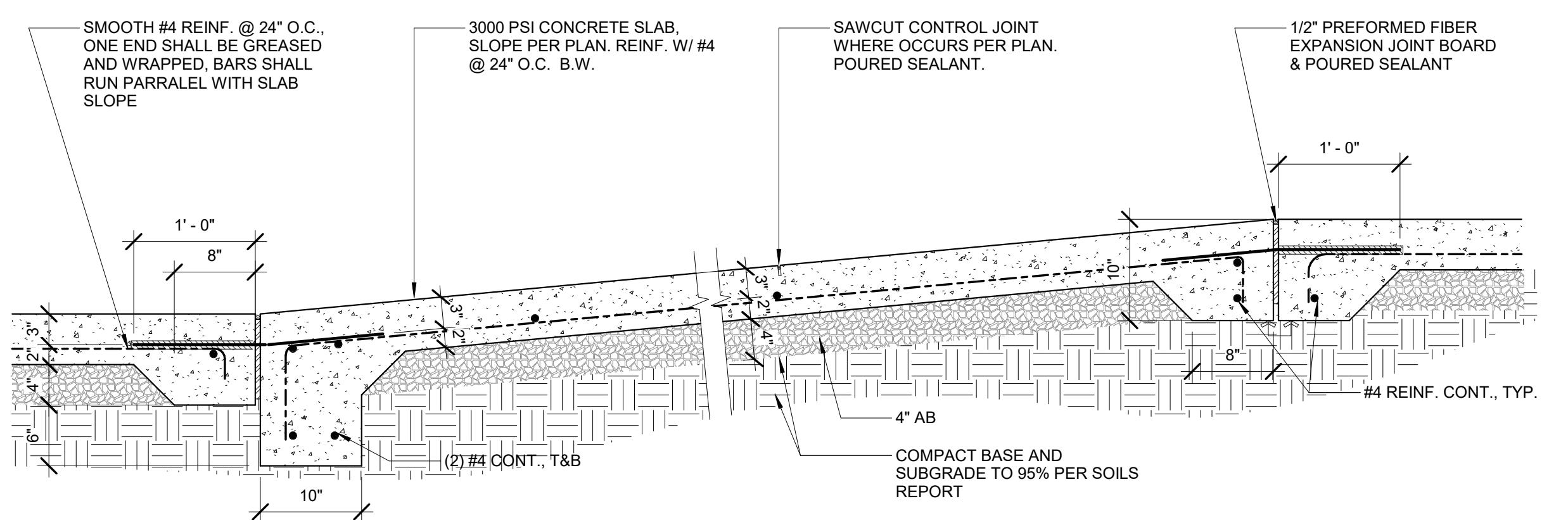
KEYNOTES

- 01.01 (E) THEATRICAL TRUSS ABOVE.
- 01.12 WHEELCHAIR SPACE AND COMPANION CHAIR, REFERENCE PRODUCTION SEATING DWGS.
- 05.07 DECORATIVE WROUGHT IRON GUARD RAIL.
- 09.12 PLASTER SYSTEM TO MATCH BLDG ov/ (E) MASONRY WALL.
- 12.04 THEATRICAL SEATING, REFERENCE PRODUCTION SEATING DWGS.
- 22.04 TRENCH DRAIN, REF. PLUMBING DWGS.
- 26.03 LIGHT FIXTURE, REF. ELECT. DWGS.
- 32.08 C.I.P. CONCRETE STAIRS.
- 32.11 MODIFY (E) GATE FOR EXIT DEVICE PER DETAIL P/A1.4.



SITE PLAN - AMPHITHEATRE ENTRY & ACCESSIBLE SEATING

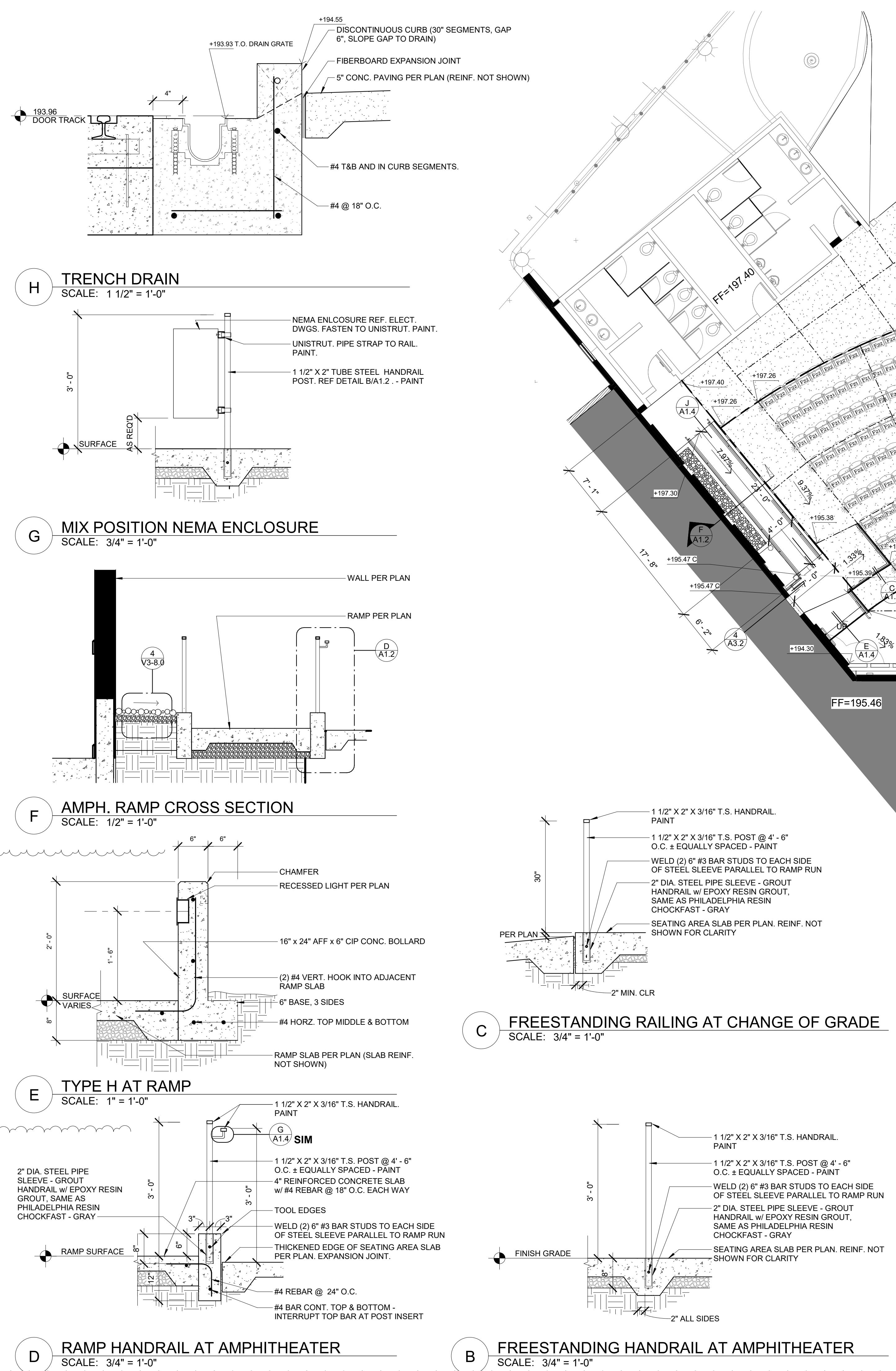
SCALE: 1/8" = 1'-0"

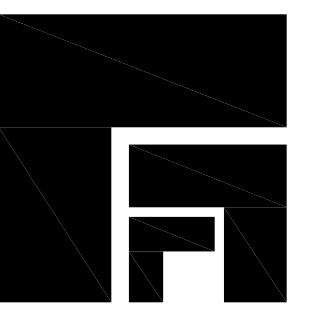


A. SLOPED SEATING PAVING

SCALE: 1" = 1'-0"

FC1





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5757 Pacific Avenue
Suite 226
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2000 L Street
Suite 125
Sacramento, CA 95811

T 209.944.9110
F 209.944.5711
www.wmbarchitects.com

HCS
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4512 Feather River Dr #F, Stockton, CA 95219

209-478-8270 | www.hcs-eng.com

Richard C. Smith, PE richard@hcs-eng.com

Shupendra Patel, PE shupendra@hcs-eng.com

Elizabeth Aguilar elizabeth@hcs-eng.com

PROJECT # 2020.204

VETERANS MEMORIAL
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SEAT LIGHTING PLAN



12.22.20 95% CD

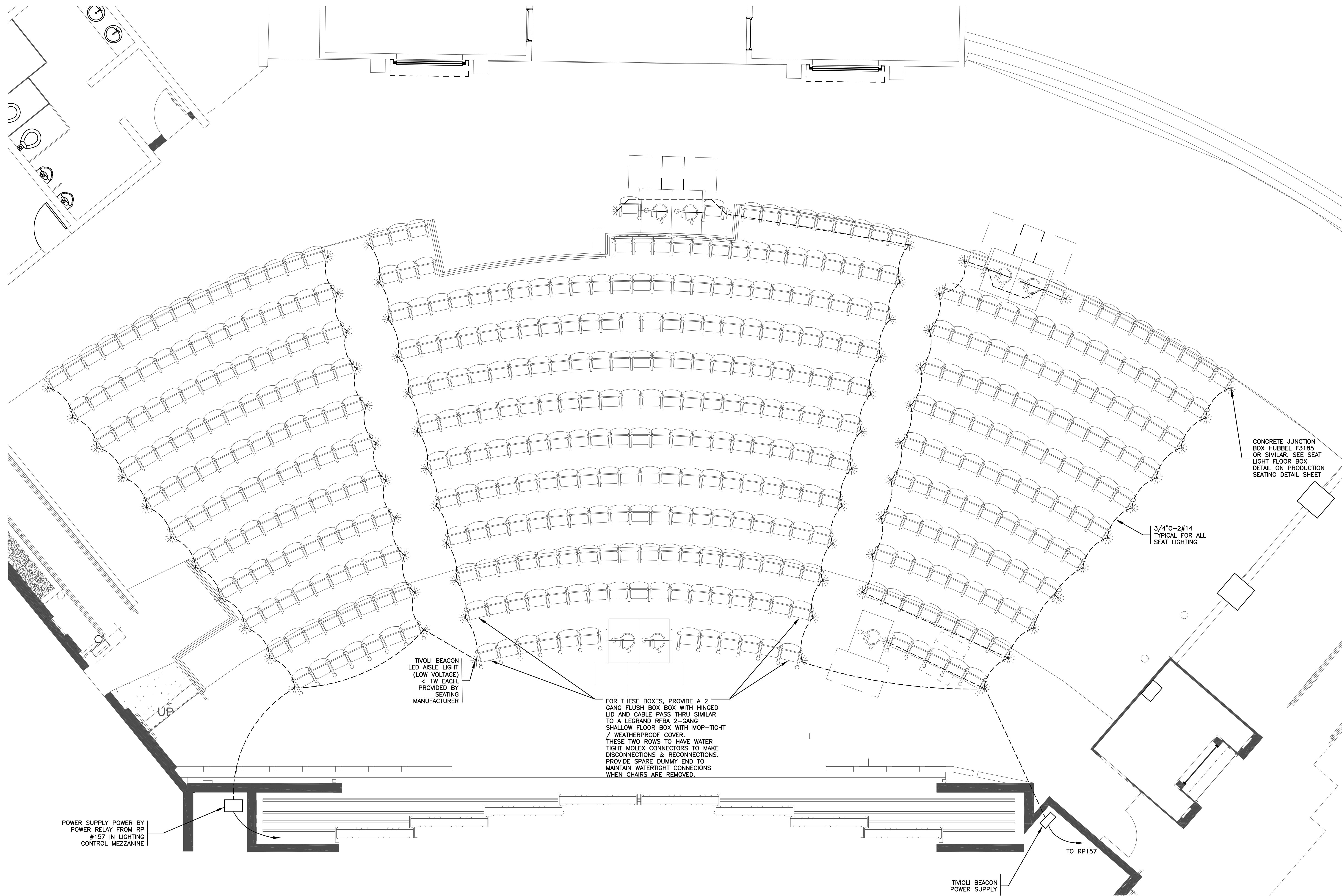
PUBLISH HISTORY:

DATE PURPOSE

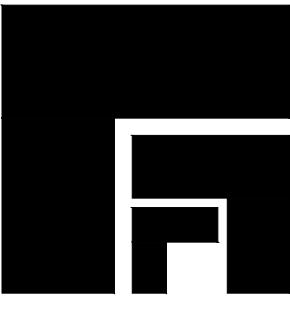
- 12.22.20 SACRAMENTO COUNTY REVIEW
- 1 03.19.21 PLAN REVIEW 1
- 2 05.17.21 PLAN REVIEW 2 / METRO FIRE ADDENDUM
- 3 04.07.22 ASI
- 4 07.20.22 ASI
- 5 03.07.23 ASI 2
- 20 09.13.23 PRODUCTION RELAY
- 21 05.29.24 SEAT LIGHTING

WMB PROJECT:

E2.1a



SEAT LIGHTING PLAN



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PRODUCTION SEATING -
PLAN VIEW AT STAGE

J

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Planning and Design of Theatres
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PUBLISH HISTORY:
DATE PURPOSE

1 06.03.24 100%CD

PROD. SEATING (PS) SCOPE MATRIX

SCOPE	RESPONSIBILITY
POWER SYSTEMS (COMPLETE)	X
CONDUIT & STANDARD BACK BOXES	X
WIRE & PULL FOR PS SYSTEMS	X
WIRE TERMINATION FOR PS SYSTEMS	X
PROVIDE AISLE LIGHTS, LOW-VOLTAGE TRANSFORMERS & LINE DIMMERS	X
INSTALL LOW VOLTAGE TRANSFORMERS & LINE DIMMERS	X
COORDINATE BACK BOX LOCATIONS	X
COORDINATE SEAT ATTACHMENT CLEARZONES	X

SEATING COUNT

LEVEL 1:	- STANDARD FIXED SEATS	484
	- WHEEL CHAIR SPACES	7

TOTAL SEATS: 491

CODE REQUIREMENTS

REQUIRED	PROVIDED
----------	----------

WHEELCHAIR SPACES QTY. PER 2022 CBC TABLE 11B-221.2.1.1

C COMPANION SEATS QTY. PER 2022 CBC 11B-221.3

D DESIGNATED AISLE SEATS (64 AISLE SEATS) X (.05) = 8.75
9 DESIGNATED AISLE SEATS REQUIRED

QTY. PER 2022 CBC 11B-221.4

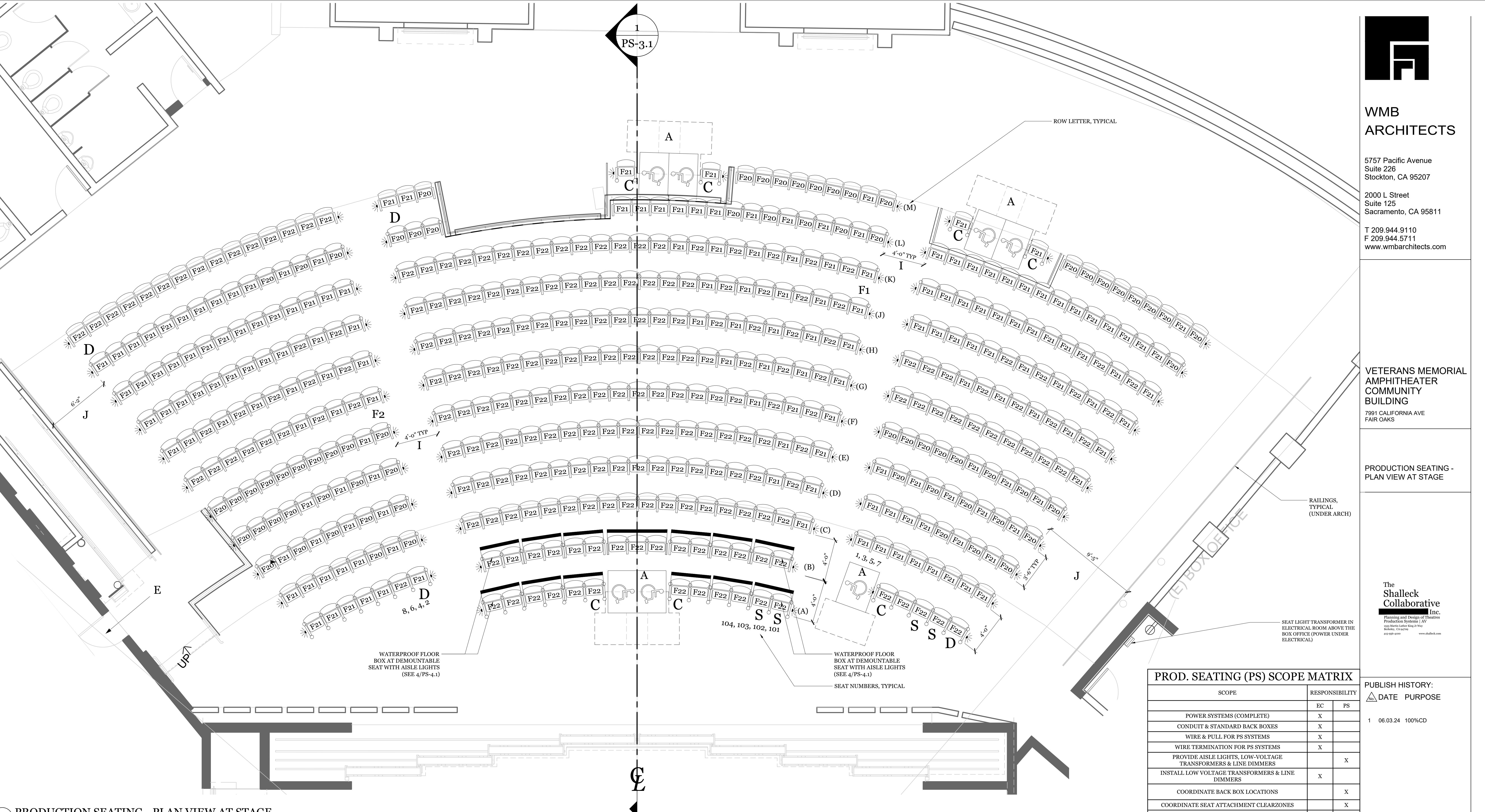
S SEMI-AMBULANT SEATS (1228 TOTAL SEATS) X (.01) = 13
13 SEMI-AMBULANT SEATS REQUIRED

QTY. PER 2022 CBC 11B-221.6

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19-111

PS2.1

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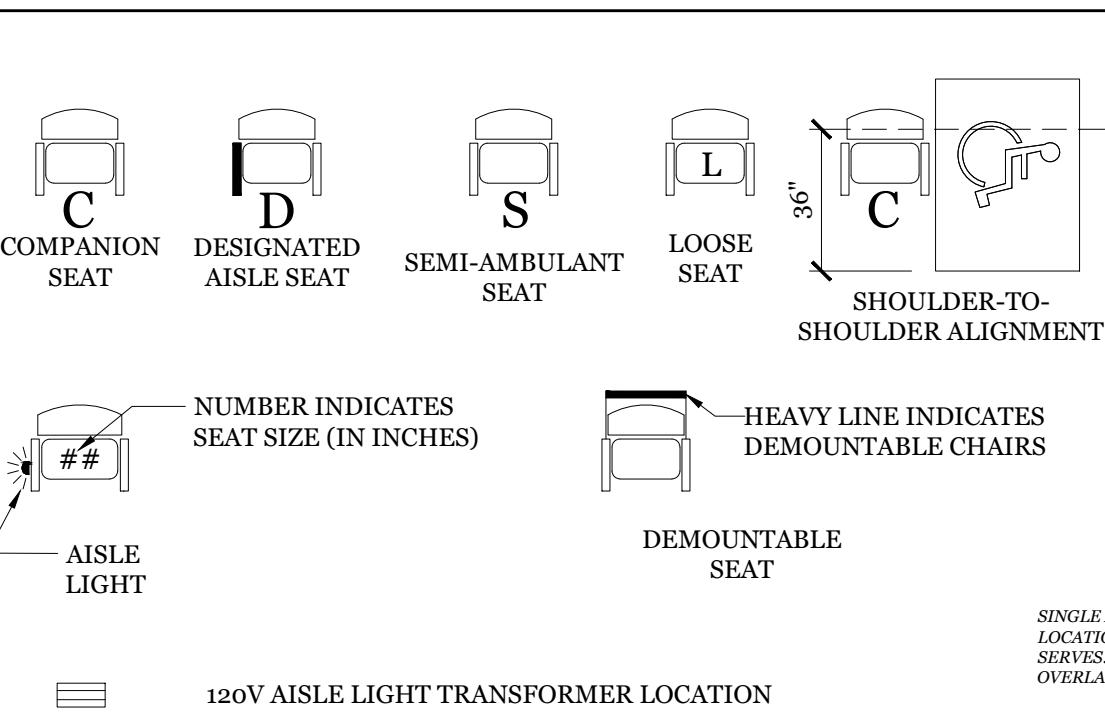


PRODUCTION SEATING - PLAN VIEW AT STAGE

1

$\frac{1}{4"}=1'-0"$

SEATING SYMBOL KEY



KEYED NOTES

A WHEELCHAIR SPACE PROVIDED WHERE INDICATED AND IN SIZES SHOWN IN SYMBOL KEY:

- WHEELCHAIR SPACE PROVIDED WITH FRONT, SIDE, OR REAR APPROACH PER 2022 CBC 11B-802.1.2 & 802.1.3
- WHEELCHAIR SPACE PROVIDED WITH T-SHAPE OR CIRCULAR TURNING SPACE PER 2022 CBC 11B-304.3.1 & 304.3.2
- FLOOR SLOPE AT WHEELCHAIR SPACE NO STEEPER THAN 1:48 PER 2022 CBC 11B-802.1.1
- WHEELCHAIR SPACE ADJOINING ACCESSIBLE ROUTE PER 2022 CBC 11B-802.1.4
- FIXED COMPANION SEAT PROVIDED FOR EACH WHEELCHAIR SPACE PER 2022 CBC 11B-802.3 & 11B-221.3

E ACCESSIBLE ROUTE TO PERFORMANCE AREA PER 2022 CBC 11B-206.2.6

F1 DUAL-ACCESS ROW CLEAR WIDTH CALCULATION PER 2022 CBC 1030.13.2.1

- WORST CASE ROW CONTAINS 25 SEATS, WHICH IS 11 MORE THAN 14
- REQUIRED CLEAR WIDTH: $(11 \times 9\text{ ft }6\text{ in}) + 12\text{ in} = 15.3\text{ ft}$
- ROW WIDTH IS 42" MINUS A CHAIR ENVELOPE OF 20" = 22"
- REMAINING CLEAR WIDTH IS 22", WHICH IS MORE THAN 14.4"
- MINIMUM CLEAR WIDTH PROVIDED PER 2022 CBC 1030.13.2.2

F2 SINGLE-ACCESS ROW CLEAR WIDTH CALCULATION PER 2022 CBC 1030.13.2.2

- WORST CASE ROW CONTAINS 11 SEATS, WHICH IS 4 MORE THAN 7
- REQUIRED CLEAR WIDTH: $(4 \times 9\text{ ft }6\text{ in}) + 12\text{ in} = 14.4\text{ ft}$
- ROW WIDTH IS 42" MINUS A CHAIR ENVELOPE OF 20" = 22"
- REMAINING CLEAR WIDTH IS 22", WHICH IS MORE THAN 14.4"
- MINIMUM CLEAR WIDTH PROVIDED PER 2022 CBC 1030.13.2.2

I LEVEL OR RAMPED AISLE WITH SEATING ON BOTH SIDES:

- 42" MINIMUM AISLE WIDTH PER 2022 CBC 1030.9.1(4)
- MINIMUM AISLE WIDTH REQUIREMENTS ABOVE EXCEED MINIMUM WIDTH REQUIRED BY OCCUPANT LOAD CAPACITY CALCULATIONS PER 2022 CBC 1030.6.1(4)

J LEVEL OR RAMPED AISLE WITH SEATING ON ONE SIDE:

- 36" MINIMUM AISLE WIDTH PER 2022 CBC 1030.9.1(5)
- MINIMUM AISLE WIDTH REQUIREMENTS ABOVE EXCEED MINIMUM WIDTH REQUIRED BY OCCUPANT LOAD CAPACITY CALCULATIONS PER 2022 CBC 1030.6.1(4)

SEATING GENERAL NOTES

1. SEAT STAGGER ALONG CENTERLINE SHALL BE INDUCED BASED UPON FIELD DIMENSIONS.

2. THIS SHEET IS INTENDED TO PROVIDE FIXED THEATRE SEATING INFORMATION ONLY. REFERENCE OTHER ARCHITECTURAL AND ENGINEERING DOCUMENTS FOR RELATED AREAS.



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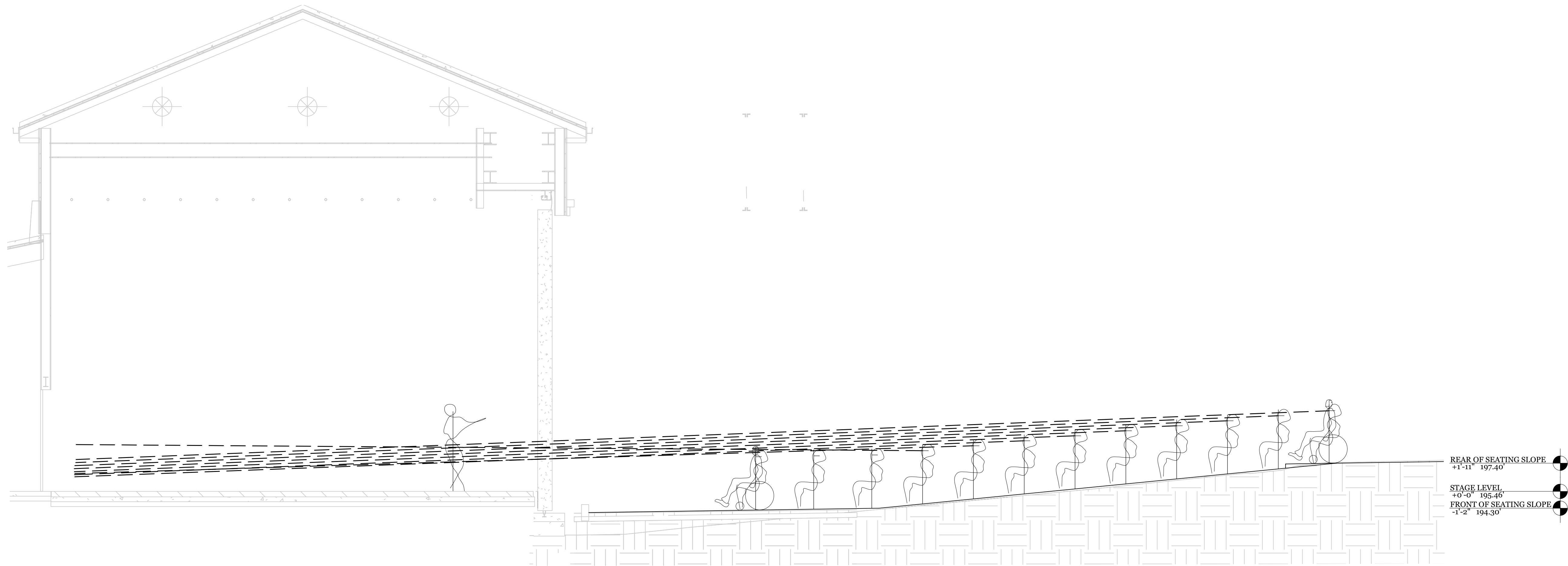
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PRODUCTION SEATING -
CENTERLINE SECTION



1 PRODUCTION SEATING - CENTERLINE SECTION SIGHTLINE STUDY
1/4"=1'-0"

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PUBLISH HISTORY:
DATE PURPOSE

1 06.03.24 100%CD

SEATING GENERAL NOTES

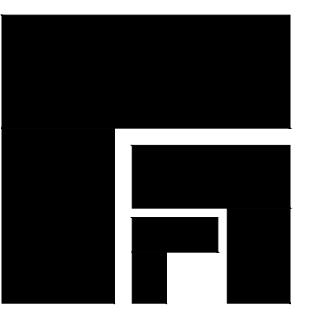
1. SEAT STAGGER ALONG CENTERLINE SHALL BE INDUCED BASED UPON FIELD DIMENSIONS.
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WMB PROJECT:
19-111

PS3.1

ABBREVIATIONS

VIF = VERIFY IN FIELD	CLR = CLEAR
SAD = SEE ARCHITECTURAL DRAWINGS	HL = HOUSE LEFT
SSD = SEE STRUCTURAL DRAWINGS	HR = HOUSE RIGHT
SMD = SEE MECHANICAL DRAWINGS	SR = STAGE RIGHT
SED = SEE ELECTRICAL DRAWINGS	SL = STAGE LEFT
AFP = ABOVE FINISHED FLOOR	SIM = SIMILAR
NIC = NOT IN CONTRACT	DOP = OPPOSITE
HFT = HEIGHT	NTS = NOT TO SCALE
TP = TYPICAL	MIN = MINIMUM
RWL = RECOMMENDED WORKING LOAD	MAX = MAXIMUM



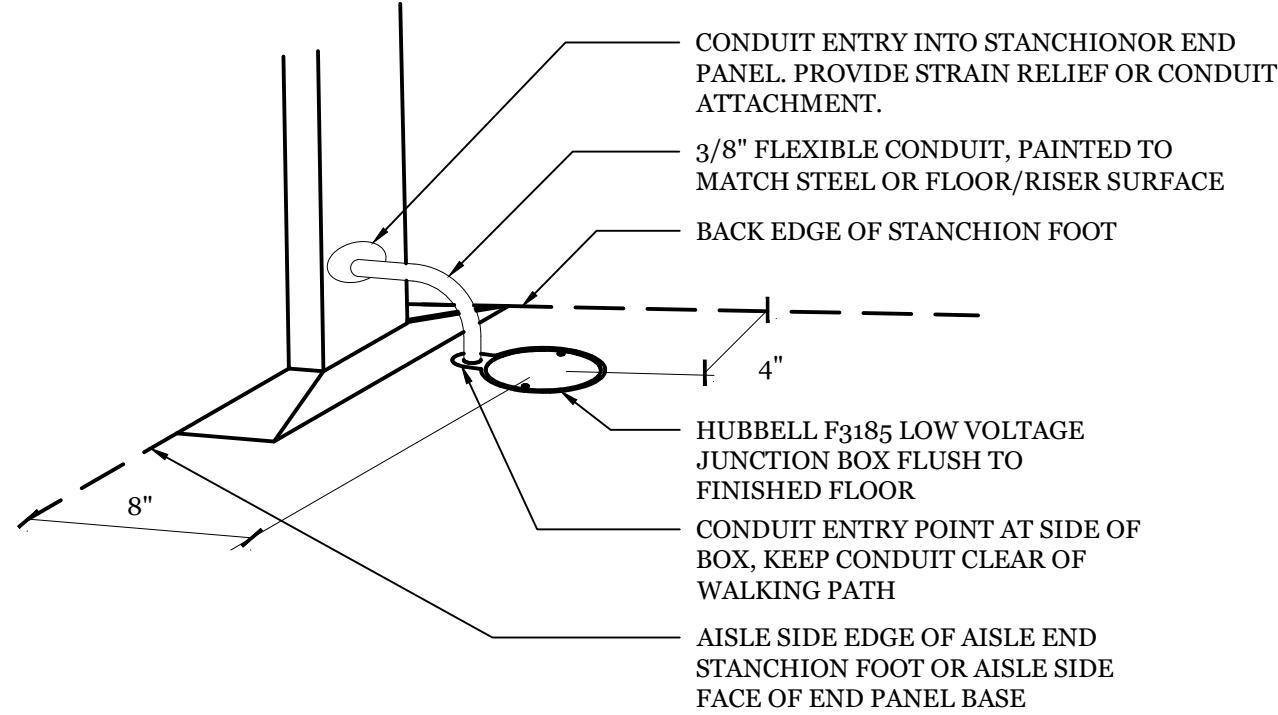
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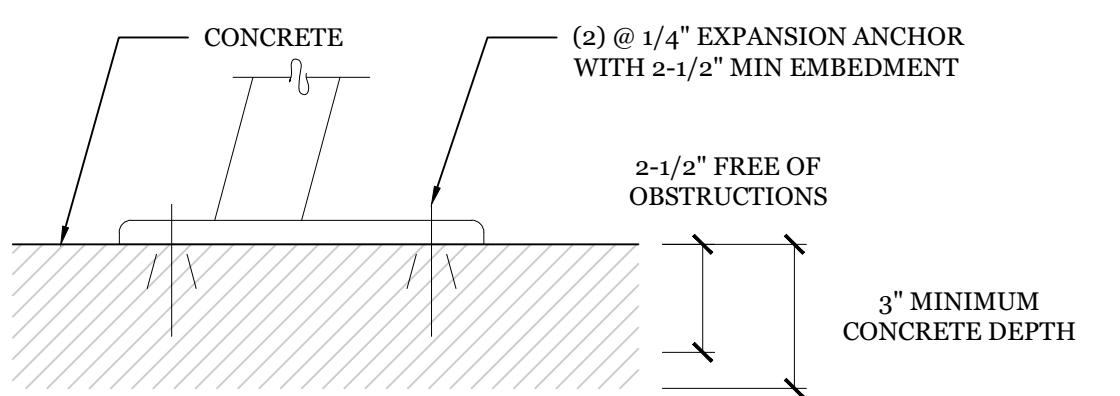
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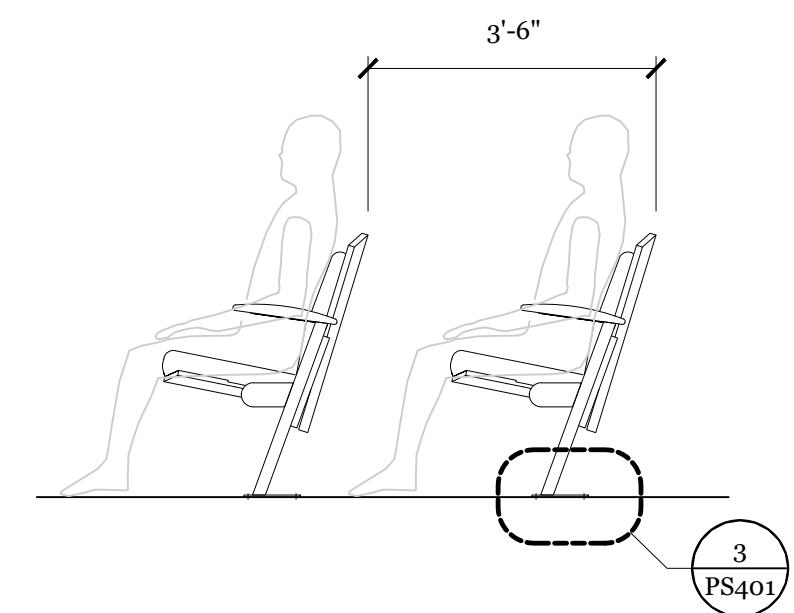
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5 JUNCTION BOX ADJACENCY DETAIL - FLOOR MOUNT
 $1'' = 1'-0''$

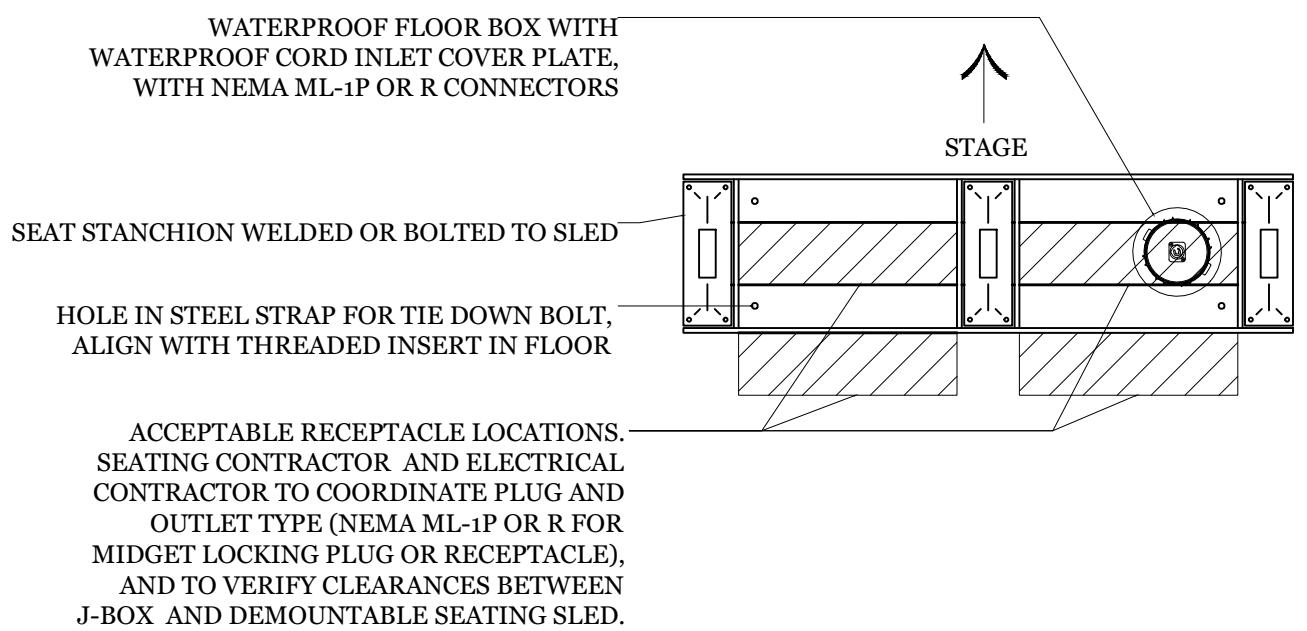


3 FLOOR-MOUNTED SEAT DETAIL
 $3'' = 1'-0''$

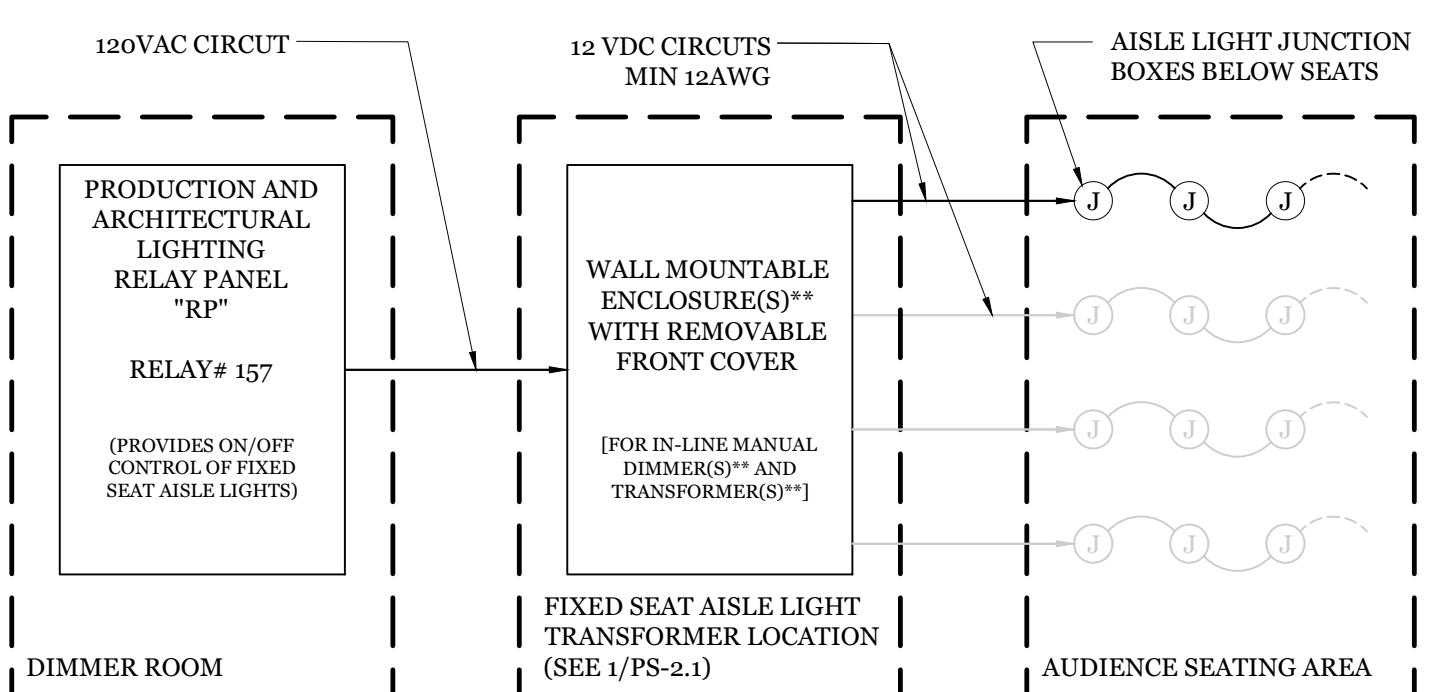


1 FLOOR-MOUNTED SEAT SPACING
 $1/2'' = 1'-0''$

NOTE: ELECTRICAL WHIPS COMING OUT OF REMOVABLE SEATS SHOULD BE SOFT SO CABLE OR SIMILAR MANIPULABLE CABLE, APPROPRIATE FOR THE LOAD WITH PLUG ENDS.



4 DEMOUNTABLE SEAT DETAILS
 $1'' = 1'-0''$



** QUANTITY AS NEEDED, TO BE DETERMINED/COORDINATED BY ELECTRICAL & FIXED SEATING SUBCONTRACTORS
2 FIXED SEAT AISLE LIGHTING - TYPICAL RISER
NTS

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PUBLISH HISTORY:
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SEATING GENERAL NOTES

1. SEAT STAGGER ALONG CENTERLINE SHALL BE INDUCED BASED UPON FIELD DIMENSIONS.
2. THIS SHEET IS INTENDED TO PROVIDE FIXED THEATRE SEATING INFORMATION ONLY. REFERENCE OTHER ARCHITECTURAL AND ENGINEERING DOCUMENTS FOR RELATED AREAS.

WMB PROJECT:
19-111

PS4.1

VIF = VERIFY IN FIELD	CLR = CLEAR
SAD = SEE ARCHITECTURAL DRAWINGS	HL = HOUSE LEFT
SSD = SEE STRUCTURAL DRAWINGS	HR = HOUSE RIGHT
SMD = SEE MECHANICAL DRAWINGS	SR = STAGE RIGHT
SED = SEE ELECTRICAL DRAWINGS	SL = STAGE LEFT
AFP = ABOVE FINISHED FLOOR	SIM = SIMILAR
NIC = NOT IN CONTRACT	OPP = OPPOSITE
HFT = HEIGHT	NTS = NOT TO SCALE
TYP = TYPICAL	MIN = MINIMUM
RWL = RECOMMENDED WORKING LOAD	MAX = MAXIMUM

SECTION 12 61 00 – FIXED AMPHITHEATRE SEATING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Provision of services as listed herein and related to the manufacturing, delivery and complete installation of fixed, and demountable.
 - a. Demountable seats shall be considered sections of seating affixed to the floor which can be removed from the room without disassembly and which match the fixed seating exactly.
2. Upon acceptance by the Owner's representative, installed seating shall be turned over to the Owner complete, cleaned and ready for use, with maintenance stock as described herein.

1.2 RELATED SECTIONS

A. Coordinate with the following sections in carrying out this work:

1. Division 01 – General Conditions
2. Division 26 – Electrical
3. Section 26 0535 – Production Systems Electrical Installation

1.3 REFERENCES

- A. Comply with all national, state and local regulations and procedures. In the event of conflict between these specifications and the applicable regulations, the more stringent shall govern.
- B. Equipment shall be provided per the related trade and regulatory guidelines including but not limited to UL, NEC, IEEE, and all manufacturer's recommendations and requirements. Contractor shall be responsible in the event that work under their control voids or jeopardizes manufacturers' warranties.
- C. Labor shall be provided per applicable labor regulations and practices.

1.4 DEFINITIONS

- A. Refer to Div. 01 for definitions.
- B. Owner Representative: For the scope in this Section, authorized personnel representing the Owner and The Shalleck Collaborative, Inc., Theatre Consultants.

1.5 SYSTEM DESCRIPTION

- A. Fixed, and demountable seating will be provided in locations shown on the drawings.
- B. The seating shall be provided with three-quarter fold uplift devices to provide the required passing width in the seating rows.
 - 1. Seating bracket shall be enclosed to protect against accidental pinching.
 - 2. Enclosure bracket shall snap in place or shall only use concealed or tamper-proof fasteners.
- C. Integral aisle lights or power will be provided in the locations shown on the drawings.
- D. Seating layout:
 - 1. Seats shall stagger in the center seating sections.
 - 2. All row ends shall be aligned at aisles.
 - 3. Seat width combinations shown on the drawings may be revised by the Contractor only if warranted by actual field dimensions, and if approved by the Owner's Representative. The Contractor shall submit proposed revisions for review, and any changes should attempt to preserve the following (in descending order of priority)
 - a. Seats shall maintain stagger in the center seating sections
 - 1) Seating shall be arranged within a row such that varied seat sizes are distributed symmetrically on both sides of the centerline. Every attempt should be made to have the center point of a seat or armrest precisely on center.
 - b. All row ends shall be aligned at the aisles
 - c. Wall ends shall be aligned at edges
 - d. Seat size shall be maximized
 - 4. No row shall have more than 2 seat sizes, and these sizes shall not be more than 1" different.
 - 5. There shall be no gaps between seat components and building elements such as walls, steps, or risers greater than 2" or less than $\frac{1}{2}$ " without written acceptance of the Owner's Representative.
- E. Seating Layout Coordination
 - 1. It is under the work of this section to verify the actual project conditions of the finished seating installation area prior to submitting a final seating layout.
 - 2. It is under the work of this section to coordinate with the electrical contractor and to provide guidance and criteria for the location of any in-floor and in-riser junction boxes that serve integral aisle lights or power such that they are placed in locations which are not in conflict with the seating stanchions and are not located in walking paths.
 - a. Walking paths shall be considered any portion of the floor that is between the bottom edge of the seat outer back and the front of the riser stanchion, OR, 2" behind the face of the seat pan in riser mount installations.

1.6 SEAT DESIGN CRITERIA

- A. The overall front-to-back envelope dimension of every seat, with the seat pan having risen without assistance, shall be no greater than as listed in this section.
- B. Minimum clearance requirements as shown on the drawings shall be maintained in order to comply with building code for clear passing widths.
- C. Seats shall have passed the following tests. Independent test laboratory results shall be provided upon request.

1. Vertical Drop Impact Test to Seat

- a. Repeated impacts of a 125#, 16" diameter weight dropped on the seat at a rate of 18-30 impacts per minute. The center of the impact shall be the center of the seat.
 - 1) Bariatric seats shall be tested to a weight of 500#.
- b. Cycles: The weight shall be dropped 50,000 times from a height of 3".
- c. Acceptance criteria: Measurements of the seat angle are to be taken at the completion of the test. The angle of the seat measured at the front edge shall not drop below parallel with the level floor. There shall be no loosening of the floor fastenings or of the seat pivots. The seat must be able to return to normal folded position unassisted.

2. Swinging Impact Test

- a. Repeated impacts of the seat backs of a three unit assembly by two 40#, 10" diameter bags. The bags mounted at 13" centers are to be pivotally hung from a horizontally reciprocating actuating bar cycling at approximately 37 strokes per minute. The bags shall be hung with the bottom of the bag 32" below the pivot suspension point and 10" below the top of the seat back. The seat back is to be centered with the bags when the bags are in the center of the stroke.
- b. Cycles: 100,000 impacts through a horizontal stroke of 9".
- c. Acceptance criteria: At completion of the test, the middle standards shall have demonstrated sufficient strength and durability to withstand the test without failure or irregularities that would impair the seat's usefulness. In addition, no visible evidence of failure or irregularities shall have occurred in the seat or back of the unit.

3. Static Load Test

- a. A vertical static load of 600# is to be applied to the top of the seat with the center of the load approximately 3" from the front edge and equal distance from the sides. A 2" x 4" beam is to be used to distribute the load transversely across the seat.
 - 1) Bariatric seats shall be tested with a weight of 1200#
- b. Acceptance Criteria: Seat must withstand a minimum load of 600# with a permanent distortion not to exceed 5/8" and shall not deflect below parallel with the level of the floor. Deflections and permanent distortions are to be measured at the front center of the seat.

4. Self-Lifting Seat Oscillating Test

- a. ASTM 851-87
- b. Seat shall be lowered mechanically against the down-stops and released.
- c. Cycles: 100,000 cycles within a period not to exceed 14 calendar days.
- d. Acceptance criteria: There shall not be dimensional deviation from the front of the seat to the back in the "up" position exceeding 1-1/2".

1.7 SUBSTITUTIONS

- A. All requests for substitutions from the specified materials, assemblies or related services shall be submitted for review by the Owner's Representative two weeks prior to the bid date. Substitution requests made after bid shall be neither reviewed nor accepted. Requests shall be made in accordance with Division 1 of the specifications, and in a timely fashion so as to not affect the project schedule in either case of the substitution being accepted or rejected.
- B. Documentation for the substitution shall be submitted with supporting material and shall include the related information for the item as specified so that equivalence can be demonstrated. The burden of proof rests solely upon the Contractor. The Owner's Representative shall be the sole evaluator of the fitness of the substitution.
- C. The Contractor shall submit the following information with the substitution request:
 - 1. Results of independent laboratory testing which shows the product passes all testing listed above.
 - 2. Point by point comparison of key specification items listed in Schedule 12 61 00 B – Substitution Request, below. All variances must be clearly identified if an item does not meet the specified basis of design, including impacts to the overall layout. Any items that do not apply to this project are to be marked "N/A".
 - a. Complete Schedule 12 61 00 B – Substitution Request and return for review.
 - b. General product cutsheets or manufacturer websites will not be accepted.
 - c. If any information regarding variances is not disclosed, it will indicate that the product is in compliance with the specification. No undisclosed variances will be accepted during the submittal process.
 - 3. Indicate in writing whether all selected finishes, including specified fabric, are available. If not, provide chips or swatches for alternate finishes that meet the performance criteria listed in Schedule 12 61 00 A, below.
- D. All expenses related to the substitution including, but not limited to, all fees and expenses incurred in the evaluation of the substitution, and any effect on the costs and schedule of other trades, whether or not the substitution is accepted, shall be borne by the Contractor.

1.8 SUBMITTALS

- A. Submittals shall be electronic, in PDF format.
 - 1. Samples and color selection cards and Mock-up shall not be electronic.
- B. Submittals shall be made in a timely fashion so as to not affect the project schedule and shall allow for adequate time for review and resubmittal, but not later than 60 days from award of Contract, or as required for coordination with the concrete slab work.

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Fair Oaks California

FIXED AMPHITHEATRE SEATING

- C. Submittals shall be reviewed, and field dimensions verified prior to commencing acquisition for, and fabrication of, the work in this section. All services and parts of the work in this section shall be verified by the submittal process.
- D. Shop Drawings:
 - 1. Submit scaled shop drawings that show the following:
 - a. Detailed seating layout with every seat width indicated
 - b. Verified field dimensions
 - c. Required clearances to J-boxes for integral aisle lights or other seat power.
 - d. Required clearances to penetrations such as HVAC diffusers, and to edges of concrete.
 - e. Clear aisle dimensions and exact placement of aisles relative to the room, for the coordination of other trades. Provide other required clearances as appropriate.
 - f. Inventory of seat widths required and provided, including maintenance stock as described below.
 - g. Row letter and seat numbering scheme
 - h. Mounting details
 - i. Centerline section- $\frac{1}{4}$ " scale minimum
 - j. Detailed sections of each different occurrence including differing risers, back pitches, wall and rail conditions etc. Each detail section must show (where applicable):
 - 1) Riser depth (in plan)
 - 2) Riser height
 - 3) Clear space (gap) from chair back to riser nose
 - 4) Chairback overhang into row behind from riser nose
 - 5) Chairback clear space from top edge to wall, railing or another rear element.
 - 6) Chairback height to riser of floor behind
 - 7) Chair envelope for each instance of seat and back pitch including all fixed accessories.
 - 8) Clear space (show smallest clear space for each row), between seats - row to row.
 - 9) Clear space from elements in front of seats (chairback, stage edge, rails or otherwise) to fixed elements and any dynamic parts (such as tablet arms) in both extremity of motion and deployed state.
 - 10) Space between front of seat envelope and nose of riser in occupied row.
 - 11) Clear space in front of deployed seat pan.
 - k. Finish and accessory schedule
 - l. Documentation of light levels at aisle to prove compliance with code required minimum footcandle level, where aisle lights are provided.
 - 2. Contractor shall assume complete responsibility for the accuracy of all seat measurements and field dimensions shown on the shop drawings.
 - 3. Final layout of seating shall not be approved until a layout has been submitted based upon verified field dimensions.
 - 4. All finish elements absent at time of field dimension check including furred walls, trim, and railings shall be accounted for and noted on the drawings.
 - 5. Contractor shall attend a site conference with the Owner's Representative prior to final installation.

- a. Conference shall be schedule with the Owner's Representative with at least 2 weeks advanced notice and based on the availability of the Owner's Representative.
- b. The conference shall be schedule at a time when the installation contractor has reviewed the final space and has marked the locations of all attached elements including all stanchions and floor anchors, but before the contractor has begun the actual installation including prior to drilling of concrete for anchor attachment.
- c. The purpose of this conference is to discuss any seat fit issues that do not match the installation criteria in this section, do not match the submittal drawings or are the result of differences in the field conditions not documented or shown on the submittals.

E. Product Data:

1. Submit data sheets for standard component parts, which shall include all information necessary to verify compliance with this Section.

F. Samples:

1. Upon request of the Owner's Representative, submit samples of the following:
 - a. Metal finish selection card.
 - b. Plastic finish samples for polypropylene and polyethylene.

G. Mock-up:

1. Upon review and approval of the shop drawings, data sheet and selection of finishes, provide one complete and operating seat mock-up of each type of seat and finish set to be provided. Mock up shall demonstrate all finishes as selected.
 - a. Provide (1) one two-gang seat mockup of each style of fixed seat.
 - 1) Mock-ups shall include:
 - a) (1) one aisle end standard with operable integral aisle light on cord and plug
 - b) (1) one aisle end standard with Designated Aisle Seat arm
 - c) (1) one of the smallest seat size in the project
 - d) an example of all signage (row/seat identification, donor plates, accessibility symbols, etc) in the project.
2. Mock-ups shall be reviewed and approved prior to commencing acquisition for and fabrication of the work in this section, and shall be retained as a model for comparison to the final installation.
3. Location of all identification plates shall be confirmed during mockup review.
4. All costs for shipping of the mock-ups to the Architect's office and, following review, to the job site shall be borne by the Contractor. Following approval of the finished installation, the mock-up shall be turned over to the Owner and shall not be considered part of the total seat count.

H. Certification of Flame Proofing or Flame Resistance: Submit certification, recommendations and instructions and maintenance of entire installation.

I. Record Documents:

1. At time of final acceptance, submit regulatory listings and certifications as required by prevailing building codes.
2. Within 30 days, submit six copies of "as built" submittals including shop drawings, product data, and care and maintenance instructions and warranty documents.

1.9 WARRANTY

- A. Warranty shall provide coverage of material defects, assembly workmanship and installation for a period of five years following the date of acceptance by the Owner.
- B. Five year warranty shall be the minimum period provided for equipment in this section, even if in excess of warranty requirements given in Division 1.
- C. Items under warranty shall be serviced to the satisfaction of the Owner with 14 days of notification to the Contractor.

1.10 QUALITY ASSURANCE

- A. Equipment in this Section shall be provided by specialty suppliers and manufacturers meeting the qualifications listed herein.
- B. Specialty sub-contractors responsible for installation in the field shall have been continuously engaged in the sales and integration of seating equipment similar to that specified herein for a minimum of fifteen years and shall have successfully completed the installation of at least 10,000 fixed theatre seats. The Owner's Representative shall be the final judge of the suitability of experience.
- C. Specialty suppliers and the individuals responsible for installation shall have at time of bid and continuously maintain throughout the project and warranty period a Specialty Contractor's license appropriate for the work in this Section as applicable.
- D. Specialty suppliers shall maintain bonds in the amount required for the project.
- E. Specialty manufacturers responsible for engineering and manufacturing shall have been continuously engaged in the engineering and manufacturing similar to that specified herein for a minimum of fifteen years and have successfully completed the installation of at least 10,000 fixed theatre seats. The Owner's Representative shall be the final judge of the suitability of experience.
- F. All equipment shall be UL listed and bear the appropriate labels.

1.11 DELIVERY, STORAGE AND HANDLING

- A. Materials shall be packed for shipment by personnel qualified in seating installations and shipping. Packing shall prevent damage to the seats during transit. Costs to repair or replace all seats damaged during the course of the contract services shall be borne by the Contractor.
- B. Do not deliver materials in this Section until the building is ready for installation. Contractor is responsible to properly sequence the work and to protect the seating materials from damage during delivery, handling, storage and installation.

1. To ensure seat finishes remain undamaged until the space is turned over to the Owner, seating shall not be unpackaged from delivery boxes or installed until all surrounding finishes are complete, including, but not limited to, all drywall installation, painting, millwork, carpet installation, electrical work (except for connection of aisle lights), railing installation, etc.
 2. Seats shall be protected once installed. Protection shall be removed and re-installed for the Owner's Representatives inspection of the seats.
- C. Contractor is responsible to coordinate and provide secure and protected storage as required for the execution of the Contract.

1.12 PROJECT CONDITIONS

- A. Contractor shall examine the work in place to ensure their manufacturing and services properly reflect the field conditions.
- B. Defects in the field which may impact the work in this Section shall be reported to the Owner's Representative and corrected in accordance with the requirements of the applicable Section of work prior to commencement of the work in this Section.

1.13 MAINTENANCE

- A. Provide spare parts from the same production run as the installed seats:
 1. Provide in quantities per schedule 12 61 00 A, below.
- B. Maintenance stock shall be packaged in labeled long term storage packaging and turned over to the Owner.

PART 2 - PRODUCTS

2.1 SPECIALTY SUPPLIERS

- A. The following specialty manufacturers and installer may furnish equipment for the work in this section:

Series Seating
20900 NE 30th Ave, Suite 901
Miami, FL 33180
Tel: 305-932-4626
Contact: Thomas Boyd
Email: tboyd@seriesseating.com

Irwin Seating
3251 Fruit Ridge NW
Grand Rapids, MI 49544
Tel: 616-574-7400
Contact: Larry Kleinman
Email: tkgseating@gmail.com

Hussey Seating Company
B.T. Mancini Co., Inc
876 South Milpitas Blvd.
Milpitas, CA 95035
Tel: 408-942-7900
Laura.thomas@btmancini.com

- B. All other manufacturers and installers must be approved prior to bid. Other contractors seeking acceptance must submit the following items at least 2 weeks prior to the bid opening date. Approval of contractors will be by addenda. Failure to submit any of the items required below will automatically disqualify the contractor from consideration of approval.
1. A listing of five equivalent installations including:
 - a. Name, address and telephone number of Owner;
 - b. Name, address and telephone number of Theatre Consultant;
 - c. Scope of work.
 - d. A brief written description of the contractor's operation including facilities, financial capabilities, and experience of key personnel.
 - e. A statement from a bonding company agreeing to provide the required bonds in the amount required for the project.
 - f. Documentation necessary to show compliance with Quality Assurance, above.
 - g. A sample of their product which fits all of the performance criteria laid out in this document and which is being offered "as equal" to the pre-approved specialty suppliers' product via the Substitutions process described above.
 2. Permission to bid does not imply acceptance of the specialty subcontractors. It is the sole responsibility of the contractor for this Section to ensure that any price quotations received, and submittals made are for systems that meet or exceed the specifications.

2.2 MATERIALS

- A. Steel
1. Steel shall meet the following material standards:
 - a. Steel sheeting: ASTM A36
 - b. Steel Tubing: AISI/SAE 1008/1010/1015 and ASTM A500
 - c. Steel Bars: SAE1020
- B. Molded Plastics
1. Structural components shall be mar and dent resistant high density glass-filled polypropylene with UV stabilizers.
 2. Decorative components shall be mar and dent resistant high density polyethylene (HDPE) with UV stabilizers.

3. Colors shall be per Schedule 12 61 00 A, below.
- C. Finish for all exposed metal parts shall be power coated with a hybrid epoxy powder coat finish and shall match. The powder coat finish shall be applied electrostatically to a dry film thickness of 3 mils and shall provide durable coating having a 2H pencil hardness and shall be smooth. Abrasion resistance shall be per Taber/Abraser CS-10 to less than 60mg weight loss, 1000G/1000 cycle. Prior to coating, metal parts shall be treated with a five-stage bonderizing process for finish adhesion by cross hatch method per D-3359-87, and after coating shall be oven baked at 350°F for twenty minutes to cause proper flow of powder.
 1. Colors shall be per Schedule 12 61 00 A, below.
- D. All exposed hardware shall be rust resistant and finished to match other exposed metals unless otherwise noted.
- E. Finishes for all materials and design components shall be per Schedule 12 61 00 A, below.

2.3 SEAT MODEL

- A. Seat model basis of design (BOD) and acceptable alternates shall be as listed in Schedule 12 61 00 A
- B. Seat shall have a maximum closed depth as listed per Schedule 12 61 00 A, below, measured from the outermost edge of the rear of the back to the outermost edge of the front of the armrest. This shall be the Seat "envelope".
 1. In no case shall the seat envelope be permitted to be more than shown in the keyed notes on the drawings, or as allowable per code.

2.4 SEAT BACKS

- A. General Characteristics:
 1. Seat backs shall be of varying widths and shall match seat pan widths.
 2. Seat backs shall be available in a minimum of 4 different back pitch options, with at minimum 2 degrees difference between options. Overall range of options shall be between 22 degrees and 10 degrees. Locations where back pitches are used shall be as listed below, unless specified differently on drawings or in Schedule 12 61 00 A, below.
 - a. Shallowest back pitch shall be provided at the front of the orchestra section.
 - b. Medium back pitch shall be provided at the rear of the orchestra section.

B. Construction

1. Molded plastic backs
2. Back attachment shall be via concealed fasteners.
3. Attachment method shall be either:
 - a. Drop in assembly with through bolts below bottom beam.
 - b. Wings of 14ga minimum steel attached to inner back panel and stanchion.

C. Seat backs shall be per Schedule 12 61 00 A, below.

2.5 SEAT BOTTOMS

- A. Seat bottoms shall be of varying widths and shall match seat back widths.
- B. Seat bottom widths shall be spaced equally from intermediate standards and end panels. The gap between the seat pan and the stanchions shall be consistent regardless of the size of the seat.
- C. Molded plastic seats
- D. Self-lift Mechanism
 1. Spring assisted lifting mechanisms will not be accepted. <
 2. Seats shall automatically lift fully to provide the seat envelope dimension as specified above.
- E. Seat bottoms shall be per Schedule 12 61 00 A, below.

2.6 STANDARDS

- A. Seat standard structure shall be one of the following, matching the basis of design fixed seat model as listed in Schedule 12 61 00 A, below :
 1. Tube Steel: Fabricated from columns of cold rolled, de-scaled, tube steel with minimum dimensions of minimum of 1" x 2.5" and a minimum thickness of 14ga. Stamped metal standards are not acceptable.
 2. Plate Steel "Blades": Minimum thickness of 3/8"
 3. Seat foot shall be 1/4" minimum steel plate and MIG welded to column.
- B. Standards shall be mounted as described per Schedule 12 61 00 A, below.
 1. Provide stainless hilti anchors and bolt caps to match finished metal on all standards.

2.7 ARMRESTS

- A. Armrest shall be per Schedule 12 61 00 A, below.
 1. Armrest shall be plastic matching the species and finish in described in Schedule 12 61 00 A, below, unless noted otherwise.
- B. Armrest shall be attached to seating stanchions and aisle end panels and shall be removable for maintenance.

2.8 INTEGRAL AISLE LIGHTS

- A. All seats at aisle shall be provided with an aisle light, including designated aisle seats and demountable seats.
- B. As indicated per Schedule 12 61 00 A, provide lights integral to standard.
- C. Fixture shall be factory pre-wired through the seat stanchion tubes. Wire leads shall be provided with proper electrical fittings exiting within a 48" length minimum of $\frac{1}{2}$ " metal armored wire, finished to match seat Standard steel.
- D. Assembly shall be UL listed.
- E. Provide transformers with in-line manual dimmers within wall mountable enclosures with removable front covers. Enclosure shall be labeled "Aisle Light Dimmer", shall be provided in quantities necessary to serve the layout of this project, and shall be located where shown on the electrical and Production Seating drawings.
 - 1. Installation by Div 26. coordinate with Division 26 for location of transformers to verify length of wire runs and transformer quantity.
 - 2. In line dimmer shall be used to set the brightness of the aisle lights during commissioning only and will not be accessed on a regular basis.
- F. Light shall be 12VAC LEDs.
 - 1. Aisle lighting shall supply a minimum 200% of required egress code illumination levels for the entire aisle walking surface when measured with the dimmer set to 50%.
 - 2. Dimming shall be smooth with no visible stepping or jumps.
 - 3. Color temperature shall be per Schedule 12 61 00 A, below.
 - 4. Aisle Lights on standards
 - a. Aisle light shall be mounted to the face of the standard.
 - b. Provide: Tivoli outdoor beacon 12v LED with row indicator.
 - c. Provide surface mounted aisle light fixture in end standard of style and in location as described in Schedule 12 61 00 A, below.

2.9 DESIGNATED AISLE SEATS

- A. Provide ADA compliant designated aisle seats with movable arms in a decorative "transfer" end panel matching the other end panels in the room. Provide in quantities and locations as shown on drawings.
 - 1. Standard shall be shaped to provide a clear transfer passage across the back.
 - a. Obstructions to passage shall not be acceptable.
 - b. Sharp corners exposed by open end panel shall be rounded over.
 - 2. Movable arm shall be lift up type as indicated in Schedule 12 61 00 A, below.
 - 3. Lift Up armrests:
 - a. Lift up armrests and decorative end panels shall be a complementary design which is coordinated with the other end panel, albeit not identical.
 - b. The aisle light shall be mounted high on the lowest portion of the panel in the non-movable section.

- c. Lift up armrest shall use a robust hinge mechanism. Hinge must be able to resist a 200# lateral load without deforming, loosening, or otherwise being damaged.
- 4. Provide ADA and Code compliant graphics identification plates with the International Symbol of Accessibility on the movable arm rest or decorative swing-out end panel.
 - a. Compliant graphics plate shall be located by Owners Representative during submittal process.

2.10 ROW/SEAT IDENTIFICATION

- A. Seat Identification plates shall be per Schedule 12 61 00 A, below.
- B. Row and Seat identification shall be confirmed once mock-up review is complete and shall be able to be adjusted by the owner's Representative. This shall be done without additional cost provided that the adjustment is not demonstratively more expensive.
 - 1. The ID plate size and/or material is selected from the manufacturers standard offerings and there is not inherent cost difference in the plates.
 - 2. The mounting location is similar, in similar backing, recess, etc. and will not require additional fasteners, special mounting base or process, etc.

2.11 CUPHOLDERS

- A. Provide cupholders for all seats as shown on drawings.
- B. Cupholders shall mount to seating support standard and shall be welded directly to this support or bolted on with tamper-proof hardware.
- C. Connection shall be able to withstand a minimum of 200# vertical force without deformation.
- D. Cupholder shall be made of plastic structure and finished per Schedule 12 61 00 A, below.

2.12 DEMOUNTABLE SEATS

- A. Demountable Seats shall match the look of the standard fixed seats as described in Schedule 12 61 00 A, below.
 - 1. Provide demountable seats in the locations shown on drawings.
 - B. Seats shall be mounted to steel strap "sleds".
 - C. Seats shall be widths as indicated on drawings.
 - 1. Provide single, double, or triple gang seat sleds as shown on drawings.
 - 2. Total width of seat gang sled shall not extend beyond the outer edges of the armrest.
 - 3. Install flush floor receptacles for fastening seat to floor with threaded sleeve anchors to mate with fasteners for quick positioning and removal.
- a. Fasteners shall be operable without use of tools.

- D. Demountable seats with aisle lights.
 - 1. Provide aisle light cord with plug for any demountable seats with integral aisle lights. Cord shall be flexible SO cable. Plug shall be waterproof per electrical drawings.
 - 2. Coordinate with electrical contractor and electrical drawings to ensure that the receptacle fits within the floor box and cover plate.

2.13 SEAT PROTECION COVERS

- A. Provide Seat covers for California wintertime use.
 - 1. Covers shall be UV stable Sunbrella or equal fabric.
 - 2. Covers shall cover row of chairs in the section 6 inch above the ground.
 - 3. Cover shall be clearly labeled with row and seat numbers range.
 - 4. Provide hamper with lid and casters for storage of the covers.

PART 3 - EXECUTION

3.1 PERFORMANCE OF THE WORK

- A. The work shall be performed under the direction of a qualified installation superintendent representing and employed by the Contractor.

3.2 INSTALLATION

- A. Seats to be attached by means of an approved type of fastener for the floor material. There shall be no less than (2) bolts per standard.
 - 1. Mounting plates must provide at least one spare hole., bolts shall be placed in two holes selected diagonally for initial installation leaving the open hole for future replacement.
 - 2. Floor Mount Stanchions: Seats shall be floor mounted and conform to either a level or sloped floor while maintaining seat and back in the same angular relationship to the stanchions.
- B. Seat installation – fit to the space:
 - 1. Contractor shall attend the field conference listed above in the Submittals section to verify that all elements meet this installation criteria.
 - 2. There shall be no gaps between edges of steps or rows and seat components that would cause a trip hazard greater than 2".
 - 3. Gaps between seat back and the nose of risers shall be 1" minimum and 2" maximum.
 - a. If the bottom edge of the seatback is more than 2" above the riser nose the riser face and bottom edge of the seat back shall align vertically.

- b. No portion of the seat back shall be within 2" of a wall, finish or object behind the seat, this criterial shall not change the spacing to the riser nose noted above. Conflict shall be brought to the attention of the Owners Representative when field dimension are verified, prior to approval of final shop drawings and seat installation.
- 4. End panels and intermediate stanchions shall be installed plumb and square to the riser face on straight risers and on a radial/axial line to the center point of curved risers.
 - a. There shall not be more than $\frac{1}{2}$ or one degree of variance from vertical/plumb or square to the riser.
 - b. Stanchions that are not installed square, plumb or true shall be corrected (altered or remade) to provide proper alignment without altering anchors which have been drilled into the concrete.
- 5. Stanchions, seat backs and pans shall be installed such that all armrest between seats are placed precisely between the chairbacks with an even amount of space between the center of the armrest and the chairback on each side.
 - a. Stanchions and armrests which have been installed too close to either side shall be corrected (altered or remade) to provide proper alignment without altering anchors which have been drilled into the concrete.
- 6. The gap between chairbacks shall not vary by more than $\frac{1}{2}$ ".
- 7. Seat pans shall have even gaps between the seat pan and stanchions and between adjacent seats, variances shall be no greater than $\frac{1}{2}$ "
 - a. Seat panels shall not be able to shift laterally within the hinge more than $\frac{1}{2}$ " within this field of variance.
- 8. Seats shall be sized to fit the available row width, based upon field verified dimensions. Seat sizing may be altered form the design documentation if approved in writing by the owner's representative. Seating rows shall fill the available space and shall be laid out as follows:
 - a. Seats sizes may vary within a row and shall contain only 2 sizes of seats, unless specific conditions warrant additional sizing.
 - b. Seats adjacent to each other shall always be within 1" variance of size, no more.
 - c. Seats shall align with the edge of the aisle such that the furthest most projection of the armrest aligns with the aisle edge vertically or is within $\frac{1}{2}$ " beyond the aisle edge.
 - d. Seats shall align along an aisle edge so that all aisle end panels line up visually in a neat row or along a curved aisle.
 - e. End panels adjacent to steps shall not have a gap greater than 2" between any part of the panel and the edge of the step. This will be tested by passage of a 2" sphere. Alignment of the armrest over the step is irrelevant to this criteria, no gap greater than 2" will be accepted.
 - f. Seats at non-aisle row ends shall be no closer to a wall or railing than 1" and no further than 2" at the narrowest point, unless approved in writing by the owner's representative.

- C. Seating installations where the seat does not fully lift to the dimensions specified herein will be rejected.

3.3 ADJUSTING AND CLEANING

- A. All work is to be inspected, adjusted as necessary, and cleaned.
- B. Remove from the job site all debris and packing materials and dispose of legally.

3.4 DEMONSTRATION

- A. Installed seating shall be operated for approval and inspected by the Owner's Representative. Contractor shall make necessary adjustments as required.
- B. Final inspection shall be scheduled according to the project schedules and based on the availability of the Owner's Representative. Contractor shall provide a written declaration that the project is completed and ready for final review.
 - 1. Costs for re-inspection due to the Owner's Representative having deemed the installation incomplete and/or the work having been found not in compliance with the specifications shall be borne by the Contractor. These costs include but are not limited to hourly consulting fees including travel time, travel and other expenses related to the re-inspection.

3.5 SCHEDULES

- A. This specification is incomplete without the following schedules:
 - 1. Schedule 12 61 00 A: Fixed Audience Seating Attributes
 - 2. Schedule 12 61 00 B: Substitution Request

END OF SECTION

Schedule 12 61 00 A – Fixed Amphitheatre Seating Attributes		
	<u>SEAT MODEL AND MANUFACTURER</u>	
A.1.1	Basis of Design Fixed Seat	Irwin Seating – outdoor Patriot model 30.52.00.30
A.1.2	Fixed Seat Acceptable Alternates	Hussey Seating – Outdoor Fusion Collection Legend
A.1.5	Seat Envelope (at Shallowest Back Pitch)	16"
	<u>FINISHES</u>	
A.1.6	Visible Metal Parts - Finish	Manufacturer Standard, Selected by Architect
A.1.7	Plastic Parts	Manufacturer Standard, Selected by Architect
	<u>SEAT BACK ATTRIBUTES</u>	
A.2.2	Seat Back Pitch	Per 12 61 00 Error! Reference source not found.
A.2.4	Seat Back Shape	Rectangular at Top, Curved Left to Right
A.12.5	Back Construction	The seat components shall be one-piece, double-wall construction formed with impact-resistant, blow-molded, (HDPE) high density polyethylene plastic, with a smooth surface. Shall be formed to provide even, comfortable support for the seated individual by properly contouring to the shape of the human form
A.2.8	Mounted Back Height	32" at Shallowest Back Pitch
	<u>SEAT BOTTOM ATTRIBUTES</u>	
A.3.1	Seat Uplift Mechanism	Gravity Lift
A.3.2	Seat Uplift Mechanism Range	3/4 Lift
A.3.6	Seat Outer Pan Construction	The seat components shall be one-piece, double-wall construction formed with impact-resistant, blow-molded, (HDPE) high density polyethylene plastic, with a smooth surface. Shall be formed to provide even, comfortable support for the seated individual by properly contouring to the shape of the human form

Fair Oaks Recreation & Park District
 VILLAGE PARK RENOVATION PROJECT
 VILLAGE PARK COMMUNITY CENTER
 Fair Oaks California

FIXED AMPHITHEATRE SEATING

	<u>Seat Standards</u>	
A.4.1	Seat Mounting	Floor Mounted
	<u>End Panels</u>	
A.5.1	End Panels	no end panels
	Aisle Lights	Tivoli Beacon lights with row letter
	<u>Armrests</u>	
A.6.1	Material, Finish	Plastic
	<u>Integral Aisle Lights</u>	
A.7.1	Location	On vertical standard
A.7.2	Color Temperature	3000K
A.7.3	Fixture Type	Outdoor Tivoli Beacon
	<u>Designated Aisle Seats</u>	
A.8.1	Type	Lift Up
	<u>Identification Plates</u>	
A.9.1	Row Letter	on aisle lights
A.9.2	Shape & Size	On aisle light
A.9.3	Finish	Black
A.9.4	Placement	on aisle lights
A.9.5	Characters	Helvetica with 3/4" tall characters
A.9.6	Seat Number	Yes
A.9.7	Shape & Size	Rectangle
A.9.8	Finish	Aluminum
A.9.9	Placement	Chair Back recess
A.9.10	Characters	Helvetica with 1/2" tall characters
	<u>Cupholders</u>	
A.10.1	Style	plastic
A.10.2	Finish	As described above plastic
A.10.3	Mounting Location	Front of Arm / Rear of Arm
	<u>Maintenance Stock</u>	
A.14.2	Standards	2% - prorated per type/angle, minimum 2 each size
A.14.3	Seat Backs	2% - prorated per size, minimum 2 each size
A.14.4	Seat Pans	2% - prorated per size, minimum 2 each size
A.14.5	Armrests	5%
A.14.7	Aisle Lights	5%, provide 1 spare transformer
A.14.8	Cup Holders	5% - Prorated per type, minimum 2 of each type.
A.14.10	Touch-up Kit	Touch-up Kit for wood finishes described above.

SCHEDULE 12 61 00 B – SUBSTITUTION REQUEST

Proposed Product:

All variances must be clearly identified if an item does not meet the specified basis of design or project requirements (see drawings), including impacts to the overall layout. Any items that do not apply to this project are to be marked "N/A".

B.1		Component shape – provide images of all components: Arrests, back shape, seat pan, end panel, etc.
B.2	Seat Envelope Size	
B.3	Available seat widths, including bariatric seats if applicable	
B.4	Mounting type (eg – beam, pedestal, stanchion mounted; riser or floor mounted)	
B.5	Minimum row radius – meets project yes/no?	
B.6	Anchorage requirements - meets project yes/no?	
B.7	Seat lift mechanism (eg – gravity lift or spring lift)	
B.8	Seat pan bump silencing pad	
B.9	Foam thickness at back, lumbar, and seat	
B.10	Foam density	
B.11	Aisle light manufacturer, model, and voltage	
B.12	Row / seat identification and donor plate locations, sizes, and finishes	
B.13	Stanchion material, dimensions, and wall thickness	
B.14	Foot size, plate thickness, and number of mounting holes. Provide information for each foot type in the project.	
B.15	Tablet arm dimensions, including both left and right hand tablets, if required by the drawings	
B.16	Tablet arm single-motion compliance declaration	
B.17	Materials for Tables, including material composition, number of plies, and edge banding material	

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Fair Oaks California

FIXED AMPHITHEATRE SEATING

B.18	Table power infrastructure	
	Table modesty panels	
B.19	Table mounting requirements	

END OF SCHEDULE

**PRODUCTION SYSTEMS ELECTRICAL INSTALLATION
SECTION 260535**

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Provision of services as listed within Div. 26 related to the installation of production systems and electrical infrastructure including:
 - a. Production lighting control systems
 - b. Production AV systems
 - c. Production power "company switches"
 - d. **Production Fixed Amphitheatre seating**
 - B. It shall be under the work in this section to provide electrical infrastructure, accommodations and connections to systems in other Sections.
 - 1. It shall be under the work of a specialty sub-contractor for Section 11 61 83 – Production Lighting Control to furnish equipment only to the jobsite. It is under the work in this Div. 26 Section to coordinate with, receive, install all equipment (line voltage and low voltage) and provide all power infrastructure, conduit, raceway, wire, connectors, hardware and other incidental items, terminations for both line voltage and testing to provide a complete and working system. Reference PL Documents for other electrical requirements.
 - 2. It shall be under the work of a specialty sub-contractor for Section 27 41 16 – AV Systems to provide and install equipment, including low-voltage wire pull. It is under the work in this Div. 26 section to provide and install a complete and working line-voltage isolated-ground power infrastructure. It is also under the scope of Div. 26 to provide and install all low-voltage conduit, raceway, and standard backboxes. Specialty backboxes will be provided by the 27 41 16 contractors to Div. 26 for installation. Reference AV Documents for other electrical requirements.
 - C. Coordination with all related sections doing adjacent or integrated work.

1.2 RELATED SECTIONS

- A. Coordinate with the following sections in carrying out this work:
 - 1. Division 1 General Conditions
 - 2. Section 11 61 83 – Production Lighting Control
 - 3. Other Division 26 Sections
 - 4. Section 27 41 16 - AV Systems

1.3 REFERENCES

- A. Comply with all national, state and local regulations. In the event of conflict between these specifications and the applicable regulations, the more stringent shall govern.
- B. All production system design drawings and specifications assume 100% above-grade, above-slab EMT conduit.

1. At the contractor's option, Non-Metallic Conduit (ENT) and/or Rigid Metal Conduit (RMC) may be used at in-slab/on-grade, under-slab/in-grade, or in-slab/not on-grade conditions, so long as the requirements referenced below are met.

1.4 SYSTEM DESCRIPTION

A. Production Lighting Control System

1. The system shall be designed for the control of production lighting and shall consist of factory pre-wired dimming and processing rack enclosures containing dimmers, relay panels, power supplies, breakers, terminals and/or control electronics.
2. Dimmed and Relay circuits shall be connected to factory pre-wired wiring devices.
3. System shall work in conjunction with specified low-voltage control and receptacle stations.
4. All equipment is furnished as equipment only and must be installed and connected by the electrical contractor.

B. AV Systems- Electrical Power

1. The IG power system will be designed to provide clean power with reduced susceptibility to EMI/RFI, using an isolated ground and a dedicated isolation transformer.

C. AV Systems- Low Voltage Conduit

1. The conduit system is designed to reduce susceptibility to EMI/RFI, using EMT metallic conduit and physical separation.

D. "Company Switches" are cabinets and receptacles specially designed for temporary production power connections.

E. **Production Fixed Amphitheatre seating, seat mounted lighting fixtures for aisle lighting. Provide electrical connections at all aisles seats. Install seating manufacturer's lighting transformers and provide power and connections.**

1.5 DESIGN CRITERIA

A. Production Lighting System

1. Branch production lighting wiring and infrastructure shall provide 115VAC +/-3% at all wiring devices under a 575w lighting load.
2. Production dimming shall be rated for 100% continuous operation. Branch wire size and conduit/raceway shall be sized for the full rated loads of the dimmers and 100% continuous operation of every circuit without deration on any part of the circuit or system, subject to the maximum overall feeder and protection devices as listed in Drawings. For 20A loads, assume 10AWG wire unless otherwise noted. Splices in the wire are not acceptable, the wire shall be continuous from dimmer rack connection to distribution device wire connector strip without any connections or splices in the wire between.
3. Control wiring shall be installed per the related trade and regulatory guidelines including but not limited to UL, NEC, IEEE, and all manufacturer's recommendations and requirements. Contractor shall be responsible in the event that work under their control voids or jeopardizes manufacturers' warranties.
4. In-slab/on-grade and under-slab/in-grade conditions: At the contractor's option, Non-Metallic Conduit (ENT) and/or Rigid Metal Conduit (RMC) may be used, so long as the following conditions are met:

- a. Contractor must use the “wet location” cable as identified in the Production Lighting wiring key.
- b. “Wet Location” cable is larger in diameter, so the contractor must calculate the conduit sizes to maintain compliance with NEC fill ratios. Submit calculations for review.
- c. “Wet Location” cable is more expensive. The project will not accept a cost increase due to lack of communication between electrical contractor and Production Lighting contractor.

B. AV Systems: Isolated Ground and Isolation Transformer

1. All power to AV systems must be on a dedicated K-13 rated transformer, combined with an isolated ground system. AV power will be identified with orange outlets throughout the facility.
2. All orange IG outlets shall be identified with a label indicating load center and circuit. “P-Touch” style labels are acceptable.
3. The isolated ground system shall be a “star” configuration, meaning that all AV power system grounds ultimately reference the building ground at only one point, typically located in the main electrical service room. This location shall be in a separate junction box and shall be clearly labeled as to its function with a screw-on lamicoid label.
4. The main branches for the IG system (from main electrical room to branch AV power panels) will be fed with #3/0 AWG insulated ground cable. From these main points, branch load circuits connect to an IG busbar using standard-size (12 or 14 AWG) conductors. In addition, a #3/0 AWG IG conductor must be brought to the AV equipment racks, for termination to an equipment rack busbar, provided by the AV contractor.

C. AV Systems: Low-voltage conduit system

1. All low-voltage AV conduit shall be as indicated in the AV drawings, using a 100% EMT conduit pathway.
2. In-slab/on-grade and under-slab/in-grade conditions: At the contractor’s option, Non-Metallic Conduit (ENT) and/or Rigid Metal Conduit (RMC) may be used, so long as the following conditions are met:
 - a. Contractor must use the “wet location” cable as identified in the AV cable schedule.
 - b. “Wet Location” cable is larger in diameter, so the contractor must re-calculate the conduit sizes to maintain compliance with NEC fill ratios. Submit calculations for review.
 - c. “Wet Location” cable is more expensive. The project will not accept a cost increase due to lack of communication between electrical contractor and AV contractor.
 - d. Contractor must maintain stated separation and grouping requirements.
3. In-slab/not on-grade conditions, such as metal deck or floors not on grade: Non-Metallic Conduit (ENT) and/or Rigid Metal Conduit (RMC) may be used, so long as the following conditions are met:
 - a. Contractor must maintain stated separation and grouping requirements.
4. All AV wiring shall be installed per the related trade and regulatory guidelines including but not limited to UL, NEC, IEEE, and all manufacturer’s recommendations and requirements.
 - a. Contractor shall be responsible if work under their control voids or jeopardizes manufacturers’ warranties.
 - b. The following shall be met:

1) NEC Article 725 and 800

5. The AV conduit system is comprised of five different signal types, A thru F:
 - a. Mic
 - b. Line
 - c. Video/Communication/Data
 - d. Loudspeaker
 - e. Empty
 - f. Fiber
6. Each signal type (A thru F) is a separate system of conduits. A typical system will have five conduits exiting each on-stage multi-box.
7. The following conduit separation tables shall be observed:

	SEPARATION OF AV CONDUIT TO AC	*AV CONDUIT TYPE SEPARATION*					
	AV CONDUIT		A	B	C	D	E/F
AC- BRANCH LOAD	36"	A	--	12"	12"	12"	12"
AC- FEEDER	48"	B	12"	--	6"	6"	6"
AC- BRANCH DIMMED LOAD	36"	C	12"	6"	--	6"	6"
TEL/DATA	12"	D	12"	6"	6"	--	6"
CONTROL (OTHER)	12"	E	12"	6"	6"	6"	--

1.6 SUBSTITUTIONS

- A. All requests for substitutions from the specified materials, assemblies or related services shall be submitted for review by the Owner's Representative prior to bid. Substitution requests made after bid shall be neither reviewed nor accepted. Requests shall be made in accordance with Division 1 of the specifications, and in a timely fashion so as to not affect the project schedule in either case of the substitution being accepted or rejected.
- B. Documentation for the substitution shall be submitted with supporting material and shall include the related information for the item as specified so that equivalence can be demonstrated. The burden of proof rests solely upon the Contractor. The Owner's Representative shall be the sole evaluator of the fitness of the substitution.
- C. All expenses related to the substitution including, but not be limited to, all fees and expenses incurred in the evaluation of the substitution, and any effect on the costs and schedule of other trades whether or not the substitution is accepted, shall be borne by the Contractor.

1.7 SUBMITTALS

- A. Reference applicable sections for submittal requirements. Final wire types and electrical installation requirements shall be indicated on final approved shop drawings for each discipline. The final approved shop drawings shall supersede the contract documents.
- B. Shop Drawings:

1. Submit full-size (minimum 30" x 42") scaled shop drawings that show the following:

- a. All production systems conduits or devices to be included in-slab, under-slab, or in concrete/CMU walls.
 - b. Dimensioned locations of in-floor trenchduct, floor boxes, or any other production systems device that will be cast in concrete, including conduit sizes and entry points.
 - c. Dimmer rack and relay panel mounting
 - d. Floor pocket mounting
2. Submit manufacturer cut sheets or product data for the following devices:
- a. Company Switches
 - b. Overhead Cable Tray
3. Contractor is responsible for any repair or remediation necessary due to failure to receive approval for production systems conduit or devices placed in-slab, under-slab, or in CMU walls.
4. Conduit, Backboxes and Electrical Systems Verification Letter:
 - a. Within 30 days of contract award, the contractor shall review all relevant information pertaining to the production lighting control systems low-voltage conduit, backboxes, and line-voltage electrical work to be performed by division 26. A formal memo, outlining acceptance (or desired changes) of the contract drawing shall be provided. Failure to provide this memo indicates acceptance of, and liability for, the conduit, backboxes and electrical systems as indicated in the contract drawings.
 - b. If the contractor chooses to exercise the option to place conduit in-slab and on-grade or under-slab and in-grade, the contractor shall submit a revised AV conduit riser with new conduit size calculations using cables from the "wet-rated" AV cable schedule.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Components and types per referenced specification sections except where manufacturer's recommendations and requirements vary.
 1. Refer to final, approved production systems manufacturers or specialty sub contractor's shop drawings for final control wiring types, counts and routes, which shall govern over drawings. Coordinate with manufacturer or specialty sub-contractor for alternate routes and wire counts in case of field limitations.

2.2 PRODUCTION LIGHTING

- A. All power and control wiring shall be labeled at each end and connected per circuit assignments as shown on the PL drawings and approved shop drawings, as applicable.
- B. Provide excess tails at ends as recommended by the manufacturer.
- C. Control wiring shall be continuous with no splices per the applicable industry standards.
- D. Wiring device wiring:
 1. Branch load wiring shall include a dedicated neutral for each circuit, sized as a current carrying conductor. No common neutrals will be accepted.
 2. Provide one ground wire for every 6 circuits within each wiring device with a minimum of one ground wire per wiring device, homerun to and terminated at the dimmer rack or relay panel, sized per applicable regulatory requirements.
 3. Any and all parallel circuits shall be home run to the dimmer racks unless otherwise noted.

4. Coordinate circuit management for proper landing on device lugs. Coordination shall include, but not be limited to verifying with the manufacturer during the submittal process and prior to manufacturing, provision of the appropriate lug sizes within the devices.
5. Branch circuit load wiring shall be continuous no splices will be acceptable between dimmer lugs and wiring device terminal strip.
6. Coordinate with manufacturer for the provision of properly sized terminals and lugs, as appropriate for compliant wiring. Wire size reductions or spliced leaders used for stepping down wire size to fit manufacturers' terminals is not acceptable.
7. All power and control wiring for production systems shall be pulled in metal raceway. This shall include empty raceway provided for future production systems wiring.
8. Production lighting low voltage conduit shall be no smaller than 1" diameter, or the greater of what is required by either the applicable code, Drawings or the final, approved equipment shop drawings.

E. Relay panel installation

1. Feeders shall be copper. Feeder neutrals shall be sized as a current carrying conductor oversized by a factor of 2x.
2. Relay panels shall be installed per the Documents and per manufacturer's recommendations, whichever is more stringent.
3. Branch load conduit/raceways shall terminate in a compliant gutter or raceway above or adjacent to the relay panels. From the gutter or raceway, wiring shall be managed into large diameter conduit/raceways to the branch feed location of the rack.
4. Allow proper clearances around racks for circulation per manufacturer's recommendations.

2.3 AV SYSTEMS

A. All low-voltage AV conduits shall have the following:

1. Clear and permanent labels at each end.
2. Pull strings installed. Pull strings shall be the type with distance markings to indicate length of conduit.

B. Overhead cable tray

1. Provide Cooper B-Line Series One or equal, three dividers with four compartments, 18" width, 6-8" depth.
2. Provide in locations as shown in the drawings.
3. Provide with vented bottom.

C. Floor Pockets

1. Install floor pockets at locations as shown on the drawings. Floor pockets will be provided by the AV and PL contractors.
 - a. At locations where pocket is to be located on grade, provide "pour pan" below floor pocket backbox. Pour pan will provide at least 1" of concrete between grade and backbox to prevent corrosion.
 - b. Floor pocket backbox shall be placed in flooring material to yield a finished product that is flush with the finish floor, including floor box cover.

2.4 AV MOTORIZED & SEQUENCED BREAKER PANELS

- A. See related panelboard section. Provide motorized and sequenced breaker panels with the following features:
 1. All A.C. power for the AV system shall be supplied from a time sequenced source capable of being remote controlled from multiple locations.
 2. A means of visual operator feedback shall provide an indication of the progress of the power turn-on or turn-off sequence at each control point.
 3. Time between sequence steps shall be adjustable from 1/8 second to 1 second.
 4. Sequencing shall have a time delay adjustable between the low-level equipment circuits and the power amplifier circuits. The delay time shall have a field adjustable range from 1 second to 8 minutes.
 5. The sequencing system shall be capable of shedding the load within 3 seconds after a power failure and automatically re-sequencing when power resumes and remains above 105 volts for more than 5 seconds without operator intervention.
 6. The sequencing system shall have brownout protection; monitoring the line voltage and triggering an automatic shutdown if the line voltage drops below 95 volts for more than 2 seconds.
 7. The sequencing system shall have emergency shutdown capability triggered by external contacts.
 8. Un-sequenced circuits, as required, shall be supplied from the same A.C. source so that a single lever main circuit breaker is dedicated to the sound system.
 9. Three phase sequenced panelboards shall have 200% neutrals.
 10. All sequenced panelboards shall have a separate and attached isolated technical ground section.
 11. All branch circuit breakers shall be bolt-on.
- B. Provide panel size & circuits as indicated on the plans.
- C. Provide LynTec Manufacturing model RPC series Sequencing Panelboard. Contact information: 800-724-4047. www.lyntec.com

2.5 COMPANY SWITCHES

- A. 200A & 400A, 120/208VAC, 3-phase company switches shall have the following features:
 1. Unit shall be UL Listed and labeled, and NEC Article 520 compliant.
 2. The unit shall have a wiring chamber that contains both direct wire lugs and single pole industry standard "Camlok E1016" output connectors. Provide six cam-lock connectors. Individual connectors of appropriate sex per regulations and industry standard.
 3. Cam and lug cables shall enter and exit the wiring chamber from access holes in the bottom of the enclosure.
 4. A lockable hinged access door shall provide access to the wiring chamber, denying access to the connections when mated.
 5. Outside of door shall have safety precautions dominantly displayed.
 6. The access door shall engage the shunt trip mechanism of the main circuit breaker whenever it is not fully closed, so that connections cannot be made or broken under load.
 7. Output lug connections shall accommodate a maximum of 250mcm cable.
 8. The unit shall contain (1) 100% rated 3 pole main circuit breaker with a 65K AIC rating.
 9. Breaker shall be recessed beneath the plane of the front panel of the unit to prevent accidental operation.
 10. Breaker shall be equipped with an OSHA compliant lockout and tagout padlock attachment to lock the handle in the off position when not in use.

11. The unit shall be equipped with light emitting diode indicator lights for each supply phase, labeled with NEC specified color-codes and alphabetic names of phases.
 12. Contractor connections to the main circuit breaker shall accept up to 500mcm wire.
 13. Enclosure shall be fabricated from 14 gauge steel and shall have (4) welded mounting tabs.
 14. Special Accommodations:
 - a. For the production lighting company switch, provide dual neutral connections.
 - b. For the AV systems company switch, provide both isolated ground and building ground connections.
 15. Acceptable units, subject to the specifications herein:
 - a. ESL Power Systems Show Switch
 - b. Or equal
- B. 100A and 60A 120/208VAC, 3-phase company switches shall have the following features:
1. 3-phase, 120/208VAC safety mechanical interlocked pin and sleeve 4-pole 5-wire connector
 2. Mechanical interlock shall prevent the switch from being turned on –when nothing is plugged in and shall prevent something from being unplugged – when something is turned on.
 3. Unit shall be UL Listed and labeled with safety interlocked outlet containing an integral 100A circuit breaker.
 4. UI Listed circuit breaker rated 65kAIC @ 208VAC provide short circuit and overcurrent protection.
 5. Indicator lights for power on
 6. 5100R9W pin and sleeve receptacle with protective cover.
 7. Actuator rod allows user to turn on/off and reset tripped breaker.
 8. Powder coated wrinkle black galvanneal enclosure, type 1
 9. Certified for current interrupting at full rated current and voltage.
 10. Rated for 10,000 mechanical cycles and 6,000 electrical cycles.
 11. Size 18" x 10" x 9"
 12. Acceptable units, subject to the specifications herein:
 - a. ESL Power Systems – CSP-100C-208Y/120-65-55-CW1
 - b. ESL Power Systems – CSPS-60C-208Y/120-65-55-CW1

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Production Lighting Control System
1. It is under the work in this Div. 26 Section to receive and store the necessary materials and equipment for installation of the dimmer system. It is the intent of these specifications and plans to include everything required for proper and complete installation and operation of the dimming system, even though every item may not be specifically mentioned. The contractor shall deliver on a timely basis to other trades any equipment that must be installed during construction.
 2. It is under the work in this Div. 26 Section to be responsible for field measurements and coordinating physical size of all equipment with the architectural requirements of the spaces into which they are to be installed.

3. It is under the work in this Div. 26 Section to install all lighting control and dimming equipment in accordance with final, approved manufacturer's approved shop drawings.

3.2 CONDUIT/RACEWAY INSTALLATION

- A. Conduit/raceway shall not be placed where it obstructs production functions or the proper installation of other production systems.
 1. No conduit/raceway is permitted on lighting pipes. Crossing pipes or grids used for lighting shall only be allowed where authorized by the Owner's Representative. Vertical conduit/raceway shall be placed on vertical structural hangers or where otherwise permitted by the Owner's Representative.
 2. Clear zones shall be maintained where noted on Drawings and on specialty sub contractors' approved shop drawings. Violations shall be corrected as required by the Owner's Representative at no additional cost to the Owner.
 3. Coordinate with related contractors and Owner's Representative.
- B. Any conduit required to be placed in concrete slab or in grade shall be approved by the consultant. See requirements above.

3.3 COMMISSIONING

- A. Production Lighting Control System
 1. All branch load circuits shall be live tested before connecting the loads to the dimmer system load terminals.
 2. All branch load circuits shall be live tested after termination for proper wiring, continuity and polarity. Irregularities shall be corrected before arrival of manufacturer's factory-trained personnel and Owner's Representative checkout.
 3. Upon completion of the installation, including testing of load circuits, the contractor shall notify the dimming system manufacturer that the system is available for formal checkout.
 4. Notification shall be provided in writing, two weeks prior to the time factory-trained personnel are needed on the job site.
 5. No power is to be applied to the dimming system unless specifically authorized by written instructions from the manufacturer.
- B. Isolated Ground System
 1. Upon final checkout, the contractor shall demonstrate the integrity of the isolation grounding system by removing the IG connection to the main building ground at the central connection point, and metering ground at various IG outlets throughout the space.
- C. The Div. 26 Contractor shall be liable for any return visits by the specialty sub-contractor, factory engineer or Owner's Representative as a result of incomplete or incorrect wiring, or erroneous representation that the Systems are complete and ready for the related Contractor or Owner's representative to carry out their work.

END OF SECTION 26 05 35

STAFF REPORT



Meeting Date: June 19, 2024

To: Board of Directors

From: Michael J. Aho, District Administrator

Subject: Approval of Fiscal Year 24/25 Preliminary Budget

Prepared By: Jennifer Larkin, Administrative Services Manager

I. Recommendation

- Approve the District's FY 24/25 Preliminary Budget as outlined in the Overall Budget Summary (Attachment A) and adopt Resolution No. 061924-01 Adopting the FY 2024-2025 Preliminary Budget for the General Fund (Attachment C).
- Approve the District's FY24/25 Preliminary Budgets for the Assessment Districts as follows:
 - Adopt Resolution No. 061924-02 Adopting 2024-2025 Preliminary Budget for the Parks Maintenance and Recreation Improvement District with expenditures and revenues totaling \$753,386 (Attachment D).
 - Adopt Resolution No. 061924-03 Adopting 2024-2025 Preliminary Budget for the Phoenix Landscape and Lighting Assessment District with expenditures and revenues totaling \$56,614 (Attachment E).
 - Adopt Resolution No. 061924-04 Adopting 2024-2025 Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District with expenditures and revenues totaling \$103,830 (Attachment F).
- Adopt the FY 2024-2025 Salary Schedule (Attachment G).

II. Background

Each year the Board of Directors must adopt the District's Preliminary Budget prior to July 1 to provide funding for District operations for the coming fiscal year (beginning July 1 and ending June 30). When the Preliminary Budget is adopted in June, the final year-end financial data is not yet available as the current fiscal

year does not end until June 30. Final budgets are adopted in August which include the best available data from the prior fiscal year (final fund balance, actual revenue collections, and actual expenditures) and serve as the District's expenditure plan for the fiscal year. The Preliminary Budget was discussed with and reviewed by the Finance and Budget Committee on June 4, 2024, and reflects their recommendations.

III. Problem /Situation/ Request

FY 24/25 Recommended Preliminary Budget

The FY 24/25 recommended Preliminary Operating Budget totals \$3,638,985 and contains full-year funding for authorized permanent positions, including an additional FT Parks and Maintenance Worker to begin at mid-year and a Theater Tech position to start at mid-year. The final budget will be prepared with the year-end actual expenditure/revenue data and will contain recommendations for any operations and capital projects and additional program activities. The following highlights provide information on changes from the FY 23/24 final operating budget to the recommended FY 24/25 Preliminary Operating Budget.

SALARIES AND BENEFITS

The Preliminary Operating Budget contains funding for authorized permanent positions, including the additions of a FT Parks and Maintenance Worker and a Theater Tech. The Board approved the addition of the FT Park Worker last fiscal year in anticipation of the re-opening of the Village facilities which did not occur; staff is requesting to again add it into this year's budget. The cost of this position will be about \$33,175 for the period of January-June, including salary and benefits. Funding for the position will be a combination of additional tax revenues, assessment district revenues, and program/rental revenues.

The Board also approved in concept the addition of a Theater Tech position to be funded from American Rescue Plan (ARPA) funding awarded to the District in FY23-24. Full details of the position and addition to the salary schedule will happen by the August meeting for final budget, but the preliminary budget contains \$44K in anticipation of that position being approved and filled at mid-year.

Staff is recommending filling the vacant Administrative Assistant I position (a Regular PT 1500-hour position) for FY 24-25 due to the increased workload in the accounting department over the last 5 years. The request includes increasing the starting hourly wage from \$16 per hour to \$18.02 to be commensurate with the Regular PT Senior Recreation Leader on the salary schedule. The cost for this position being added is \$25K including hourly wages and associated costs. This position does not receive group insurance benefits.

Overall, salaries and benefits costs have increased from \$2,273,871 last fiscal year to \$2,617,978. This is a total increase of \$344,107 and is based on the following:

1. Addition of 2 FT positions in Parks and Arts and Entertainment (77K).
2. Reinstatement of 1 Reg PT position in Admin (25K).
3. Increased PT staff for Recreation in anticipation of new programming (11K).
4. Increased PT hours for Parks for the re-opened facilities (8.8K).

5. Regular step and longevity increases for full-time staff who are eligible as well as an increase to the Accountant position to come into alignment with the current exempt salary requirements as was done last year for the Recreation Supervisor positions (78K).
6. Increase of CalPERS retirement costs, including rate increases and increased unfunded liability payment (54K).
7. Anticipated 5% increase in health insurance premiums (61K for active and \$7.5K for retirees).
8. Anticipated increase in Worker's Compensation Insurance (17K).
9. Increases in social security, unemployment and disability insurance associated with increases in staff and salaries (9K).

COLA and Salary Study

The Employees' Association is requesting a COLA of 3.9% which is approximately \$55K. Staff will meet again with the Personnel and Management Committee prior to the final budget in August. Additionally, there was a salary study performed by the Employees' Association; this will have some further analysis done and will be brought back to the committee as well.

Employee/ Employer Retirement Contributions

Rates for FY 24-25 are as follows:

Classic Employee Rate: 7% (paid by Employee)
PEPRA Employee Rate: 7.75% (paid by Employee)
Classic Employer Rate: 12.52% (paid by District)
PEPRA Employer Rate: 7.87% (paid by District)

The amount of the employer Amortization of Unfunded Accrued Liability \$109,975 for Classic Employees, and \$4,305 for PEPRA Employees.

Employee Health Care

The Memorandum of Understanding with the Employees Association obligates the District to pay up to 5% of any increase over the previous year; the formula used to reach the dollar amount is the average of the cost of all plans offered in the region by CalPERS minus the highest and lowest plans. That figure is compared to the previous year, and the District's maximum amount is 5% above that figure.

As this budget was prepared, final health care premiums for calendar year 2025 were not yet available from CalPERS but there is an assumed overall increase of 5% for the last six months of the fiscal year.

SERVICES AND SUPPLIES

The budget also contains funding for goods and services necessary for operating the District. There is an overall increase of 4.6% or \$73.4K requested this year. The additional expenditures can be summarized by the following:

1. One additional activity guide printing and mailing (10K)
2. Re-opening of Village Park and facilities (30-35K)

3. Potential election costs (55K)
4. Increase to the cost incurred by the District for Sacramento County to collect tax revenues (6-8K). This is a temporary increase while the County collects additional funds from special districts and other agencies for which it performs tax collection services to offset the costs of implementing a new computer system.

Some of the increases are offset by savings in other areas, mostly one-time expenditures from FY 23-24 that are not being re-budgeted.

FY 24/25 Intrafund Reimbursements

The Preliminary Budget reflects an assessment revenue increase of 3% in the Parks Maintenance and Improvement District (FOLL) making the reimbursement \$627,886. The reimbursement from the Phoenix Field Landscape and Lighting District (PFLL) is a base budget for services provided without any escalation factor, \$56,614. The reimbursement for Gum Ranch Landscape and Lighting District will be approximately \$103,830.

There is a surplus of \$280K in the FOLL fund balance currently that occurred because of a clerical error in FY22-23 and funds not being moved into the general fund. Staff is recommending moving \$125,500 of those funds into the FY24-25 budget to offset the increases in the Parks budget this year, bringing the total assessment district reimbursement to \$913,830.

FY 24/25 Property Tax Revenues

The most recent information from the County Assessor shows the FORPD assessed valuation has increased 5% for FY 2024-25. That number is reflected in the budget and may be adjusted based on final budget information for FY 23/24 as well as more up to date information from the County Assessor's office. The District continues to see increasing values overall, as well as the addition of new homes to the tax rolls with continuing building at Heritage Oaks at Gum Ranch as well as smaller infill projects.

Use of Contingency

The Preliminary Budget contains contingency funding of \$50,000 for FY 24/25 which is anticipated to be funded from roll-over savings from the prior fiscal year as the Contingency was not spent in FY 24/25.

Use of Other Funds

Staff is recommending funding the election expenses, should they be necessary, from the District's fund balance. This is a required expense if there is a contested election in November.

Staff is recommending, and the Board has agreed, to fund the Theater Tech position from ARPA funds for 6 months.

FY 24/25 Capital Projects Funding Development Plan

The Board reviewed and approved the Capital Projects Plan at the regular April

meeting. \$70,000 has been earmarked from In-Lieu fees for a new roof and some minor renovations to the Old Library so that it can be used for staff office space in addition to programming and meeting space. The Capitol Plan also contains funding for a District-wide Master Plan (\$150,000) to be paid from Park Impact Fees as well as some needed equipment:

- 50K for a new parks vehicle
- 10K for replacement tables for the Village facilities
- 30K for a new barrier fencing and a trailer to contain it.

Funds for the above items has not been specified but will come from the general fund's fund balance and/or In-Lieu fees.

FINANCE AND BUDGET COMMITTEE

Staff met with the Finance and Budget Committee on June 4 to review the proposed budget. They requested some additional information on the success rates for Recreation and A&E classes which is included as Attachment H.

IV. Financial Analysis

The Preliminary Budget is balanced, contains full-year funding for authorized permanent positions, and provides an expenditure plan for base level operations and approved capital projects. In the period between preliminary and final budget adoption, any unexpended funds or excess revenues will remain in the District General Fund's Carry Forward Fund.

Respectfully Submitted,

Michael J. Aho
District Administrator

- ATTACHMENT A: Fair Oaks Recreation & Park District Overall Budget Summary
- ATTACHMENT B: Prior Years' Operating Budget Comparison to 24/25 Proposed Budget
- ATTACHMENT C: Resolution No. 061924-01 Adopting FY 2024-2025 Preliminary Operating Budget for the General Fund
- ATTACHMENT D: Resolution No. 061924-02 Adopting 2024-2025 Preliminary Budget for the Parks Maintenance and Recreation Improvement District
- ATTACHMENT E: Resolution No. 061924-03 Adopting 2024-2025 Preliminary Budget for the Phoenix Landscape and Lighting Assessment District
- ATTACHMENT F: Resolution No. 061924-04 Adopting 2024-2025 Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District
- ATTACHMENT G: Salary Schedule
- ATTACHMENT H: Success Rate of Recreation and A&E Classes

FAIR OAKS RECREATION AND PARK DISTRICT OVERALL BUDGET SUMMARY

FY 2024-2025	District Expenditures	\$ 3,638,985	Attachment A					
	District Revenues	\$ 3,638,985						
	BALANCE	\$ 0						
			BOARD	ADMIN	RECREATION	PARKS	ARTS & ENT	CAPITAL
	DISTRICT EXPENSES	\$ 3,638,985	\$ 8,852	\$ 1,285,175	\$ 1,037,398	\$ 1,647,975	\$ 263,414	\$ 310,000
	SALARIES / BENEFITS	\$ 2,617,979	\$ 7,677	\$ 806,421	\$ 823,672	\$ 781,402	\$ 198,806	\$ -
10111000	REGULAR EMPLOYEES	\$ 1,454,197	\$ -	\$ 456,817	\$ 438,924	\$ 426,798	\$ 131,658	\$ -
10112100	EXTRA HELP	\$ 312,033	\$ -	\$ 25,723	\$ 157,857	\$ 99,133	\$ 29,320	\$ -
10112400	COMMITTEE MEMBERS	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -
10113100	STRAIGHT TIME OT	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -
10113200	TIME/ONE HALF OT	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -
10114300	ALLOWANCES/INSURANCE SUBSIDY	\$ 27,360	\$ -	\$ 19,920	\$ 6,960	\$ -	\$ 480	\$ -
10121000	RETIREMENT	\$ 253,887	\$ -	\$ 153,213	\$ 49,921	\$ 38,758	\$ 11,996	\$ -
10122000	OASDHI	\$ 32,064	\$ 25	\$ 5,833	\$ 14,792	\$ 9,107	\$ 2,307	\$ -
10123000	GROUP INS	\$ 403,638	\$ -	\$ 86,558	\$ 137,431	\$ 159,903	\$ 19,746	\$ -
10124000	WORK COMP INS	\$ 63,309	\$ 152	\$ 2,811	\$ 13,881	\$ 43,600	\$ 2,866	\$ -
10125000	SUI INS	\$ 8,680	\$ -	\$ 1,736	\$ 3,906	\$ 2,604	\$ 434	\$ -
10128000	RETIREMENT HEALTH CARE	\$ 53,810	\$ -	\$ 53,810	\$ -	\$ -	\$ -	\$ -
	SERVICES & SUPPLIES	\$ 1,570,636	\$ 1,175	\$ 424,554	\$ 213,726	\$ 866,573	\$ 64,608	\$ -
20200500	ADVERTISING	\$ 6,310	\$ -	\$ 3,080	\$ 1,280	\$ -	\$ 1,950	\$ -
20201500	BLUE PRINT SERVICES	\$ 50	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -
20202100	BOOKS/PER SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20202400	SUBSCRIPTIONS	\$ 100	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -
20202900	BUS/CONFERENCE EXP	\$ 10,740	\$ -	\$ 4,500	\$ 4,000	\$ 1,740	\$ 500	\$ -
20203500	ED/TRAINING SERVICES	\$ 5,765	\$ -	\$ 1,000	\$ 1,785	\$ 2,240	\$ 740	\$ -
20203600	ED/TRAINING SUPPLIES	\$ 750	\$ -	\$ 250	\$ 150	\$ 250	\$ 100	\$ -
20203800	EMPLOYEE RECOGNITION	\$ 2,125	\$ -	\$ 1,000	\$ 775	\$ 300	\$ 50	\$ -
20203900	EMP TRANSPORTATION	\$ 971	\$ -	\$ 250	\$ -	\$ 621	\$ 100	\$ -
20205100	INS LIABILITY	\$ 138,833	\$ 800	\$ 136,833	\$ 1,200	\$ -	\$ -	\$ -
20206100	MEMBERSHIP DUES	\$ 8,250	\$ -	\$ 5,000	\$ 1,490	\$ 1,460	\$ 300	\$ -
20207600	OFFICE SUPPLIES	\$ 5,130	\$ -	\$ 2,100	\$ 2,030	\$ 700	\$ 300	\$ -
20208100	POSTAL SERVICES	\$ 6,820	\$ -	\$ 6,000	\$ 320	\$ -	\$ 500	\$ -
20208500	PRINTING SERVICES	\$ 37,400	\$ 100	\$ 27,450	\$ 3,800	\$ -	\$ 6,050	\$ -
20210300	AGRI/HORT SERVICES	\$ 382,791	\$ -	\$ -	\$ -	\$ 382,791	\$ -	\$ -
20210400	AGRI/HORT SUPPLIES	\$ 20,400	\$ -	\$ -	\$ -	\$ 20,400	\$ -	\$ -
20211100	BLDG MAINT SERVICES	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -

FAIR OAKS RECREATION AND PARK DISTRICT OVERALL BUDGET SUMMARY

FY 2024-2025		District Expenditures	\$ 3,638,985							
		District Revenues	\$ 3,638,985							
		BALANCE	\$ 0							
					BOARD	ADMIN	RECREATION	PARKS	ARTS & ENT	CAPITAL
20211200	BLDG MAINT SUPPLIES/MAT	\$ 9,000		\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ -
20213100	ELECT MAINT SERVICES	\$ 1,500		\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -
20213200	ELECT MAINT SUPPLIES	\$ 4,000		\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -
20214100	LAND IMP MAINT SERVICES	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20214200	LAND IMP MAINT SUPPLIES	\$ 17,300		\$ -	\$ -	\$ -	\$ 17,300	\$ -	\$ -	\$ -
20215100	MECH SYS MAINT SERVICES	\$ 6,400		\$ -	\$ -	\$ -	\$ 6,400	\$ -	\$ -	\$ -
20215200	MECH SYS MAINT SUPPLIES	\$ 200		\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -
20216200	PAINTING SUPPLIES	\$ 4,150		\$ -	\$ -	\$ 150	\$ 4,000	\$ -	\$ -	\$ -
20216700	PLUMBING MAINT SERVICES	\$ 8,000		\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -
20216800	PLUMBING MAINT SUPPLIES	\$ 17,000		\$ -	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ -
20218500	PERMIT CHARGES	\$ 3,050		\$ -	\$ -	\$ 1,850	\$ 800	\$ 400	\$ -	\$ -
20219100	ELECTRICITY	\$ 62,000		\$ -	\$ -	\$ -	\$ 62,000	\$ -	\$ -	\$ -
20219200	NATURAL GAS/LPG	\$ 10,175		\$ -	\$ -	\$ -	\$ 10,175	\$ -	\$ -	\$ -
20219300	REF COLL/DISP SERVICES	\$ 21,936		\$ -	\$ -	\$ -	\$ 21,936	\$ -	\$ -	\$ -
20219500	SEWAGE DISP SERVICES	\$ 22,611		\$ -	\$ -	\$ 9,095	\$ 11,816	\$ 1,700	\$ -	\$ -
20219700	TELEPHONE/INTERNET SERVICES	\$ 23,500		\$ -	\$ 21,000	\$ -	\$ 2,500	\$ -	\$ -	\$ -
20219800	WATER	\$ 107,044		\$ -	\$ -	\$ -	\$ 107,044	\$ -	\$ -	\$ -
20219900	TELEPHONE SYS MAINT	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20220500	AUTO MAINT SERVICES	\$ 14,000		\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -	\$ -
20220600	AUTO MAINT SUPPLIES	\$ 4,000		\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -
20222600	EXPENDABLE TOOLS	\$ 6,000		\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -
20222700	CELLPHONE/PAGER	\$ 10,000		\$ -	\$ 10,000					\$ -
20223600	FUEL/LUBRICANTS	\$ 22,000		\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ -
20226100	OFFICE EQ MAINT SERVICES	\$ 2,200		\$ -	\$ 2,000	\$ -	\$ 200	\$ -	\$ -	\$ -
20227500	RENT/LEASE EQ	\$ 17,400		\$ -	\$ 4,000	\$ 6,400	\$ 2,500	\$ 4,500	\$ -	\$ -
20229100	OTHER EQUIP MAINT SERVICES	\$ 2,000		\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -
20229200	OTHER EQUIP MAINT SUPPLIES	\$ 2,000		\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -
20231400	CLOTH/PERSONAL SUPPLIES	\$ 26,975		\$ 275	\$ 500	\$ 20,500	\$ 5,200	\$ 500	\$ -	\$ -
20232100	CUSTODIAL SERVICES	\$ 12,000		\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -
20232200	CUSTODIAL SUPPLIES	\$ 24,000		\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ -
20233200	FOOD/CATERING SUPPLIES	\$ 25,355		\$ -	\$ 300	\$ 11,690		\$ 13,365	\$ -	\$ -
20244400	MEDICAL SUPPLIES	\$ 1,500		\$ -	\$ -	\$ 700	\$ 800	\$ -	\$ -	\$ -
20250200	ACTUARIAL SERVICES	\$ 8,000		\$ -	\$ 8,000		\$ -	\$ -	\$ -	\$ -

FAIR OAKS RECREATION AND PARK DISTRICT OVERALL BUDGET SUMMARY

FY 2024-2025		District Expenditures	\$ 3,638,985						
		District Revenues	\$ 3,638,985						
		BALANCE	\$ 0						
				BOARD	ADMIN	RECREATION	PARKS	ARTS & ENT	CAPITAL
20250500	ACCOUNTING SERVICES	\$ 10,800		\$ -	\$ 10,800	\$ -	\$ -	\$ -	\$ -
20250700	ASSESSMENT COLL SERVICES	\$ 29,000		\$ -	\$ 29,000	\$ -	\$ -	\$ -	\$ -
20252500	ENGINEERING SERVICES	\$ 17,000		\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -
20253100	LEGAL SERVICES	\$ 6,000		\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -
20254300	PARKS/RECREATION SERVICES	\$ 13,200		\$ -	\$ 700	\$ 12,500	\$ -	\$ -	\$ -
20257100	SECURITY SERVICES	\$ 58,155		\$ -	\$ -	\$ 7,075	\$ 49,800	\$ 1,280	\$ -
20257200	SHUTTLE BUS	\$ 11,000		\$ -	\$ -	\$ 11,000	\$ -	\$ -	\$ -
20259100	OTHER PROF SERVICES	\$ 9,540		\$ -	\$ 6,000	\$ -	\$ -	\$ 3,540	\$ -
20281100	DATA PROCESSING SERVICES	\$ 47,430		\$ -	\$ 34,700	\$ 6,830	\$ 4,400	\$ 1,500	\$ -
20281200	DATA PROCESSING SUPPLIES	\$ 7,165		\$ -	\$ 6,915	\$ 250	\$ -		\$ -
20281700	ELECTION SERVICES	\$ 55,726		\$ -	\$ 55,726	\$ -	\$ -	\$ -	\$ -
20281900	REGISTRATION SERVICES	\$ 8,000		\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -
20285100	RECREATIONAL SERVICES	\$ 94,539		\$ -	\$ 7,000	\$ 65,506	\$ -	\$ 22,033	\$ -
20285200	RECREATIONAL SUPPLIES	\$ 39,050		\$ -	\$ 900	\$ 33,550	\$ -	\$ 4,600	\$ -
20289800	OTHER OP EXP SUPPLIES	\$ 15,100		\$ -		\$ 100	\$ 15,000	\$ -	\$ -
20289900	OTHER OP EXP SERVICES	\$ 6,200		\$ -	\$ 400	\$ 1,700	\$ 3,500	\$ 600	\$ -
20291300	AUD/CONTROLLER SERVICES	\$ 16,000		\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -
	OTHER CHARGES	\$ 4,200		\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -
30345000	TAX/LIC/ASSESS	\$ 4,200		\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -
30389000	UNFUNDED GHS - OTHER	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FIXED ASSETS - STRCT	\$ 310,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42420100	BUILDINGS	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42420200	STRUCTURES	\$ 220,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
43430300	EQUIPMENT/VEHICLES	\$ 90,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
	OPERATING TRANS IN OR OUT	\$ (913,830)		\$ -	\$ (913,830)	\$ -	\$ -	\$ -	
50598000	OPERATING TRANS OUT	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59599100	OPERATING TRANS IN						\$ -	\$ -	\$ -
	APPR FOR CONTINGENCY	\$ 50,000		\$ -	\$ 50,000		\$ -	\$ -	\$ -
79790100	CONTINGENCY APPR	\$ 50,000		\$ -	\$ 50,000			\$ -	\$ -
									\$ -
DISTRICT REVENUE		\$ 3,638,984		\$ -	\$ 2,617,095	\$ 603,990	\$ -	\$ 52,900	\$ -
	TAXES	\$ 2,373,471		\$ -	\$ 2,373,471	\$ -	\$ -	\$ -	

FAIR OAKS RECREATION AND PARK DISTRICT OVERALL BUDGET SUMMARY

FY 2024-2025		District Expenditures	\$ 3,638,985						
		District Revenues	\$ 3,638,985						
		BALANCE	\$ 0						
				BOARD	ADMIN	RECREATION	PARKS	ARTS & ENT	CAPITAL
91910100	PROP TAX CUR SEC	\$ 2,189,036		\$ -	\$ 2,189,036	\$ -	\$ -	\$ -	\$ -
91910200	PROP TAX CUR UNSEC	\$ 79,410		\$ -	\$ 79,410	\$ -	\$ -	\$ -	\$ -
91910300	PROP TAX CUR SUP	\$ 58,480		\$ -	\$ 58,480	\$ -	\$ -	\$ -	\$ -
91910400	PROP TAX SEC DELINQ	\$ 14,782		\$ -	\$ 14,782	\$ -	\$ -	\$ -	\$ -
91910500	PROP TAX SUP DELINQ	\$ 2,417		\$ -	\$ 2,417	\$ -	\$ -	\$ -	\$ -
91910600	PROP TAX UNITARY	\$ 27,746		\$ -	\$ 27,746	\$ -	\$ -	\$ -	\$ -
91913000	PROP TAX PR UNSEC	\$ 1,250		\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -
91914000	PROP TAX PENALTIES	\$ 350		\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -
	USE OF MONEY/PROPERTY	\$ 252,524		\$ -	\$ 111,124	\$ 141,400	\$ -	\$ -	\$ -
94941000	INTEREST INCOME	\$ 15,000		\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -
94942900	BLDG RENTAL A&E	\$ 70,000		\$ -		\$ 70,000	\$ -	\$ -	\$ -
94942900	BLDG RENTAL REC	\$ 71,400		\$ -		\$ 71,400	\$ -	\$ -	\$ -
94943900	GROUND LEASES-OTHER	\$ 96,124		\$ -	\$ 96,124		\$ -	\$ -	\$ -
	INTERGOVERNMENT REV	\$ 16,500		\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -
95952200	HOME PROP TAX RELIEF REBATE	\$ 16,500		\$ -	\$ 16,500	\$ -	\$ -	\$ -	
95952800	STATE SUBVENTION	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95952900	IN LIEU TAXES-OTHER	\$ -		\$ -	\$ -	\$ -	\$ -		
	CHARGES FOR SERVICES	\$ 518,590		\$ -	\$ 1,000	\$ 462,590	\$ -		
96960300	SPECIAL ASSESSMENT	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96961200	CANDIDATE FILING FEE			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96964600	A&E PROGRAM REVENUE	\$ 55,000						\$ 55,000	
96964600	RECREATION PROGRAM REVENUE	\$ 463,590		\$ -	\$ 1,000	\$ 462,590	\$ -		\$ -
	MISC REVENUE	\$ 372,900		\$ -	\$ 10,000	\$ -	\$ -	\$ 52,900	\$ -
97973000	DONATIONS/CONTRIB	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
97979000	MISC OTHER	\$ 372,900		\$ -	\$ 10,000	\$ -	\$ -	\$ 52,900	\$ 310,000
OTHER FUNDS TRANSFER	FUND BALANCE ROLLOVER	\$ 105,000		\$ -	\$ 105,000	\$ -	\$ -		\$ -

Account & Description	General Fund 341A												Comments/Explanation	
	FY24-25 Prelim Budget : Comparison To Prior Fiscal Years			FY22-23			FY23-24			FY 23-24 YTD MAY				
	FY21-22	FY21-22	FY21-22	Budget	Actual-GL	% Expended	Budget	Actual-GL	% Expended	Budget	Actual-GL	92% of Year		
	Budget	Actual-GL	% Expended	Budget	Actual-GL	% Expended	Budget	Actual-GL	% Expended	Budget	Difference	% Change		
10111000 REGULAR EMPLOYEE	1,024,861	1,078,418	105%	1,206,099	1,212,742	101%	1,298,920	1,230,504	95%	1,454,197	155,277.00	12%	2 additional FT workers, step increases, increase to exempt staff salaries	
10112100 EXTRA HELP	228,418	154,512	68%	277,995	177,233	64%	257,057	184,330	72%	312,033	54,976.00	21%	Addition of PT accounting staff, additional hours for PT parks staff, additional Rec staff for increased programs	
10112400 COMMITTEE MEMBER	8,000	6,000	75%	8,000	5,000	63%	7,000	5,100	73%	7,500	500.00	7%		
10113100 STRAIGHT TIME OT	-	-		1,500	-	0%	500	-	0%	500	-	0%		
10113200 TIME/ONE HALF OT	1,500	265	18%	1,500	418	28%	1,000	-	0%	1,000	(44,448.00)	0%	Re-budgeted in correct GL account	
10114100 PREMIUM PAY	-	950		-	-		44,448	9,100	20%	27,360	27,360.00			
10114300 ALLOWANCES	8,400	7,200	86%	8,880	9,120	103%	-	3,634		253,887	54,701.00	27%	Increases in CalPERS rates	
10115200 TERMINAL PAY	-	4,194		34,000	45,599	134%	187,966	193,503	103%	199,186	183,014	92%		
10121000 RETIREMENT	174,087	170,760	98%	26,790	30,048	112%	26,143	31,755	121%	32,064	5,921.00	23%		
10122000 OASDHI	26,049	23,557	90%	371,398	316,034	85%	341,755	302,697	89%	403,638	61,883.00	18%	5% increase budgeted, additional staff	
10123000 GROUP INS	317,417	310,830	98%	45,195	46,018	102%	46,600	31,886	68%	63,309	16,709.00	36%		
10124000 WORK COMP INS	88,464	39,907	45%	8,736	4,682	54%	5,012	4,372	87%	8,680	3,668.00	73%		
10125000 SUI INS	10,904	4,820	44%	50,245	42,202	84%	46,250	34,849	75%	53,810	7,560.00	16%		
10128000 RETIREMENT HEALTH CARE	98,421	98,873	100%	2,228,304	2,082,600	93%	2,273,871	2,021,241	89%	2,617,978	344,107.00	15%	Increased costs, additional personnel	
* 10 - SALARIES AND EMPLOYEE	1,986,521	1,900,286	96%	4,040	2,644	65%	6,480	2,629	41%	6,310	(170.00)	-3%		
20200500 ADVERTISING	4,795	1,954	41%	50	-	0%	50	-	0%	50	-	0%		
20201500 BLUE PRINT SVC	50	-	0%	250						100	(150.00)	-60%		
20202100 BOOKS/PER SVC				250	-	0%	250	-	0%				CPRS conference in Sac this year, no travel	
20202400 PERIODICAL/SUBSC	250	32	13%	17,900	9,553	53%	12,500	8,804	70%	5,765	(1,380.00)	-19%	Overbudgeted	
20202900 BUS/CONFERENCE E	5,500	4,883	89%	7,450	4,170	56%	7,145	2,681	38%	750	(150.00)	-17%		
20203500 ED/TRAINING SVC	12,290	2,130	17%	1,050	339	32%	900	130	14%	2,125	(900.00)	-30%	Overbudgeted	
20203600 ED/TRAINING SUP	850	382	45%	2,975	2,734	92%	3,025	1,596	53%	971	(1,429.00)	-60%	Overbudgeted	
20203800 EMPLOYEE RECOGNI	850	1,072	126%	1,170	736	63%	2,400	5	0%	138,833	6,516.00	5%	Rate increase	
20203900 EMP TRANSPORTATI	900	345	38%	122,045	120,813	99%	132,317	142,474	108%	8,250	(6,745.00)	-45%	Not renewing CSDA this year	
20205100 INS LIABILITY	98,811	97,059	98%	15,200	14,755	97%	14,995	14,298	95%	5,130	(350.00)	-6%		
20206100 MEMBERSHIP DUES	7,025	13,411	191%	4,300	3,246	75%	5,480	5,860	107%	6,820	(3,130.00)	-31%	Overbudgeted	
20207600 OFFICE SUPPLIES	4,300	3,792	88%	5,750	5,341	93%	9,950	703	7%	37,400	8,375.00	29%	Adding a 3rd activity guide	
20208100 POSTAL SVC	4,800	388	8%	8,500	10,233	120%	29,025	31,185	107%	382,791	10,538.00	3%	Re-opened parks to care for	
20208500 PRINTING SVC	7,370	2,385	32%	340,000	285,362	84%	372,253	322,753	87%	20,400	-	0%		
20210300 AGRI/HORT SVC	240,000	254,890	106%	20,400	13,305	65%	20,400	7,640	37%	5,000	-	0%		
20210400 AGRI/HORT SUP	16,500	8,684	53%	5,000	1,920	38%	5,000	3,296	66%	9,000	2,000.00	29%	Re-opened facilities to care for	
20211100 BLDG MAINT SVC	5,000	1,123	22%	7,000	6,315	90%	7,000	7,515	107%	1,500	-	0%		
20211200 BLDG MAINT SUP/MAT	10,000	1,619	16%	1,500	-	0%	1,500	-	0%	4,000	-	0%		
20213100 ELECT MAINT SVC	1,500	1,061	71%	4,000	4,182	105%	4,000	3,348	84%				(1,000.00)	-100%
20213200 ELECT MAINT SUP	4,000	4,208	105%	1,000	-	0%	1,000	-	0%	17,300	200.00	1%		
20214100 LAND IMP MAINT SVC	1,000	-	0%	17,100	16,536	97%	17,100	23,771	139%	6,400	-	0%		
20214200 LAND IMP MAINT SUP	18,000	16,868	94%	6,400	2,935	46%	6,400	2,315	36%	200	-	0%		
20215100 MECH SYS MAINT SVC	4,400	4,710	107%	200	-	0%	200	8	4%	4,150	1,425.00	52%	Re-opened facilities to care for	
20215200 MECH SYS MAINT SUP	200	-	0%	2,600	1,026	39%	2,725	5,523	203%	8,000	1,000.00	14%	Re-opened facilities to care for	
20216200 PAINTING SUP	3,600	720	20%	4,000	5,386	135%	7,000	9,286	133%	17,000	2,000.00	13%	Re-opened facilities to care for	
20216700 PLUMBING MAINT SVC	4,000	10,458	261%	15,000	11,227	75%	15,000	11,598	77%					
20216800 PLUMBING MAINT SUP	13,000	12,163	94%											

20218500 PERMIT CHARGES	2,950	2,469	84%	3,760	3,509	93%	2,600	959	37%	3,050	450.00	17%	
20219100 ELECTRICITY	57,000	44,502	78%	57,000	54,103	95%	57,000	43,893	77%	62,000	5,000.00	9%	Re-opened facilities utilities
20219200 NAT GAS/LPG/FUEL	4,120	3,719	90%	4,120	9,783	237%	8,835	6,042	68%	10,175	1,340.00	15%	Re-opened facilities utilities
20219300 REF COLL/DISP SVC	14,450	14,762	102%	14,840	12,194	82%	16,025	10,021	63%	21,936	5,911.00	37%	Rate increase, re-opened facilities
20219500 SEWAGE DISP SVC	19,700	15,065	76%	21,309	17,967	84%	22,566	22,151	98%	22,611	45.00	0%	
20219700 TELEPHONE SVC	22,905	21,609	94%	20,469	19,187	94%	20,969	16,459	78%	23,500	2,531.00	12%	Re-opened facilities utilities
20219800 WATER	96,000	84,569	88%	95,000	86,769	91%	107,044	80,837	76%	107,044	-	0%	
20219900 TELEPHONE SYS MA	-	-		-	8,024					-	-		
20220500 AUTO MAINT SVC	7,000	3,758	54%	8,000	5,557	69%	10,000	14,486	145%	14,000	4,000.00	40%	Additional Parks vehicle
20220600 AUTO MAINT SUP	4,500	3,957	88%	4,000	281	7%	4,000	3,016	75%	4,000	-	0%	
20222600 EXPEND TOOLS	6,000	5,485	91%	5,500	4,623	84%	5,500	5,343	97%	6,000	500.00	9%	
20222700 CELLPHONE/PAGER	10,900	10,259	94%	11,075	8,159	74%	11,255	8,293	74%	10,000	(1,255.00)	-11%	Adjusted for actuals
20223600 FUEL/LUBRICANTS	20,000	22,596	113%	22,000	22,942	104%	20,200	20,816	103%	22,000	1,800.00	9%	Additional Parks vehicle
20226100 OFFICE EQ MAINT SVC	4,500	356	8%	4,500	-	0%	3,500	247	7%	2,200	(1,300.00)	-37%	Re-opened facilities to care for
20227500 RENT/LEASE EQ	29,325	16,296	56%	32,275	11,974	37%	23,800	11,977	50%	17,400	(6,400.00)	-27%	Less equipment rental need
20229100 OTHER EQ MAINT SVC	4,000	2,706	68%	4,000	537	13%	1,000	1,097	110%	2,000	1,000.00	100%	Overbudgeted
20229200 OTHER EQ MAINT SUP	1,500	1,482	99%	2,000	1,569	78%	2,000	931	47%	2,000	-	0%	
20231400 CLOTH/PERSONAL SUP	21,725	15,065	69%	20,550	10,747	52%	22,725	10,280	45%	26,975	4,250.00	19%	Additional park worker uniforms
20232100 CUSTODIAL SVC	6,200	4,546	73%	7,720	5,051	65%	8,500	4,245	50%	12,000	3,500.00	41%	Re-opened facilities to care for
20232200 CUSTODIAL SUP	24,000	25,105	105%	22,000	24,414	111%	22,000	26,598	121%	24,000	2,000.00	9%	Re-opened facilities to care for
													Note: Some of this will be reimbursed from the Foundation from proceeds from the Garden Gala
20233200 FOOD/CATERING SUP	4,825	1,064	22%	17,230	4,088	24%	18,665	3,111	17%	25,355	6,690.00	36%	
20244400 MEDICAL SUP	900	424	47%	900	-	0%	9,100	853	9%	1,500	(7,600.00)	-84%	Not purchasing AED machines
20250200 ACTUARIAL SVC	8,000	2,650	33%	8,000	7,100	89%	8,000	1,600	20%	8,000	-	0%	
20250500 ACCOUNTING SVC	1,950	1,976	101%	1,950	3,664	188%	9,032	5,612	62%	10,800	1,768.00	20%	Additional Compass license
													County increasing cost to collect tax revenue for the next couple of fiscal years
20250700 ASSESSMENT COLL	23,859	23,114	97%	23,859	20,915	88%	23,859	24,050	101%	29,000	5,141.00	22%	
20252500 ENGINEERING SVC	16,000	17,853	112%	16,000	19,066	119%	16,000	17,034	106%	17,000	1,000.00	6%	Increased contract cost for FY 24-25
20253100 LEGAL SVC	15,500	2,116	14%	7,000	3,374	48%	6,000	2,628	44%	6,000	-	0%	
20254300 PARKS/RECREATION SVC	10,900	6,457	59%	11,700	6,146	53%	14,700	8,826	60%	13,200	(1,500.00)	-10%	
													Removed costs of purchasing insurance for facility renters and having them reimburse the District; now they can purchase directly
20257100 SECURITY SVC	52,800	48,519	92%	63,541	46,447	73%	62,680	30,888	49%	58,155	(4,525.00)	-7%	
20257200 SHUTTLE BUS	-	-		3,500	1,276	36%	4,000	2,154	54%	11,000	7,000.00	175%	More camp field trips
													Eliminated training software, using a free software from CAPRI
20259100 OTHER PROF SVC	76,400	14,792	19%	14,500	15,129	104%	13,040	5,210	40%	9,540	(3,500.00)	-27%	
20281100 DATA PROCESSING SVC	43,365	37,453	86%	45,876	34,419	75%	48,300	27,144	56%	47,430	(870.00)	-2%	
													Replacement of laptops, additional firewalls, upgraded tech equipment
20281200 DATA PROCESSING SUP	11,708	1,590	14%	6,500	3,156	49%	2,700	4,154	154%	7,165	4,465.00	165%	
20281304 SALES TAX ADJ-BO	-	-											
20281700 ELECTION SVC	1,000	-	0%	24,000	31,611	132%				55,726	55,726.00		Election costs
20281900 REGISTRATION SVC	22,000	20,665	94%	28,828	22,140	77%	32,000	6,853	21%	8,000	(24,000.00)	-75%	Adjusting based on actuals
													Increased classes/instructor
20285100 RECREATIONAL SVC	37,867	41,211	109%	93,464	49,362	53%	79,461	44,996	57%	94,539	15,078.00	19%	payments
20285200 RECREATIONAL SUP	22,960	13,650	59%	30,430	20,149	66%	44,025	18,793	43%	39,050	(4,975.00)	-11%	Based on programming needs
													Based on programming needs
20289800 OTHER OP EXP SUP	40,947	44,820	109%	20,500	35,815	175%	20,000	16,523	83%	15,100	(4,900.00)	-25%	
20289900 OTHER OP EXP SVC	4,900	3,311	68%	7,270	6,869	94%	16,050	1,739	11%	6,200	(9,850.00)	-61%	Based on programming needs
													Based on programming needs
20291300 AUD/CONTROLLER S	13,000	4,958	38%	18,300	22,213	121%	16,000	20,350	127%	16,000	-	0%	
* 20 - SERVICES AND SUPPLIES	1,229,802	1,029,266	84%	1,418,346	1,183,338	83%	1,497,226	1,137,629	76%	1,570,636	73,410.00	5%	Election costs, re-opening park and facilities
30345000 TAX/LIC/ASSESS	4,000	3,333	83%	4,000	3,618	90%	4,000	3,205	80%	4,200	200.00	5%	
* 30 - OTHER CHARGES	4,000	3,333	83%	4,000	3,618	90%	4,000	3,205	80%	4,200	200.00	5%	
42420100 BUILDINGS													
42420200 STRUCTURES	772,014	51,235	7%	776,605	126,825	16%	230,000	73,201	32%	220,000	(10,000.00)	-4%	

* 42 - Buildings	772,014	51,235	7%	776,605	126,825	16%	230,000	73,201	32%	220,000	(10,000.00)	-4%	Includes: Updates to Old Library, District Master Plan update
43430300 EQUIP SD NON REC	-	-		15,000	9,950	66%	-			90,000	90,000.00		
* 43 - Equipment	-	-		15,000	9,950	66%	-	-		90,000	90,000.00		Includes: District vehicle, new/replacement tables for Village facilities, trailer and barrier fencing for events
79790100 CONTINGENCY APPR	50,000	-		50,000	-	0%	50,000	-	0%	50,000	-	0%	
* 79 - Appropriation for Con	50,000	-		50,000	-	0%	50,000	-	0%	50,000	-	0%	
** Expenditure accounts	4,042,337	2,984,120	74%	4,492,175	3,406,331	76%	4,055,097	3,235,276	80%	4,552,814	497,717.00	12%	Additional staff, salary increases, more capital projects, election, re-opening park and facilities
59599100 OPERATING TRANS	(678,684)	(667,571)	98%	(709,243)	(455,868)	64%	(743,229)	(743,229)	100%	(913,830)	(170,601.00)	23%	
* 59 - INTERFUND REIMBRSMT	(678,684)	(667,571)	98%	(709,243)	(455,868)	64%	(743,229)	(743,229)	100%	(913,830)	(170,601.00)	23%	3% increase for FOLL and GRLL, Moving surplus of FOLL funds into General fund for increased parks costs
** REIMBURSEMENT ACCOUNTS	(678,684)	(667,571)	98%	(709,243)	(455,868)	64%	(743,229)	(743,229)	100%	(913,830)	(170,601.00)	23%	
91910100 PROP TAX CUR SEC	(1,862,247)	(1,893,125)	102%	(1,974,489)	(2,002,223)	101%	(2,077,163)	(2,084,796)	100%	(2,189,036)	(111,873.00)	5%	Increase in assessed valuation
91910200 PROP TAX CUR UNS	(63,200)	(65,467)	104%	(66,566)	(67,984)	102%	(77,097)	(74,300)	96%	(79,410)	(2,313.00)	3%	
91910300 PROP TAX CUR SUP	(47,500)	(69,443)	146%	(47,792)	(77,299)	162%	(56,777)	(36,822)	65%	(58,480)	(1,703.00)	3%	
91910400 PROP TAX SEC DEL	(12,000)	(13,496)	112%	(13,496)	(12,140)	90%	(14,782)	(16,621)	112%	(14,782)	-	0%	
91910500 PROP TAX SUP DEL	(2,400)	(2,417)	101%	(2,417)	(4,639)	192%	(2,417)	(5,520)	228%	(2,417)	-	0%	
91910600 PROP TAX UNITARY	(27,350)	(34,519)	126%	(24,519)	(27,326)	111%	(26,938)	(29,160)	108%	(27,746)	(808.00)	3%	
91912000 PROP TAX REDEMPT	-	(175)		-	(218)		-	(67)		-	-		
91913000 PROP TAX PR UNSE	(1,250)	(1,378)	110%	(1,250)	(725)	58%	(1,250)	(632)	51%	(1,250)	-	0%	
91914000 PROP TAX PENALTI	(150)	(826)	551%	(150)	(546)	364%	(350)	(297)	85%	(350)	-	0%	
91919900 TAXES-OTHER					(117)								
* 91 - TAXES	(2,016,097)	(2,080,846)	103%	(2,130,679)	(2,193,218)	103%	(2,256,774)	(2,248,213)	100%	(2,373,471)	(116,697.00)	5%	Increase in assessed valuation
94941000 INTEREST INCOME	(5,000)	(9,087)	182%	(5,000)	(52,061)	1041%	(10,000)	(22,608)	226%	(15,000)	(5,000.00)	50%	Based on 2 years of actuals
94942900 BLDG RENTAL OTHE	(36,000)	(48,145)	134%	(47,000)	(58,352)	124%	(77,600)	(74,832)	96%	(141,400)	(63,800.00)	82%	Re-opened and new facilities
94943900 GROUND LEASES-OT	(103,000)	(101,391)	98%	(90,168)	(97,802)	108%	(93,324)	(95,129)	102%	(96,124)	(2,800.00)	3%	3% escalator
* 94 - REVENUE FROM USE OF M	(144,000)	(158,623)	110%	(142,168)	(208,216)	146%	(180,924)	(192,569)	106%	(252,524)	(71,600.00)	40%	
95952200 HOME PROP TAX RE	(16,500)	(16,016)	97%	(16,500)	(15,480)	94%	(16,500)	(12,802)	78%	(16,500)	-	0%	
95952900 IN LIEU TAXES-OT	-	-		(791,605)	-	0%	(30,000)	-	0%	-	30,000.00	-100%	Not budgeting in this GL account
* 95 - INTERGOVERNMENTAL REV	(16,500)	(16,016)	97%	(808,105)	(15,480)	2%	(46,500)	(12,802)	28%	(16,500)	30,000.00	-65%	
96964600 REC PROGRAM REVENUE	(309,620)	(269,783)	87%	(494,760)	(427,523)	86%	(359,493)	(431,870)	120%	(462,590)	(103,097.00)	29%	Re-opened and new facilities, more programming opportunities
96964600 A&E PROGRAM REVENUE							(107,377)	(16,435)	15%	(55,000)	52,377.00	-49%	Will be adjusted for final budget
* 96 - CHARGES FOR SERVICES	(309,620)	(269,783)	87%	(494,760)	-	0%	(466,870)	(448,305)	96%	(517,590)	(50,720.00)	11%	
97979000 MISC OTHER	(884,361)	(54,166)	6%	(10,000)	(12,375)	124%	(210,000)	(9,470)	5%	(372,900)	(162,900.00)	78%	Approved capital plan for FY 24-25
* 97 - MISCELLANEOUS REVENUE	(884,361)	(54,166)	6%	(10,000)	(12,375)	124%	(210,000)	(9,470)	5%	(372,900)	(162,900.00)	78%	
Transfer from other Funds										(105,000)	(105,000.00)		Fund balance rollover for contingency, elections costs if there is a contested election
** REVENUE ACCOUNTS	(4,049,262)	(3,247,005)	80%	(4,294,955)	(2,885,157)	67%	(3,904,297)	(3,654,588)	94%	(4,446,815)	542,518.00	14%	

BUDGET ADOPTION RESOLUTION NO. 061924-01
BEFORE THE GOVERNING BOARD OF THE FAIR OAKS RECREATION
AND PARK DISTRICT

County of Sacramento, State of California

RESOLUTION ADOPTING 2024-2025 PRELIMINARY BUDGET
For the General Fund
341A

WHEREAS, hearings have been terminated during which time all additions and deletions to the 2024-2025 Preliminary Budget for the General Fund were made, and

THEREFORE, IT IS HEREBY RESOLVED, in accordance with Section 29080 of the Government Code, the Preliminary Budget for the General Fund for the Fiscal Year 2024-2025 be and is hereby adopted in accordance with the following:

1. Salaries and Employee Benefits	\$2,617,979
2. Services and Supplies	\$1,570,636
3. Other Charges	\$ 4,200
4. Fixed Assets	
a.) Buildings	\$ 0
b.) Structures & Improvements	\$ 310,000
c.) Equipment	\$ 0
5. Fund Transfers In or Out	
(a) Operating Trans Out (50598000)	\$ 0
(b) Operating Trans In (59599100)	\$ (913,830)
6. Intrafund Transfers In or Out	
a) Intra Trans Out	\$ 0
b) Intra Cost Recovery	\$ 0
7. Contingencies	\$ 50,000
8. Provisions for Reserve Increases	\$ 0
TOTAL BUDGET REQUIREMENTS	\$

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from Revenue to Accrue, Fund Balance Available and Property Taxes.

BE IT FURTHER RESOLVED that the 2024-2025 Preliminary Budget for the General Fund be and is hereby adopted in accordance with the listed

attachments which show in detail the approved appropriations, revenues and methods of financing, attached hereto and by reference made a part hereof.

Attachments:

Financing Requirements Summary Schedule
Fixed Asset Schedule
Expenditure Detail Schedule
Revenue Detail Schedule

On a motion by _____ and a second by _____, the foregoing resolution was adopted and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chair of the Board
Ralph Carhart

District Administrator
Michael J. Aho

Date: June 19, 2024

cc: 2024-2025 General Fund Budget File

**BUDGET ADOPTION RESOLUTION NO. 061924-02
BEFORE THE GOVERNING BOARD OF THE FAIR OAKS RECREATION
AND PARK DISTRICT**

County of Sacramento, State of California

**RESOLUTION ADOPTING 2024-2025 PRELIMINARY BUDGET
For the Parks Maintenance and Improvement District
373A**

WHEREAS, hearings have been terminated during which time all additions and deletions to the 2024-2025 Preliminary Budget for the Parks Maintenance and Improvement District were made, and

THEREFORE, IT IS HEREBY RESOLVED, in accordance with Section 29080 of the Government Code, the Preliminary Budget for the Parks Maintenance and Improvement District for the Fiscal Year 2024-2025 be and is hereby adopted in accordance with the following:

1. Salaries and Employee Benefits	\$	0
2. Services and Supplies	\$	0
3. Other Charges	\$	0
4. Fixed Assets		
a.) Buildings	\$	0
b.) Structures & Improvements	\$	0
c.) Equipment	\$	0
5. Fund Transfers In or Out		
(a) Operating Trans Out (50598000)	\$	753,386
(b) Operating Trans In (59599100)	\$	0
6. Intrafund Transfers In or Out		
a) Intra Trans Out	\$	0
b) Intra Cost Recovery	\$	0
7. Contingencies	\$	0
8. Provisions for Reserve Increases	\$	0
TOTAL BUDGET REQUIREMENTS	\$	753,386

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from Revenue to Accrue, Fund Balance Available and Property Taxes.

BE IT FURTHER RESOLVED that the 2024-2025 Preliminary Budget for the Parks Maintenance and Improvement District be and is hereby adopted

in accordance with the listed attachments which show in detail the approved appropriations, revenues and methods of financing, attached hereto and by reference made a part hereof.

Attachments:

Financing Requirements Summary Schedule
Fixed Asset Schedule
Expenditure Detail Schedule
Revenue Detail Schedule

On a motion by _____ and a second by _____, the foregoing resolution was adopted and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chair of the Board
Ralph Carhart

District Administrator
Michael J. Aho

Date: June 19, 2024

cc: 2024-2025 Parks Maintenance and Improvement District Budget File

BUDGET ADOPTION RESOLUTION NO. 061924-03
BEFORE THE GOVERNING BOARD OF THE FAIR OAKS RECREATION
AND PARK DISTRICT

County of Sacramento, State of California

RESOLUTION ADOPTING 2024-2025 PRELIMINARY BUDGET
For the Phoenix Field Landscape and Lighting Assessment District
343A

WHEREAS, hearings have been terminated during which time all additions and deletions to the 2024-2025 Preliminary Budget for the Phoenix Field Landscape and Lighting Assessment District were made, and

THEREFORE, IT IS HEREBY RESOLVED, in accordance with Section 29080 of the Government Code, the Preliminary Budget for the Phoenix Field Landscape and Lighting Assessment District for the Fiscal Year 2024-2025 be and is hereby adopted in accordance with the following:

1. Salaries and Employee Benefits	\$	0
2. Services and Supplies	\$	0
3. Other Charges	\$	0
4. Fixed Assets		
a.) Buildings	\$	0
b.) Structures & Improvements	\$	0
c.) Equipment	\$	0
5. Fund Transfers In or Out		
(a) Operating Trans Out (50598000)	\$	56,614
(b) Operating Trans In (59599100)	\$	0
6. Intrafund Transfers In or Out		
a) Intra Trans Out	\$	0
b) Intra Cost Recovery	\$	0
7. Contingencies	\$	0
8. Provisions for Reserve Increases	\$	0
TOTAL BUDGET REQUIREMENTS	\$	56,614

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from Revenue to Accrue, Fund Balance Available and Property Taxes.

BE IT FURTHER RESOLVED that the 2024-2025 Preliminary Budget for the Phoenix Field Landscape and Lighting Assessment District be and is hereby adopted in accordance with the listed attachments which show in

detail the approved appropriations, revenues and methods of financing, attached hereto and by reference made a part hereof.

Attachments:

Financing Requirements Summary Schedule

Fixed Asset Schedule

Expenditure Detail Schedule

Revenue Detail Schedule

On a motion by _____ and a second by _____, the foregoing resolution was adopted and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Ralph Carhart
Darren Mounts

District Administrator
Michael J. Aho

Date: June 19, 2024

cc: 2024-2025 Phoenix Field Landscape and Lighting Assessment District
Budget File

BUDGET ADOPTION RESOLUTION NO. 061924-04
BEFORE THE GOVERNING BOARD OF THE FAIR OAKS RECREATION
AND PARK DISTRICT

County of Sacramento, State of California

RESOLUTION ADOPTING 2024-2025 PRELIMINARY BUDGET
For the Gum Ranch Landscape and Lighting Assessment District
343B

WHEREAS, hearings have been terminated during which time all additions and deletions to the 2024-2025 Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District were made, and

THEREFORE, IT IS HEREBY RESOLVED, in accordance with Section 29080 of the Government Code, the Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District for the Fiscal Year 2024-2025 be and is hereby adopted in accordance with the following:

1. Salaries and Employee Benefits	\$	0
2. Services and Supplies	\$	0
3. Other Charges	\$	0
4. Fixed Assets		
a.) Buildings	\$	0
b.) Structures & Improvements	\$	0
c.) Equipment	\$	0
5. Fund Transfers In or Out		
(a) Operating Trans Out (50598000)	\$	103,830
(b) Operating Trans In (59599100)	\$	0
6. Intrafund Transfers In or Out		
a) Intra Trans Out	\$	0
b) Intra Cost Recovery	\$	0
7. Contingencies	\$	0
8. Provisions for Reserve Increases	\$	0
TOTAL BUDGET REQUIREMENTS	\$	103,830

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from Revenue to Accrue, Fund Balance Available and Property Taxes.

BE IT FURTHER RESOLVED that the 2024-2025 Preliminary Budget for the Gum Ranch Landscape and Lighting Assessment District be and is hereby adopted in accordance with the listed attachments which show in

detail the approved appropriations, revenues and methods of financing, attached hereto and by reference made a part hereof.

Attachments:

Financing Requirements Summary Schedule

Fixed Asset Schedule

Expenditure Detail Schedule

Revenue Detail Schedule

On a motion by _____ and a second by _____, the foregoing resolution was adopted and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chair of the Board

Ralph Carhart

District Administrator

Michael J. Aho

Date: June 19, 2024

cc: 2024-2025 Gum Ranch Landscape and Lighting Assessment District
Budget File

Fair Oaks Recreation and Park District
SALARY SCHEDULE FY24-25

POSITION**Full-Time Positions**

	TIME BASE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	OTHER (negotiated)	10 Yrs. A	15 Yrs. B	20 Yrs. C
District Administrator	Salary (monthly)							\$13,759.23			
Accountant	Salary (monthly)	\$ 5,546.67	\$ 5,824.00	\$ 6,115.21	\$ 6,420.97	\$ 6,742.02	\$ 7,079.12		\$ 7,433.07	\$ 7,804.73	\$ 8,194.96
Administrative Services Manager	Salary (monthly)	\$ 6,198.81	\$ 6,508.75	\$ 6,834.19	\$ 7,175.90	\$ 7,534.69	\$ 7,911.43		\$ 8,307.00	\$ 8,722.35	\$ 9,158.47
Administrative Assistant II	Hourly	\$ 20.85	\$ 21.89	\$ 22.99	\$ 24.14	\$ 25.35	\$ 26.61		\$ 27.94	\$ 29.34	\$ 30.81
Administrative Assistant I - Reg PT	Hourly	\$ 16.00	\$ 16.80	\$ 17.64	\$ 18.52	\$ 19.45	\$ 20.42				
Recreation Manager	Salary (monthly)	\$ 6,198.81	\$ 6,508.75	\$ 6,834.19	\$ 7,175.90	\$ 7,534.69	\$ 7,911.43		\$ 8,307.00	\$ 8,722.35	\$ 9,158.47
Recreation Supervisor	Salary (monthly)	\$ 5,546.67	\$ 5,824.00	\$ 6,115.21	\$ 6,420.97	\$ 6,742.02	\$ 7,079.12		\$ 7,433.07	\$ 7,804.73	\$ 8,194.96
Recreation Coordinator	Hourly	\$ 21.79	\$ 22.88	\$ 24.02	\$ 25.23	\$ 26.49	\$ 27.81		\$ 29.20	\$ 30.67	\$ 32.20
Preschool Teacher	Hourly	\$ 20.72	\$ 21.76	\$ 22.84	\$ 23.99	\$ 25.19	\$ 26.45		\$ 27.77	\$ 29.16	\$ 30.62
Preschool TA - Recreation Leader II Reg PT	Hourly	\$ 16.82	\$ 17.66	\$ 18.55	\$ 19.47	\$ 20.45	\$ 21.47				
Senior Recreation Leader - Reg PT	Hourly	\$ 18.02	\$ 18.92	\$ 19.87	\$ 20.86	\$ 21.91	\$ 23.00				
Park & Facilities Manager	Salary (monthly)	\$ 6,198.81	\$ 6,508.75	\$ 6,834.19	\$ 7,175.90	\$ 7,534.69	\$ 7,911.43		\$ 8,307.00	\$ 8,722.35	\$ 9,158.47
Park Supervisor	Hourly	\$ 28.13	\$ 29.54	\$ 31.01	\$ 32.57	\$ 34.19	\$ 35.90		\$ 37.70	\$ 39.59	\$ 41.57
Lead Park Maintenance Worker	Hourly	\$ 24.95	\$ 26.20	\$ 27.51	\$ 28.88	\$ 30.33	\$ 31.85		\$ 33.44	\$ 35.11	\$ 36.87
Park Maintenance Worker	Hourly	\$ 24.11	\$ 25.32	\$ 26.58	\$ 27.91	\$ 29.31	\$ 30.77		\$ -	\$ 33.93	\$ 35.62
Park Aide - Reg PT	Hourly	\$ 16.69	\$ 17.52	\$ 18.40	\$ 19.32	\$ 20.29	\$ 21.30				
Arts and Entertainment Manager	Salary (monthly)	\$ 6,198.81	\$ 6,508.75	\$ 6,834.19	\$ 7,175.90	\$ 7,534.69	\$ 7,911.43		\$ 8,307.00	\$ 8,722.35	\$ 9,158.47

Part-Time Positions

		Step 1	Step 1A	Step 2	Step 2A	Step 3	Step 3A	Step 4	Step 4A	Step 5	Step 5A
Arts and Entertainment Associate	Hourly	\$ 16.00	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99
Park Aide I	Hourly	\$ 16.00	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99
Park Aide II	Hourly	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99	\$ 20.49
Facility Monitor	Hourly	\$ 16.00	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99
Recreation Leader I	Hourly	\$ 16.00	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99
Recreation Leader II	Hourly	\$ 16.40	\$ 16.81	\$ 17.23	\$ 17.66	\$ 18.10	\$ 18.56	\$ 19.02	\$ 19.50	\$ 19.99	\$ 20.49
Senior Recreation Leader	Hourly	\$ 17.09	\$ 17.52	\$ 17.96	\$ 18.41	\$ 18.87	\$ 19.34	\$ 19.82	\$ 20.32	\$ 20.83	\$ 21.35

Seasonal Positions**Seasonal Coach**

Stipend STIPEND

*District is on a semi-monthly pay schedule

Recreation and A&E Classes/Activities Success Summary

Summer 2023

Program Area	Classes Offered	Successfully Ran	Success %	Customers Served	Revenue	Notes
Athletics & Adventure	76	41	54%	213	\$ 17,811.00	20 canceled kayaking
Education & Enrichment	28	16	57%	47	\$ 1,656.00	
Fitness & Wellness	24	21	88%	165	\$ 6,463.00	
Camps	22	22	100%	479	\$ 80,803.00	
Sports Leagues	3	3	100%	344	\$ 9,700.00	
Preschool		N/A				
Arts & Entertainment	36	11	31%	65	\$ 3,474.00	Started building program
				1313	\$ 119,907.00	

Fall/Winter 2023

Program Area	Classes Offered	Successfully Ran	Success %	Customers Served	Revenue	Notes
Athletics & Adventure	27	12	44%	44	\$ 2,806.00	6 canceled Skyhawks Sports- No staff
Education & Enrichment	33	14	42%	146	\$ 2,524.00	
Fitness & Wellness	29	20	69%	137	\$ 5,033.00	
Camps	3	3	100%	59	\$ 6,985.00	
Sports Leagues	2	2	100%	160	\$ 7,760.00	
Preschool	3	3	100%	48	\$ 62,865.00	
Arts & Entertainment	47	12	26%	53	\$ 2,593.00	17 canceled MuvMent Studio Dance
				647	\$ 90,566.00	

Spring 2024

Program Area	Classes Offered	Successfully Ran	Success %	Customers Served	Revenue	Notes
Athletics & Adventure	32	23	72%	129	\$ 12,615.00	
Education & Enrichment	18	15	83%	97	\$ 2,367.00	
Fitness & Wellness	33	15	45%	183	\$ 5,807.00	13 canceled Rollingwood YMCA
Camps	2	2	100%	21	\$ 2,625.00	
Sports Leagues	4	4	100%	370	\$ 62,725.00	2 EL Soccer Leagues = \$55K
Preschool	3	3	100%	48	\$ 62,865.00	
Arts & Entertainment	49	23	47%	112	\$ 4,645.00	16 canceled MuvMent Studio Dance
				960	\$ 153,649.00	

Does not include:

- Community & Special Events
- Rentals
- Comedy Show
- Concerts in the Park
- Garden Gala
- FOYAB
- etc.

Reasons that skew success rates:

1. Lack of facility space that best suits classes. McMillan & Old Library are the only 2 available facilities.
2. Fall/winter minimal indoor space for programming. Typically our slower months for recreational class offerings.
3. Some classes offered offsite with outside organizations such as Kayaking, Rollingwood YMCA, and MuvMent Dance Studio have large portfolios of offerings. If these classes were removed percentages would be substantially better.
4. A&E is working on building their department and trying out different classes to see what the community takes to.
5. Recreation also tries new classes periodically and some do well and some don't. We move on from the ones that do not after 2 tries in the activity guide (seasons).

STAFF REPORT



Meeting Date: **June 19, 2024**
To: **Board of Directors**
From: **Michael J. Aho, District Administrator**
Subject: **Adoption of FY 2024-2025 Preliminary Budget for the Bond Fund 341C**
Prepared By: **Jennifer Larkin, Administrative Services Manager**

I. Recommendation

Accept the recommendation of the Finance and Budget committee and adopt Resolution No. 061924-05: A Resolution of the Fair Oaks Recreation and Park District Adopting FY 2024-2025 Preliminary Budget for the Bond Fund 341C.

II. Background

In November of 2018, the Fair Oaks Recreation and Park District community passed Measure J, a general obligation bond, to fund capital projects in the District. The first series of bonds was issued in April of 2019, with the Director of Finance of Sacramento County acting as the District's paying agent. The second series was issued in April of 2020, and a third issuance was issued in November of 2022.

Proceeds from all bond sales are held in a County fund, the Fair Oaks Recreation and Park District Building Fund, Election of 2018, Series 2019, Series 2020, and Series 2022 which is an investment fund that is not co-mingled with any other County funds but upon which the District may draw against for Bond projects.

This is the preliminary budget put into place to allow the District to legally expend funds between July 1 and the final budget in late August.

III. Financial Analysis

This budget includes the full funding for the remainder of Board-approved Village Renovation Project. This budget also includes funding for bond-related legal services and audit services. Funding cannot exceed approved amounts without further action from the Board.

The bond funds remaining in the County total \$7,7029,229. The outstanding amount for the Village Park project is \$7,404,778 million, including the change order from Bobo.

Included in the budget are anticipated reimbursements and/or grant monies for the following:

- Reimbursement from General Fund for Streng Park: \$517,914
- Prop 68 Urban Per Capita Grant for Streng Park: \$177,952
- Prop 68 RIRE Grant for the Village Park Playground: \$250,000
- CaleVIP Electric Vehicle Charging Stations Grant: \$50,000
- Ami Bera Grant: \$560,929

TOTAL: \$1,556,795

Also included in the preliminary budget is anticipated revenue to fund the Amphitheatre seating renovation should the Board approve the project. The exact expenditure amount and revenue funds will be clarified for the final budget in August.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A: Resolution No. 061924-05
Attachment B: Fund 341C Preliminary Budget

BUDGET ADOPTION RESOLUTION NO. 061924-05
BEFORE THE GOVERNING BOARD OF THE FAIR OAKS RECREATION
AND PARK DISTRICT

County of Sacramento, State of California

RESOLUTION ADOPTING 2024-2025 PRELIMINARY BOND BUDGET
For the Bond Fund
341C

WHEREAS, hearings have been terminated during which time all additions and deletions to the 2024-2025 Preliminary Budget for the Bond Fund were made, and

THEREFORE, IT IS HEREBY RESOLVED, in accordance with Section 29080 of the Government Code, the Preliminary Budget for the Bond Fund for the Fiscal Year 2024-2025 be and is hereby adopted in accordance with the following:

1. Salaries and Employee Benefits	\$ 0
2. Services and Supplies	\$ 10,500
3. Other Charges	\$ 0
4. Fixed Assets	
a.) Land	\$ 0
b.) Structures & Improvements	\$ 9,580,193
c.) Equipment	\$ 0
5. Fund Transfers In or Out	
(a) Operating Trans Out (50598000)	\$ 0
(b) Operating Trans In (59599100)	\$ 0
6. Intrafund Transfers In or Out	
a) Intra Trans Out	\$ 0
b) Intra Cost Recovery	\$ 0
7. Contingencies	\$ 0
8. Provisions for Reserve Increases	\$ 0
TOTAL BUDGET REQUIREMENTS	\$ 9,580,193

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from Fund Balance Available.

BE IT FURTHER RESOLVED that the 2024-2025 Preliminary Budget for the Bond Fund be and is hereby adopted in accordance with the listed attachments which show in detail the approved appropriations, revenues and methods of financing, attached hereto and by reference made a part hereof.

Attachments:

Financing Requirements Summary Schedule
Fixed Asset Schedule
Expenditure Detail Schedule
Revenue Detail Schedule

On a motion by _____ and a second by _____, the foregoing resolution was adopted and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Chair of the Board
Ralph Carhart

District Administrator
Michael J. Aho

Date: June 19, 2024

cc: 2024-2025 Bond Fund Budget File

MEASURE J BOND BUDGET - Preliminary FY 24-25

PROGRAM NAME:	BOND	PROGRAM REVENUE	\$ 9,580,193.00	PROGRAM EXPENDITURES	\$ 9,580,193.00	PROFIT / LOSS	\$ -
PROGRAM CONTACT:							
DISTRICT EXPENDITURES	9,580,193.00						
SALARIES / BENEFITS	0.00						
SAC1/10111000	REGULAR EMPLOYEES	0.00					
SAC1/10112100	EXTRA HELP	0.00					\$ -
SAC1/10112400	COMMITTEE MEMBERS	0.00					\$ -
SAC1/10113100	STRAIGHT TIME OT	0.00					\$ -
SAC1/10113200	TIME/ONE HALF OT	0.00					\$ -
SAC1/10114300	ALLOWANCES	0.00					\$ -
SAC1/10114400	SUGGEST AWARDS	0.00					\$ -
SAC1/10115200	TERMINAL PAY	0.00					\$ -
SAC1/10121000	RETIREMENT	0.00					\$ -
SAC1/10122000	OASDHI	0.00					\$ -
SAC1/10123000	GROUP INS	0.00					
SAC1/10124000	WORK COMP INS	0.00					
SAC1/10125000	SUI INS	0.00					
SAC1/10128000	RETIREMENT HEALTH CARE	0.00					
		GRAND TOTAL	\$ -	CHECK	\$ -	BALANCE	\$ -
SERVICES & SUPPLIES	\$ 10,500.00						
SAC1/20200500	ADVERTISING	0	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20201500	BLUE PRINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20202100	BOOKS/PER SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20202400	SUBSCRIPTIONS	0	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20202900	BUS/CONFERENCE EXP	0	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20203500	ED/TRAINING SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -

SAC1/20203600	ED/TRAINING SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20203700	TUITION REIMB (DON RALLS)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20203800	EMPLOYEE RECOGNITION	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20203900	EMP TRANSPORTATION	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20205100	INS LIABILITY	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20206100	MEMBERSHIP DUES	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20207600	OFFICE SUPPLIES	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20208100	POSTAL SVC	0		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20208500	PRINTING SVC	0		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20210300	AGRI/HORT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20210400	AGRI/HORT SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20211100	BLDG MAINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20211200	BLDG MAINT SUP/MAT	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SAC1/20213100	ELECT MAINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20213200	ELECT MAINT SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20214100	LAND IMP MAINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20214200	LAND IMP MAINT SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20215100	MECH SYS MAINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20215200	MECH SYS MAINT SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20216200	PAINTING SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20216700	PLUMBING MAINT SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20216800	PLUMBING MAINT SUP	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20218500	PERMIT CHARGES	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20219100	ELECTRICITY	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20219200	NATURAL GAS/LPG	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20219300	REF COLL/DISP SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAC1/20219500	SEWAGE DISP SVC	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SAC1/30389000	UNFUNDED GHS - OTHER	0	\$	-	\$	-	\$	-
SAC1/41410100	LAND	0	\$	-	\$	-	\$	-
SAC1/42420100	BUILDINGS	0			\$	-	\$	-
SAC1/42420200	STRUCTURES & IMPROVEMENTS	0	\$	9,569,693.00	Additional Costs	\$ 1,064,915	\$ -	\$ -
SAC1/43430300	EQUIPMENT/VEHICLES	0			Seating	\$ 900,000	\$ -	\$ -
SAC1/50598000	OPERATING TRANS OUT	0	\$	-	Village Remodel	\$ 7,404,778	\$ -	\$ -
SAC1/59599100	OPERATING TRANS IN	0			Misc	\$ 200,000	\$ -	\$ -
					\$ -	\$ -	\$ -	\$ -

STAFF REPORT



Meeting Date: June 19, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Approval of Sale of Miller Park Cell Tower Leases

I. **Recommendation**

Authorize the District Administrator to proceed with the sale of the Fair Oaks Recreation and Park District's (FORPD) Cell Tower Lease to Towerpoint Capital for \$2,055,000.00. The terms include a 99-year lease, an option to expand the lease area by up to 1000 square feet, and a 50% revenue share from additional tenants located in the expanded tower area.

II. **Background**

The Fair Oaks Recreation and Park District has been exploring options to maximize revenue from its assets. One such asset is the cell tower lease. At the Board meeting on May 15, 2024, the Board authorized the District Administrator to proceed with allowing NAI to solicit bids for the potential sale of the cell tower lease. The solicitation for bids attracted multiple offers from interested parties.

Following is a Summary of the Bids received:

- **Towerpoint Capital:** \$2,055,000.00, 99 years, 1000 SF expansion, 50% revenue share
- **Symphony:** \$2,050,000.00, perpetual, 500 SF expansion, revenue share not disclosed
- **Everest:** \$1,970,000.00, perpetual
- **BlueSky:** \$1,850,000.00, perpetual

- **SBA:** \$1,850,000.00, 50 years
- **WRA:** \$1,850,000.00, 99 years
- **AP Wireless:** \$1,820,000.00, 99 years
- **Accelerate:** \$1,737,000.00, 40 years
- **Vertical Bridge:** \$1,570,057.00, perpetual

The bid evaluation process considered several factors, including the purchase price, lease term, expansion potential, and revenue-sharing arrangements. Towerpoint Capital's offer of \$2,055,000.00 for a 99-year term with a 1000 square foot expansion and a 50% revenue share is the highest and most beneficial bid received.

III. Problem /Situation/ Request

Approving the sale of the cell tower lease to Towerpoint Capital represents a strategic decision to maximize the financial benefits for the District. The proposed terms are favorable and align with the District's long-term goals of financial stability and community service enhancement.

If Towerpoint can obtain additional customers, they would exercise their option to expand with the additional 1000 square feet. Those additional customers would then be part of the 50% revenue share, which is currently estimated to be about \$1,000-\$1,500 per tenant per month. The expansion details would need to be drafted by the District's Attorney to protect our park amenities and allow for District's input. Staff believe that a 1000 square foot expansion would not affect any current park amenities or use.

It is important to note that this sale is for the lease that FORPD holds for the cell towers to be located on District property. It is not a sale of the land itself. FORPD will retain ownership of the land.

The net proceeds from the sale can be allocated to various ongoing and future projects, including:

- The seating replacement and renovation of the seating area in the Veteran's Memorial Amphitheater
- Additional non-Bond funding expenses for Measure J funded renovations in the park and facilities

- Investment in an interest-bearing account to ensure financial stability and growth for the District

The Board may choose to allocate the funds to a combination of these options or select other options as deemed appropriate. Any expenditure of these funds will require Board approval.

IV. Financial Analysis

Selling the cell tower lease to Towerpoint Capital will provide FORPD with an immediate infusion of \$2,055,000.00. The District will incur closing costs of \$4,000 for the sale and will pay 5% of the purchase price, amounting to \$102,750, to NAI for their services. For an estimated financial gain to the District of \$1,948,250

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachments:

- Bid Sheet
- Miller Park Cell Tower location

Bid Presentation Report



Attachment A

Deal Name: FAIR OAKS RECREATION AND PARKS

CLIENT DELIVERY NOTES

Deal Contact Name: MIKE AHO

Contact Email: MAHQ@FORPD.ORG

Attachment B



STAFF REPORT



Meeting Date: June 19, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Memorandum of Understanding with the Fair Oaks Recreation and Park District Employees Association

Prepared By: Jennifer Larkin, Administrative Services Manager

I. Recommendation

The Management and Personnel Committee recommends the following:

- Approve the Memorandum of Understanding (MOU) (Attachment A) with the Fair Oaks Recreation and Park District Employees Association (Employees Association) effective July 1, 2024.

II. Background

On Tuesday, May 14, 2024, staff met with the Employees Association to review and discuss changes to the MOU and vote on items to bring forward to the Personnel and Management Committee. Following that meeting, the Employees Association met with staff and the Management and Personnel Committee on June 3 to discuss the requests in detail. The requests were as follows:

Add Juneteenth as a paid holiday.

This item was brought to the EA by the District Administrator, following the federal, state and county recognition of Juneteeth as a paid holiday.

At the Committee meeting, Director Irwin requested information as to the cost of the staff time off to the District. The cost of one full day for all 21 represented positions (18 FT and 3 PT) is \$5,469:

<u>Represented Position</u>	<u>Hourly Wage</u>	<u>Full Day</u>
Accountant	\$ 33.13	265.04
Admin Assistant II	\$ 26.61	212.88
Admin Assistant II	\$ 24.14	193.12
Administrative Services Manager	\$ 47.93	383.44
Arts &Entertainment Manager	\$ 39.43	315.44
District Administrator	\$ 79.38	635.04
Park Aide	\$ 16.69	100.14
Parks and Facilities Manager	\$ 45.64	365.12
Parks Maintenance Worker	\$ 25.31	202.48
Parks Maintenance Worker	\$ 25.31	202.48
Parks Maintenance Worker	\$ 33.92	271.36
Parks Maintenance Worker	\$ 27.91	223.28
Parks Supervisor	\$ 29.54	236.32
Preschool Assistant	\$ 19.86	119.16
Preschool Teacher	\$ 26.44	211.52
Recreation Coordinator	\$ 25.22	201.76
Recreation Manager	\$ 45.64	365.12
Recreation Supervisor	\$ 41.54	332.32
Recreation Supervisor	\$ 33.60	268.8
Recreation Supervisor	\$ 32.00	256
Senior Rec Leader- Sports	\$ 18.02	108.12
TOTAL		5468.94

This cost does not represent the budgetary impact, as the District would pay the cost of staff with or without the holiday.

The District would still have parks open, as it does for all holidays, and would therefore have to pay for Park Aides to open and close parks.

The average cost per day for part-time park staff is \$298.

<u>PTPark Staff</u>	<u>Mon</u>	<u>Tues</u>	<u>Wed</u>	<u>Thurs</u>	<u>Fri</u>	<u>Sat</u>	<u>Sun</u>	<u>AVERAGE</u>
Park Aide		\$ 88	\$ 88	\$ 88	\$ 88		\$ 64	
Park Aide	\$ 96	\$ 96	\$ 96	\$ 96				
Park Aide						\$ 128	\$ 128	
Park Aide					\$ 96	\$ 96	\$ 96	
Park Aide						\$ 120	\$ 120	
Reg PTPark Aide	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100			
TOTAL	\$ 196	\$ 284	\$ 284	\$ 284	\$ 284	\$ 344	\$ 408	\$ 298

On holidays, the park staffing consists of three park aides to open, close and provide limited maintenance to the parks, totaling 23 hours at a rate of \$16 per hour, or \$316. The difference between the average daily cost and the holiday daily cost is approximately \$18, so for Parks the budgetary impact is \$18.

For Recreation, the District would need to have staffing at summer camp if the camp were running the full week. The regular daily staffing would be the same with a couple of exceptions: there would need to be a lead staff person on site, which would be either the Camp Director or the Preschool Assistant, both of which are represented employees who would qualify for the holiday. One of the two would either receive holiday pay at double their rate, take a different day off that week in lieu of the holiday, or bank their time at a rate of double their hours to be used later. The budget impact would depend on the option taken, but the cost of the Camp Director (\$26.44) at double time for 8 hours is \$423, vs. the standard cost of \$211.52, a difference of \$211.52

The other option would be to close camp for the holiday as we do with July 4. The revenue cost of closing is \$100 for that week per camper. If the camp is at full capacity, the loss of revenue is \$6K.

Lower the medical insurance stipend in lieu of benefits to \$500 per month.

Under the current MOU, staff who opt out of the District's health insurance benefit receive a stipend in lieu of benefits equal to the single-party rate of the lowest cost premium offered by CalPERS health. When this benefit was added to the MOU in 2021, that rate was \$566 per month. Premiums have risen each subsequent year, and the current rate is \$807 which would be rising in 2025 to \$914. This growth is unsustainable for the District.

Additionally, in benchmarking 16 other nearby agencies, 12 do not offer this benefit at all; of the 4 that do offer a stipend, the rates are \$75 a month for Arden Manor Rec and Park District, \$300 for employees hired after 2018 and \$850 for employees hired prior to 2018 for El Dorado Hills CSD, \$150 a month for City of Roseville, and 50% of one of two high-deductible plans for Cordova Rec and Park District.

The District's offer to the EA was half of the single-rate lowest-cost premium offered by CalPERS. The EA requested a flat \$500 stipend and the District agreed. The Committee was also in agreement to this change.

Cap the Maximum District Contribution to Health Benefits at 5%.

Under the current MOU, the District contributes a maximum amount to employee health benefits that is equal to the average of the 11 plans CalPERS offers minus the highest and lowest plans, not to exceed a 7% increase over the prior year. This year, the District recommended lower the cap to 5% due to increasing premiums and additional FT staff. The budget typically contains a 5% assumed increase to employee each year based on historical rates of increase, and that has always covered at least half of the options at 100% with no share of cost to employees.

The lower cap will protect the District from incurring unsustainable increases over the next 3 years.

The Employees Association voted and agreed to the change, as did the Committee.

Removal of Tech Stipend

The Employees Association recommended eliminating the Tech Stipend as there is currently a FT employee who oversees the District's tech support. All were in agreement to remove the stipend.

Reimbursement for Prescription Safety Glasses

The District brought this forward to be added as a benefit, up to \$250 reimbursement for prescription safety glasses for employees who are required to wear them. As an alternative, there are safety glasses which fit over prescription glasses, but they may not be as effective as a single pair of glasses. This item was agreed upon by all.

Purchase of Joint Use Park Passes

The Employees Association requested that the District purchase a Sacramento County Parking Pass and a Poppy Pass for California State Parks. The pass would be available to staff on a check-out basis for a maximum of 3 days at a time. The cost of the County pass is \$70 and the Poppy Pass is \$125. This item was agreed upon by all.

All other changes made were for miscellaneous formatting and language changes unrelated to negotiated items.

III. Problem /Situation/ Request

The MOU attached was prepared in track change format for ease in reviewing the negotiated changes. The Management and Personnel Committee is recommending approval of the MOU for all items except the Juneteenth Holiday which needs a full Board discussion.

IV. Financial Analysis

Financial impacts of the added benefits have been included in the budget for FY 2024-2025.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A: Memorandum of Understanding between the Fair Oaks Recreation and Park District and the Fair Oaks Recreation and Park District Employees Association and summary of negotiated items.

MEMORANDUM OF UNDERSTANDING BETWEEN
FAIR OAKS RECREATION AND PARK DISTRICT AND
FAIR OAKS RECREATION AND PARK DISTRICT EMPLOYEES
ASSOCIATION

JULY 1, 2024 – JUNE 30, 2027

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ARTICLE 1. TERMS AND CONDITIONS

The Fair Oaks Recreation and Park District ("District") and representatives of the Fair Oaks Recreation and Park District Employees Association ("Association") have met and conferred in good faith regarding wages, hours and other terms and conditions of employment of employees in the bargaining unit represented by the Association and have exchanged freely information, opinions and proposals, and have reached agreement on all matters relating to the employment conditions.

This memorandum of understanding (MOU) is entered into pursuant to the Meyers-Milias-Brown Act (Government Code Section 3500-3511), and has been jointly prepared by the parties. All provisions shall become effective on the date approved by the Board of Directors.

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This MOU constitutes the entire agreement of the District and the Association, arrived at as a result of meeting and conferring. The terms and conditions may be altered, changed, added to, deleted from, or modified only through the voluntary and mutual consent of the parties in an expressed written amendment to the MOU. This agreement supersedes all previous agreements, memoranda and/or understandings directly related to matters included within this MOU. In the absence of any specific provisions in this MOU, all District practices and procedures are at the discretion of the District. The District reserves all the rights, powers and authority customarily exercised by management except as otherwise specifically designated or modified by express provisions of this MOU. The Association shall provide in writing to the District and be responsible for keeping current the name, address and telephone number of the designated representative and list of persons authorized to act on its behalf or receive service in its name.

1.1. TERM OF MOU

This MOU will cover a three-year term, July 1, 2024 – June 30, 2027, to coincide with a three-year cycle for performing a classification and compensation study as outlined in section 3.4.

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1.2. NON-DISCRIMINATION

There shall be no discrimination in the implementation of this document because of age, sex, race, creed, color, national origin, disability, religious affiliation, gender identity, or lawful organizational activities against any employee covered hereby by the Association or the District.

1.3. DEFINITION OF EMPLOYEES

1. Regular Full-Time Employee: Employee working thirty-eight (38) to forty (40) hours per week pursuant to a normal schedule established at the time of employment by his or her supervisor or by written mutual agreement thereafter.

~~Regular Part- Time Employee: Employee regularly working a minimum of 20 hours per week and no more than 38 hours per week, pursuant to a schedule prepared by his or her supervisor. Temporary and/or seasonal employees are not considered regular part-time employees.~~

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1.4. RECOGNITION

The Fair Oaks Recreation and Park District Employees Association is the exclusively recognized employee organization for the General Bargaining Unit, including new positions added to such bargaining unit. The General Unit shall consist of all employees of the District except the District Administrator, who has a separately bargained contract with the District.

1.5. COMMUNICATIONS WITH EMPLOYEES

The Association shall be allowed by a District department, in which it represents employees, use of available bulletin board space for communications having to do with official Association business. All material posted shall be in good taste and shall not malign the District or its representatives. Such use shall not interfere with the legitimate needs of the department. The designated representative of the Association shall give notice to the District Administrator or his/her designee when contacting departmental employees during the work period of employees, provided that solicitation for membership or other internal Association business shall be conducted only during the non-duty hours of all employees concerned. Non-duty hours are defined as before or after work, lunch periods and rest break periods.

1.6. USE OF DISTRICT BUILDINGS FOR MOU EMPLOYEE MEETINGS

District buildings and other facilities shall be made available for use of the Association or its representatives during non-duty hours in accordance with such policies and procedures as may be established by the District Administrator. Such meetings should be held outside of normal working hours.

1.7. ATTENDANCE AT MEET AND CONFER SESSIONS

District employees who are official representatives of the Association shall be

given reasonable time off with pay to attend formal meet and confer sessions with District Administrator. The Association shall notify the District Administrator of the names and departments of employees who are official representatives of the Association. The District Administrator in unusual circumstances may waive this advance notice. Except by agreement with the District Administrator, the number of employees released for such purposes shall not exceed the total number of shop stewards.

ARTICLE 2. DISTRICT RIGHTS

2.1. DISTRICT RIGHTS

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District retains, solely and exclusively, all the rights, powers and authority exercised or held prior to the execution of this MOU, except as expressly limited by a specific provision of this MOU Without limiting the generality of the foregoing, the rights, powers, and authority retained solely and exclusively by District and not abridged herein, include, but are not limited to, the following:

- To manage and direct its business and personnel.
- To manage, control, and determine the mission of the District, building facilities, and operations.
- To create, change, combine or abolish jobs, departments and facilities in whole or in part.
- To direct the work force.
- To increase or decrease the workforce and determine the number of employees needed.
- To hire, transfer, promote and maintain the discipline and efficiency of its employees.
- To establish work standards, schedules of operation and reasonable workload.
- To specify or assign work requirements and require overtime.
- To schedule working hours and shifts.
- To adopt rules of conduct.
- To determine the type and scope of work to be performed by District employees and the services to be provided.

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- To classify positions, to establish initial salaries of new classifications.
- To determine the methods, processes, means, and places of providing services and to take whatever action necessary to prepare for and operate in an emergency.
- To determine processes, techniques, methods and means of all operations, including changes, allocations or adjustments or any machinery or equipment.
- To determine the policy and procedures affecting the selection or training of employees.
- To establish, assess and implement employee performance standards, including, but not limited to, quality and quantity standards; the assessment of employee performances; and the procedures for such assessments.
- To schedule the operation of and determine the number and duration of work shifts.
- To determine and enforce safety, health and property protection measures and require adherence to such measures.
- To transfer work from one job site to another or from one location or unit to another.
- To introduce new, improved or different methods of operations, or change existing methods.
- To lay off employees from duty for lack of work, lack of funds or any other reason.
- To reprimand, suspend, demote, discharge or otherwise discipline employees.
- To contract or subcontract services, maintenance, distribution or any other work with outside public or private entities.
- To take such other and further action as may be necessary to organize and operate the District in the most efficient and economical manner and in the best interest of the public it serves.

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Nothing in this section is intended to alter the post-agreement rights of the respective parties as established by law to meet and confer on changes which would affect the wages, hours, and other terms and conditions of employment as established by this MOU; except, however that the scope of representation shall not include consideration

of the merits, necessity, or organization of any service or activity provided by law or executive order.

ARTICLE 3. SALARY PROVISIONS

3.1. SALARY INCREASES

Salary increases for District Employees may be granted according to the following two (2) categories:

- 1) Cost of Living (COLA) Increases to paid compensation.

COLA increases will be assessed against the Consumer Price Index (CPI), overall District revenues and the cost of employee benefits. COLA increases will be negotiated each year of the three (3) year period to which this MOU applies. COLA increases are assessed using the California All Urban Consumer Price Index, and any/all increases are subject to the approval of the Board of Directors. If applicable, increases will be granted based on the results of these negotiations. The COLA, if granted, will be retroactive to July 1 of the appropriate fiscal year. Only full-time regular employees are eligible for a COLA.

- 2) Merit Increases to paid compensation.

Merit Increases will be granted, if applicable, to Employees following their annual performance review according to the Pay Rate Schedule.

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After a negotiation period that shall begin no later than March 1, 2022, a COLA increase, if applicable, shall be paid to employees in each classification. The effective date of this increase shall be July 1, 2022. In addition, the cost of Benefits and Retirement will be reviewed, and upon negotiation between the Board of Directors and the Employee Association, will be adjusted to reflect shared costs between the District and District Employees.¶

After a negotiation period that shall begin no later than March 1, 2023, a COLA increase, if applicable, shall be paid to employees in each classification. The effective date of this increase shall be July 1, 2023. In addition, the cost of Benefits and Retirement will be reviewed, and upon negotiation between the Board of Directors and the Employee Association, will be adjusted to reflect shared costs between the District and District Employees.¶

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3.2. MERIT INCREASES

Effective July 1, 2024, and for the three (3) year term of this MOU, the employee's steps and the associated salary ranges will be according to the Pay Rate Schedule.

3.3. PAYMENT of CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS) BENEFIT

Currently, the District's employee/member portion of CALPERS coverage costs will be fixed at 7% of salary for FY 24-25 for classic members and 7.75% of salary for PEPRA members. Employees pay the full amount of their portion.

Member Classification:

- a. New Members:

- a. A new hire who is brought into CalPERS membership for the first time on or after January 1, 2013 and who has no prior membership in any other California public retirement system.
 - b. A new hire who is brought into CalPERS membership for the first time on or after January 1, 2013 and who is not eligible for reciprocity with another California public retirement system.
 - c. A member who established CalPERS membership prior to January 1, 2013 and who is hired by a different CalPERS employer after January 1, 2013 after a break in service of greater than six months
- b. Classic Members
- a. All employees who are in membership with CalPERS prior to January 1, 2013 and who do not meet any of the qualifications above are considered classic members.

Special Pensionable Compensation/Uniform Allowance:

- a. New Members
 - i. For new members, the District, adhering to the California Public Employees' Pension Reform Act of 2013, does not consider its uniform allowance to be pensionable compensation.
 - 1. "Notwithstanding any other law, "pensionable compensation" of a new employee does not include the following: (7) Any employer-provided allowance, reimbursement, or payment, including, but not limited to, one made for house, vehicle or uniforms." (California Public Employees' Retirement Law, Section 7522.34)
- b. Classic Members
 - i. For classic members, the District, adhering to the California Public Employees' Pension Reform Act of 2013, considers its uniform allowance to be pensionable compensation.
 - 1. "Definition of Special Compensation: The following list exclusively identifies and defines special compensation items for members employed by contracting agencies and school employers that must be reported to CalPERS if they are contained in a written labor policy or agreement."
 - a. "(5) Statutory Items: Uniform Allowance – Compensation paid or the monetary value for the purchase, rental and/or maintenance of required clothing, including clothing made from specially designed protective fabrics, which is a ready substitute for personal attire the employee would otherwise have to acquire and maintain." (CalPERS Public Agency and School Reference Guide Compensation Review, CCR 571)

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3.4. CLASSIFICATION AND COMPENSATION STUDY

The District and the Association agree that a Classification and Compensation study will be conducted for each full-time employee, by the District, not less than every two years. The results of the study shall be presented to the Board of Directors no later than the February 20, 2027 Regular Board Meeting for discussion and possible action of merit increases to take effect July 1, 2027.

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The Compensation Study will be assessed using current salary schedules and comparable positions from a minimum of 8 to 10 park and recreation agencies mutually agreed upon between the Employees Association and the Personnel and Management Committee. The Board reserves the option to request that any large cities included in the study be removed from consideration in the comparison.

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3.5. ON CALL PAY

If an issue arises that needs an immediate response, and the District Administrator, Parks and Facilities Manager, Recreation Manager, Arts and Entertainment Manager or Administrative Services Manager is not available or is not equipped with the knowledge to handle the situation, an employee may be called in to respond by a supervisor and in so doing, shall receive compensation computed at the employee's regular rate of pay for a two (2) hour minimum period of time, and compensated at the regular rate of pay for each additional hour over two if the 2 hour minimum is exceeded. If the employee has already worked his/her forty-hour (40) week, all hours worked after forty (40) will be compensated at one and one-half (1½) times the employee's regular hourly rate of pay. Exempt employees are not subject to this policy.

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3.6. SAFETY APPAREL

The District agrees to pay for required boots/shoes for those Regular Full-Time and Regular Part-Time employees required to wear special footwear for their employment. Such boots/shoes must meet the approval of the District Administrator or the employee's Supervisor.

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The District agrees to purchase two (2) pairs of required boots/shoes per year, for Regular Full-Time and Regular Part-Time employees in the Park Maintenance Division, and one (1) pair of required boots/shoes for the Recreation Division employees.

The cost of the required boots/shoes shall not exceed two hundred and seventy-five dollars (\$275.00) per employee, per fiscal year for Regular Full Time and Regular Part-Time Park Maintenance employees and not exceed one hundred fifty dollars (\$150.00) for Regular Full Time Recreation employees per

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fiscal year.

Steel toed boots may be purchased provided a workplace hazard assessment has been completed by the Manager and the work being performed requires steel toed boots the appropriate personal protective equipment. A workplace hazard is performed through a written certification that identifies the workplace evaluated, requires the employee to certify that the evaluation has been performed, the dates of the assessment, and identifies the document as a certification of workplace hazard assessment.

Steel toed boots may be purchased provided a workplace hazard assessment has been completed by the Manager and the work being performed requires steel toed boots the appropriate personal protective equipment. A workplace hazard is performed through a written certification that identifies the workplace evaluated, requires the employee to certify that the evaluation has been performed, the dates of the assessment, and identifies the document as a certification of workplace hazard assessment.

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The District agrees to reimburse the cost of prescription safety glasses up to \$250 for Parks Maintenance staff who require them, subject to approval of the Parks and Facilities Supervisor and/or the District Administrator.

Deleted: Full-time Employees are permitted to purchase boots and/or shoes using their individual finances and submit the receipts for accounting purposes. Should an employee purchase boots/shoes using their own finances, a request for reimbursement will be submitted and a checked mailed to the employee's designated mailing address. An employee may also purchase boots/shoes, with Supervisor approval, using a District administered Cal-Card, with the expectation that the receipt will be submitted no later than the 22nd of the month in which the boots and/or shoes were purchased....

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3.7. LONGEVITY PAY

The District agrees to pay longevity pay for each employee as follows: 5% for service beyond ten (10) years, an additional 5% for service beyond fifteen (15) years and an additional 5% for service beyond twenty (20) years.

3.8. OVERTIME AND COMPENSATORY TIME OFF (C.T.O.)

The regular workweek for full-time non-exempt employees shall be 40 hours. A workweek shall be defined by the employee's supervisor. Only actual hours worked shall count toward the 40-hour workweek for computing overtime payment and accrual of compensatory time at the completion of a pay period (except as defined in this document). District Holidays, vacation, sick leave and CTO taken off are not considered hours worked.

A. A non-exempt employee who performs authorized overtime work more than forty (40) hours in his/her scheduled workweek shall be compensated at the rate of one-and-one half times the regular rate of pay for such overtime hours worked. Overtime hours shall be computed to the nearest quarter hour and may only be authorized by the supervisor.

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B. At the option of the employee, and with the prior approval of the employee's supervisor, hours worked beyond the normal number of hours scheduled on a weekly basis may be designated as compensatory time off in lieu of

monetary overtime compensation. Once this designation is made it may be changed only by mutual agreement. The compensatory time off is earned at the rate of one-and-one half hours for each hour of overtime worked and may be accrued to a maximum of 60 hours. Employees must use earned CTO within 13 pay periods of the pay period in which the CTO was earned. Employees may use CTO in lieu of sick time. It shall be the responsibility of the employee to submit a documented time report showing earned and used CTO on a semi-monthly basis.

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At the option of the supervisor and with at least two weeks' advanced notice, an employee may be asked to work a modified work schedule. Modified work schedules take the form of "flex time", in which standard workday hours are modified but the total hours in the normal work period remain the same. Employees may not be penalized for hours flexed in advance of an event or program that may end up being cancelled or shortened in time. Employees are guaranteed 40 worked hours. In the event the employee is notified by the supervisor the work shift to be flexed for has been cancelled prior to the flex time being used, the employee is expected to work their regular scheduled shift or may elect to put in a time off request form and use either CTO or VAC hours.

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3.9. STIPEND FOR BILINGUAL OR TRANSLATION SERVICES

A stipend of \$100 monthly is paid when an employee uses their bilingual skills to benefit the District on a regular basis. Employees are eligible for this pay whether they are using such skills in a conversational, interpretation, or translation setting. Their position must be in a work setting where bilingual skills are required to meet the needs of the public in either:

- A direct public contact position;
- A position utilized to perform interpretation, translation or specialized bilingual activities for District.

Eligibility will be determined by the District Administrator based on District needs and must be approved by the employee's supervisor as well as the District Administrator.

3.10. STIPEND FOR USE OF PERSONAL CELL PHONE

A stipend of \$40 monthly is paid when an employee uses his or her own cellular device in lieu of one provided by the District.

Eligibility to receive this stipend will be determined by the District Administrator based on District needs and must be approved by the employee's supervisor as well as the District Administrator.

Please refer to the Cell Phone Stipend Policy in the Personnel Policy Manual for eligibility requirement and Employee responsibilities.

Deleted: <#>STIPEND FOR TECHNICAL SERVICES
A stipend of \$100 monthly is paid when an employee uses specialized technology skills in instances where the District would normally have to utilize its contract IT service. Employees who are eligible for this pay must be available for assistance to all employees of the District . ¶

¶ Eligibility will be determined by the District Administrator based on District needs and must be approved by the employee's supervisor as well as the District Administrator. ¶

ARTICLE 4. COMPENSATED LEAVES

4.1. VACATION

Vacation benefits shall accrue monthly for all regular employees from the date of hire as shown below:

4.2. FULL-TIME EMPLOYEES

Regular Full-Time Employees. Regular full-time employees shall accrue vacation as follows:

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Employment	Days Each Month/Year
Less than 3 years	.92 per month/11 days annually
3 years but less than 5 years	1.25 per month/15 days annually
5 years & over	1.67 per month/20 days annually

4.3. REGULAR PART-TIME EMPLOYEES

Regular part-time employees accrue vacation time on a pro rata basis in the same proportions as the number of hours worked by that employee bears to the total number of hours worked on a monthly basis by regular full-time employees. A regular part time employee is one who regularly work a minimum of 20 hours per week, but less than 38 hours per week. Seasonal and temporary employees are not eligible for vacation accrual.

4.4 VACATION ACCRUAL

- A. Vacation is earned from the date of hire but may not be taken until the employee has completed three (3) months of continuous service (may be waived with District Administrator approval).
- B. Vacation benefits shall not accrue during a leave of absence without pay, but any accrued vacation shall not be lost.
- C. It is possible to take additional vacation without pay. This request must be in writing and pre-approved by the District Administrator. There are no advances

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on un-accrued vacation time, therefore requests for time off for vacation not yet accrued will not be paid.

- D. Vacation schedules shall be arranged as early as possible each year. Employees shall schedule vacation with the approval of their immediate supervisor and should be requested one month in advance.
- E. At termination, an employee shall be paid for unused vacation time at the employee's regular salary rate.
- F. An employee who becomes ill while on vacation, and desires to claim sick leave rather than vacation, shall make such a request as soon as possible after he or she desires sick leave compensation to begin. A doctor's certificate is required after three (3) consecutive sick days during the vacation period where sick leave is being requested.
- G. Vacation and sick leave are not interchangeable. Therefore, automatic use of vacation leave when sick leave has been exhausted is not allowed. An employee may request an exception for extenuating medical or health related circumstances such as an extended medical leave of absence. The exception may only be approved by the District Administrator.
- H. Where a listed holiday falls during an employee's vacation, no deduction from the accrued vacation will be made for the holiday.

4.5. CEILING ON VACATION BENEFITS

Regular full-time employees may accrue up to 240 hours of vacation time. Once the 240-hour threshold is reached, no more time will accrue.

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Regular part-time employees may accrue up to 160 hours of vacation time. Once the 160-hour threshold is reached, no more time will accrue.

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4.6. SICK LEAVE

Sick leave is an employee benefit provided by the District to be granted under the below listed circumstances and for the purpose of promoting the health and welfare of the individual employee until such time as all the accrued sick leave has been used. It is not an earned right to be used like vacation time. In addition, sick leave and vacation leave are not interchangeable, therefore the automatic use of vacation leave when sick leave has been exhausted is not allowed. An employee may request an exception for extenuating medical or health related circumstances, such as an extended medical leave of absence. The exception may only be approved by the District Administrator. Sick leave is granted to an employee when he or she must be absent from duty because of a bona fide illness or injury. The accumulation of sick leave is unlimited.

All regular full-time employees will accrue sick leave beginning on the employee's first day of work. It will accrue at the rate of 1 day for each full month of service. All regular part-time employees will accrue sick time on a pro-rata basis.

Sick leave shall not accrue during a leave of absence, but accrued sick leave shall not be lost.

Sick Leave may be used by regular employees for the following reasons:

1. The employee's own illness or injury;
2. Medical or dental appointments, for the employee or immediate family member;
3. Providing care for a member of the immediate family where such member is ill or injured and who requires the care of the employee.

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For using sick leave, "immediate family" shall include:

- The employee's child, which for purposes of this MOU means a biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis. This definition of a child is applicable regardless of age or dependency status.
- A biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child.
- A spouse.
- A registered domestic partner.
- A grandparent.
- A grandchild.
- A sibling.

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It shall be the responsibility of each employee absent from duty to illness or injury to notify District at least two hours prior to the employee's start time. Employees with sole responsibility for opening a facility or starting a scheduled District activity must notify their supervisor of their absence due to illness or injury far enough in advance to allow the supervisor to arrange for a substitute to perform these duties.

The District may require a statement from a medical doctor verifying the reason for absence due to illness or injury, or to care for an ill family member (as listed above) after two consecutive sick days. A doctor's statement may also be required stating that the employee is capable of returning to his or her normal duties. Accrued sick leave with pay will not be authorized or granted for periods in excess of accrued sick leave. Upon retirement, unused accrued sick leave will be credited to the employee according to the provisions of the District's contract with PERS unless the employee opts for a sick leave payout option.

4.7. SICK LEAVE PAYOUT OPTION

The sick leave payout option encourages and compensates those employees who do not fully utilize their sick leave benefit. Regular full-time employees of the District may choose the sick leave payout option upon termination of employment with the District.

If a full-time employee chooses the sick leave payout option upon termination, any unused sick leave up to a maximum of 320 hours will be compensated at 50% of the employee's current hourly rate of pay at termination of employment. Should an employee choose the sick leave payout option, any accrued sick leave paid for which an employee has been paid out will not be credited to the employee upon retirement.

If a regular part-time employee chooses the sick leave payout option upon termination, any unused sick leave up to a maximum of 160 hours will be compensated at 50% of the employee's current hourly rate of pay at termination of employment. Should an employee choose the sick leave payout option, any accrued sick leave paid for which an employee has been paid out will not be credited to the employee upon retirement.

Alternative to the payout options, an employee has the option of requesting all accrued but unused sick leave be credited to their PERS retirement fund upon retirement. The employee must be retiring from the Fair Oaks Recreation and Park District for this to be an option; simply terminating from the District does not make an employee eligible for this option.

4.8. CATASTROPHIC SICK LEAVE DONATIONS

The Catastrophic Sick Leave policy allows employees who have exhausted their leave credits and must miss work due to a prolonged illness or injury (including that of an eligible family member), or due to a natural disaster, to request catastrophic leave.

A catastrophic illness or injury is defined as an illness or injury that is serious and expected to incapacitate the employee or a member of the employee's family or household, and which creates a financial hardship because the employee has exhausted all eligible leave credits.

A natural disaster is defined as an act of nature, such as a flood or an earthquake, that has had an effect on the employee's principle residence and the Governor has declared a state of emergency in the county where the employee resides.

Employees may donate part of their accrued sick leave to any other employee of the District who exhausts their sick and vacation leave and is still incapable of the performance of their duties. Sick leave will be donated on an hour-for-

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For employees hired prior to July 1, 2021, i

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hour basis. Sick leave donations shall be in writing and shall be signed by the employee donating the sick leave and specifying the employee to whom it is donated. Employees wishing to donate sick leave must maintain a minimum of 160 hours in their own sick leave bank.

All sick leave donations must be approved by the employees' supervisors and the District Administrator.

4.10. WAITING PERIOD FOR WORKER'S COMPENSATION CLAIM

The District will pay the three (3) day waiting period for those employees who are not hospitalized or removed from work for more than fourteen (14) days due to a work-related injury, before Workers' Compensation Benefits are paid.

4.11. MANAGEMENT LEAVE

In lieu of overtime compensation or CTO, exempt employees shall be provided 60 hours of Management Leave per fiscal year to accrue at a rate of 5.34 hours per month. Management Leave requests must be approved by the District Administrator before actual usage.

4.12. LEAVES OF ABSENCE

All Leaves of Absence are outlined in the Personnel Policy Manual and are updated annually or as legislation changes.

ARTICLE 5. HOLIDAYS

5.1. HOLIDAYS

Eight (8) hours of paid leave shall be granted to all Regular Full-Time Employees and four (4) hours of paid leave shall be granted to all Regular Part-Time Employees for each of the following days:

New Year's Day	January 1
Martin Luther King Day	January – Third Monday
Washington's Birthday	February – Third Monday
Memorial Day	May – Last Monday
<u>Juneteenth</u>	<u>June 19</u>
Independence Day	July 4
Labor Day	September – First Monday
Veteran's Day	November 11
Thanksgiving Day	November – Fourth Thursday
Day after Thanksgiving	November – Fourth Friday
Christmas Eve	December 24

Deleted: <#>COORDINATION OF SICK LEAVE, SDI AND WORKER'S COMPENSATION BENEFITS¶

¶ Coordination of Sick Leave, SDI and Worker's Compensation Benefits: A regular employee may coordinate accrued sick leave and vacation benefits with his or her worker's compensation or state disability insurance benefits. The District will pay up to 100% of the employee's gross salary until his or her previously accrued sick leave is exhausted.¶

¶ For example: If disability insurance pays 75% of an employee's pay during a one-day absence, the employee may use accrued sick leave for the remaining 25%. The employee's accrued sick leave is therefore reduced by one-fourth of a day.¶

¶ For a regular employee who is on a leave of absence entitled to benefits under workers' compensation, state unemployment disability, or other insured disability plan, the District shall continue to fund its share of the employee's medical and other insurance benefits during the period of time in which the employee, with the election to coordinate accrued leave as provided above, is receiving pay equal to his or her full salary. Thereafter, medical and other insurance benefits will continue during the leave only if (a) the employee pays his or her total insurance premium, including the District's share, and (b) such continuation coverage is allowed under the terms of the particular insurance plan.¶

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Deleted: <#>Unpaid Leaves unless Otherwise Provided¶

¶ It is the District's policy to grant leaves of absence to regular full-time employees on a nondiscriminatory basis. Leaves of absence will be considered in cases of medical disability, pregnancy/paternity, personal emergency, military duty, jury duty, witness duty, bereavement, or other special circumstances. Unless specifically provided in these policies, all leaves of absence are available only on an unpaid basis.¶

¶ Maximum Period of Leave¶

¶ If special circumstances are required, the District Administrator may grant an employee a leave of absence not to exceed a period of four (4) months. A leave of absence for the District Administrator must be approved by the Board of Directors.¶

¶ Leaves of Absence during Introductory Period¶

¶ If an employee is absent due to an authorized leave of absence granted during the introductory period, his or her introductory period will be extended by the exact number of days that he or she is absent for such purpose.¶

¶ Standards of Considering Granting Leaves of Absence¶

¶ Subject to any applicable legal restriction, requests for leaves of absence will be considered on the basis of an employee's length of service, performance, responsibility level, the reason for the request, and the District's abil [...]¶

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Christmas Day	December 25
New Year's Eve	December 31

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Floating Holiday (Employees may take one day off with pay as a floating holiday during each fiscal year from July 1 to June 30. The floating holiday is credited to the employee upon date of hire. ~~This holiday may not be accumulated from year to year.~~) Regular Part-Time Employees shall receive 4 hours of Floating Holiday pay during each fiscal year from July 1 to June 30.

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Holidays that fall on a Saturday shall be observed on the preceding Friday, and Holidays which fall on a Sunday shall be observed on the following Monday. Paid Holidays are observed only on the day designated by the District for pay purposes. Employees may not elect to observe the paid Holiday on another day.

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When a holiday lands on an hour employee's regular day off and the employee does not work, the employee will accrue Holiday-in-Lieu hours. Holiday-in-Lieu hours can be taken on an hour-for-hour basis and must have prior approval from the supervisor before scheduling the holiday-in-Lieu hours. However, the Holiday-in-Lieu hours must be used within 90 days after the holiday for which it was earned.

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5.2. HOLIDAY PAY

Temporary and seasonal employees working the holiday will receive straight time. Temporary and seasonal employees working in excess of eight hours on a holiday shall be entitled to the District's time and a half policy for hours worked in excess of eight hours.

Regular Full-Time Non-Exempt and Regular Part-Time employees working on a holiday will receive double time for the entire number of hours worked.

5.3. GRIEVANCE PROCEDURE

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The purpose of this policy is to provide a procedure by which employees may formally claim that he/she has been affected by a violation, misapplication, or misinterpretation of a law, District policy, rule, regulation, or instruction.

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Specifically excluded from the grievance procedure are subjects involving the amendment of state or federal law; District Board of Directors resolutions, ordinances, or minute orders, including Board decisions regarding wages, hours and terms and conditions of employment.

Grievance Procedure Steps:

1. Level I - Preliminary Informal Resolution:

Any employee who ~~has a grievance~~ shall present the evidence thereof orally to his/her immediate supervisor within 14 working days after the employee knew, or reasonably should have known, of the circumstances which form the basis for alleged grievance. The immediate supervisor shall hold discussions and attempt to resolve the matter within ten working days after the presentation of such evidence. If the immediate supervisor decides to take no action, the employee must be given a full explanation of the reasons for that ~~decision~~ within ten working days. It is the intent of this informal meeting that at least one personal conference be held between the employee and the immediate supervisor.

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2. Level II - District Administrator:

If the grievance has not been resolved at Level I, the grievant must present ~~the~~ grievance in writing on a form provided by the District to the District Administrator or ~~designee~~ within ten working days after the supervisor's response to the grievance in Level I. In the event the grievance involves the District Administrator, the grievance should be presented to the Administrative Services Manager.

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a) The statement shall include the following:

- (1) A concise statement of the grievance including specific reference to any law, policy, rule, regulation and/or instruction alleged to be violated, misapplied or misinterpreted;
- (2) the circumstances involved;
- (3) All known parties;
- (4) The decision or communications provided by the immediate supervisor or other supervisors and/or managers at Level I;
- (5) The specific remedy sought.

b) The District Administrator or designee shall communicate his/her decision within ten (10) days after receiving the grievance. Decisions will be in writing setting forth the decision and the reasons therefore and will be transmitted promptly to all parties in interest. Within these time limits, either party may request a personal conference with the other. If in the sole discretion of the District Administrator it is determined that additional time is necessary to consider the matters in the grievance, the District Administrator shall notify the grievant of the additional time required.

3. Level III - Board of Directors:

In the event the grievant is not satisfied with the decision at Level II, the grievant may appeal the decision in writing on a form provided by the District to the District's Board of Directors within ten days after date of the written decision in Level II. The statement

shall include a copy of the original grievance; a copy of the written decision by the District Administrator or designee; and a clear, concise statement of the reasons for the appeal to Level III.

The Board of Directors, as soon as possible at a regular monthly or special meeting of the Board, shall schedule a hearing to formally receive the written grievance and the answers thereto at each step and to hear evidence regarding the issue or issues. The Board of Directors shall hear the grievance, prepare a record and adopt a written decision which includes findings of fact and, if applicable, conclusions of law.

4. Basic Rules:

- a. If an employee does not present the grievance or does not appeal the decision rendered regarding the grievance within the time limits specified above, the grievance shall be considered resolved.
- b. By agreement in writing, the parties may extend any time limitation of the grievance procedure. The District Administrator will notify the grievant if he/she cannot respond to the grievance within the time limits provided for herein.
- c. The District Administrator may suspend grievance processing on a District-wide basis in an emergency. Employees covered by this policy may appeal this decision to the Board of Directors.
- d. A copy of all formal grievance decisions shall be placed in the employee's permanent personnel file.

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ARTICLE 6. HEALTH AND WELFARE

6.1. MEDICAL/DENTAL INSURANCE

Regular Full-Time Employees who have dual health coverage through a significant other may opt to be excluded from the District's health/dental plan. Regular Full-Time Employees employed by the District may receive monthly payments according to the following schedule:

An employee who opts out of health coverage is eligible for a stipend that is equal \$500 per month.

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All regular full-time employees are eligible to participate in the District's health and insurance plan starting on the first day of the month following 30 days of regular full-time employment. The District will pay for a portion of the premium for the employee and dependent health insurance. The District will adjust the amount annually to cover the average increase in the cost of health plans up to a maximum of the average cost of the health plans provided by CalPERS available to the District as a contracting agency, excluding the highest and lowest plans, and not to exceed

~~5% above the prior year's maximum contribution rate.~~ Any costs not covered by the District are the responsibility of the employee and are paid through payroll deductions. The maximum amount allowed will be calculated for each of the categories of coverage (for example employee only, employee plus 1, employee plus two or more). Each year, the maximum will be recalculated using the formula above to identify the appropriate dollar amount to be used as the cap.

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In the event an employee elects a medical and/or dental plan offered by the District that has premiums in excess of the amounts set forth above, the employee will be responsible for the difference. The employee must make the necessary arrangements with the appropriate person in the Human Resources Department to have the difference in premiums deducted from his or her paycheck. A failure to make such arrangements for payment can result in termination of the employee's health benefits.

The District shall maintain benefits at the levels identified above during the three (3) year term of this agreement, unless negotiated otherwise in mutual agreement with the Board of Directors and the Employees' Association.

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ARTICLE 7. MISCELLANEOUS

7.1 TELECOMMUTING

Where feasible, the District Administrator shall identify projects, tasks or workloads that can be accomplished by Telecommuting. Once identified, the District Administrator or ~~designee~~ may assign such duties to appropriate staff. Calling in sick and stating that you will be working from home is not considered obtaining advance approval.

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Please refer to the Telecommuting Policy in the FORPD Personnel Manual approved in ~~2023~~.

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7.2 TUITION/TRAINING

Employees of the District are encouraged to pursue educational opportunities that are related to their present work, which will prepare them for foreseeable future opportunities with the District, or which will prepare them for future career advancement. The District will pay for training classes that are approved in advance in writing. Approval must be obtained from both the direct supervisor and the District Administrator prior to attending such training classes. Any such educational opportunities are voluntary and not required by the District. The employee will not be compensated for his or her time if the conference and/or seminar is not during working hours.

7.3 USE OF COUNTY AND STATE PARKS PASS

The District will have one Sacramento County Parking Pass and one California State Parks Parking Pass available for staff to check out and use for up to three days.

7.4 PEACEFUL PERFORMANCE

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The parties to this Memorandum of Understanding recognize and acknowledge that the services performed by the District employees covered by this Agreement are essential to the public health, safety, and general welfare of the residents of Fair Oaks Recreation and Park District. The Association agrees that under no circumstances will the Association recommend, encourage, cause or permit its members to initiate, participate in, nor will any member of the bargaining unit take part in, any strike, sit-down, stay-in, sick-out, slowdown or picketing (hereinafter collectively referred to as work stoppage) in any office or department of the District, nor to curtail any work or restrict any production, or interfere with any operation of the District. Nor will this organization recognize the strike, job action or picket lines of any other organization. In the event of any such work stoppage by any member of the bargaining unit, the District shall not be required to negotiate on the merits of any dispute that may have given rise to such work stoppage until said work stoppage has ceased.

In the event of any work stoppage, during the term of this Memorandum of Understanding, whether by the Association or by any member of the bargaining unit, the Association by its officers, shall immediately declare in writing and publicize that such work stoppage is illegal and unauthorized, and further direct its members in writing to cease the said conduct and resume work. Copies of such written notice shall be served upon the District. In the event of any work stoppage the Association has not otherwise authorized, permitted or encouraged such work stoppage, the Association shall not be liable for any damages caused by the violation of this provision. However, the District shall have the right to discipline, to include discharge, any employee who instigates, participates in, or gives leadership to, any work stoppage activity herein prohibited, and the District shall have the right to seek full legal redress, including damages, as against any such employee.

7.5 DISTRICT PERSONNEL RULES

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Except as modified by this MOU, the District Personnel Policy Manual, and/or other policies, procedures, regulations and/or current law, shall apply to all situations.

7.6 FULL UNDERSTANDING MODIFICATION

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This MOU sets forth the full and entire understanding regarding the matters set forth herein and any other prior existing understandings or agreements relating to such matters are hereby superseded or terminated as appropriate. It is agreed and understood that each party hereto voluntarily and unqualifiedly waives their

rights to negotiate, and agrees that the other party should be required to negotiate with respect to any matter covered herein during the term of this MOU. No agreement, alteration, understanding, variation, waiver or modification of any of the terms or provisions contained herein shall in any manner be binding on the parties, unless made and executed in writing by all the parties hereto.

7.7 SEPARABILITY

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If any provisions of this MOU are held to be contrary to law by a court of competent jurisdiction, such provisions will not be deemed valid except to the extent permitted by law, but all other provisions will continue in full force and effect.

ARTICLE 8. TERM

8.1. TERM OF MOU

The term for commitment between the District and the Employees Association specific to the details contained in this MOU shall end June 30, 2027. The only exception shall be for the negotiations specific to COLA increases as outlined in Section 3.1 above. All provisions of this MOU shall be effective upon the date all parties execute an Agreement incorporating the MOU unless otherwise noted and approved by the appropriate parties.

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ARTICLE 9. ACCEPTANCE OF MEMORANDUM

9.1. INTEGRATION

This MOU constitutes the sole, final, complete, exclusive and integrated expression and statement of the terms of this contract among the parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations, or agreements, either oral or written, that may be related to the subject matter of this MOU, except those other documents that are expressly referenced in this MOU.

9.2. WAIVER

The waiver at any time by any party of its rights with respect to a default or other matter arising in connection with this MOU shall not be deemed a waiver with respect to any subsequent default or matter.

9.3. AMENDMENT

This MOU may be modified or amended only by a subsequent written MOU or agreement approved and executed by both parties.

FAIR OAKS RECREATION AND PARK
DISTRICT

Dated: July 1, 2024

By: _____
Ralph Carhart
Chair, Board of Directors

By: _____
Michael J. Aho
District Administrator

FAIR OAKS RECREATION AND PARK
EMPLOYEES ASSOCIATION

Dated: July 1, 2024

By: _____
Ian Roberts, President

By: _____
Mary Stoakley, Vice-President

By: _____
Alisha Koehn, Secretary

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STAFF REPORT



Meeting Date: **June 19, 2024**

To: **Board of Directors**

From: **Michael J. Aho – District Administrator**

Subject: **Adoption of Resolutions of Intention to levy Assessments for FY 2024-25 for the Fair Oaks Parks Maintenance and Recreation Improvement District, the Phoenix Field Landscape and Lighting Assessment District, and the Gum Ranch Landscaping and Lighting Assessment District**

I. Recommendation

1. Adopt Resolution No. 061924-06 Declaring Intention to Continue to Levy Assessments for Fiscal Year 2024-25, Preliminarily Approving the Engineer's Report, and Providing for Notice of Hearing for the Parks Maintenance and Recreation Improvement District. (Attachment A)
2. Adopt Resolution No. 061924-07 Declaring Intention to Continue to Levy Assessments for Fiscal Year 2024-25, Preliminarily Approving the Engineer's Report, and Providing for Notice of Hearing for the Phoenix Field Landscape and Lighting Assessment District. (Attachment B)
3. Adopt Resolution No. 061924-08 Declaring Intention to Continue to Levy Assessments for Fiscal Year 2024-25, Preliminarily Approving the Engineer's Report, and Providing for Notice of Hearing for the Gum Ranch Landscaping and Lighting Assessment District. (Attachment C)

II. Background

The District currently has three assessment districts, as follows:

1. the Fair Oaks Parks Maintenance and Recreation Improvement District, an overlay district which serves all residents of the District and includes all properties located within the Park District boundaries,

2. the Phoenix Field Landscape and Lighting District which serves properties in the Phoenix Field area and includes only properties located within the boundaries of the assessment district, and

3. the Gum Ranch Lighting and Landscape District which serves properties in the Gum Ranch area and includes only properties located within the boundaries of the assessment district.

III. Problem /Situation/ Request

Staff is recommending approval of the resolutions that will preliminarily approve the annual Engineer's Reports prepared by SCI Consulting Group, and that will provide notice of the public hearing to be held on July 19, 2023, for the Fair Oaks Parks Maintenance and Recreation Improvement District, the Phoenix Field Landscape and Lighting District, and the Gum Ranch Landscaping and Lighting District for FY 2024-25.

IV. Financial Analysis

The Fair Oaks Parks Maintenance and Recreation Improvement District and the Gum Ranch Landscaping and Lighting Assessment District assessments can be levied annually and can be increased by the change in the San Francisco Bay Area Consumer Price Index, not to exceed 3% per year.

The assessment rate per SFE unit for fiscal year 2024-25 for the District-wide assessment is \$45.28 and the expected 2024-25 annual revenues from this assessment district is \$627,886.

The assessment rate per SFE unit for fiscal year 2024-25 for the Gum Ranch assessment is \$250.12 in Zone A and \$419.92 in Zone B, including the assessment increase approved by the property owners and the Board earlier this year, and the expected 2024-25 annual revenues from this assessment district is \$103,830.

The Phoenix Field Landscape and Lighting Assessment District assessments can be levied annually at a maximum rate of \$154.58 per single family equivalent (SFE) benefit unit. The assessments have no provision for a Consumer Price Index annual increase. The expected 2024-25 annual revenues from the assessments are \$56,614.

Respectfully Submitted,

Michael J. Aho
District Administrator

- Attachment A: Resolution No. 061924-06 Fair Oaks Parks Maintenance and Recreation Improvement District
- Attachment B: Fair Oaks Parks Maintenance and Recreation Improvement District Engineer's Report
- Attachment C: Resolution No. 061924-07 Phoenix Field Landscape and Lighting Assessment District
- Attachment D: Phoenix Field Landscape and Lighting Assessment District Engineer's Report
- Attachment E: Resolution No. 061924-08 Gum Ranch Landscaping and Lighting Assessment District
- Attachment F: Gum Ranch Landscape and Lighting Assessment District Engineer's Report

RESOLUTION NO. 061924-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE FAIR OAKS RECREATION AND PARK DISTRICT

DECLARING INTENTION TO CONTINUE TO LEVY ASSESSMENTS
FOR FISCAL YEAR 2024-25,
PRELIMINARILY APPROVING ENGINEER'S REPORT,
AND PROVIDING FOR NOTICE OF HEARING
FOR THE PARKS MAINTENANCE & RECREATION IMPROVEMENT DISTRICT

RESOLVED, by the Board of Directors of the Fair Oaks Recreation and Park District (the "Board"), County of Sacramento, State of California, that:

1. On March 20, 2024, this Board adopted Resolution No. 032024-01, a Resolution Directing Preparation of an Engineer's Report for the Parks Maintenance & Recreation Improvement District (the "District") for Fiscal Year 2024-25. Pursuant to this resolution, SCI Consulting Group, the Engineer of Work, prepared an Engineer's Report (the "Report") in accordance with Section 22565, *et seq.*, of the Streets and Highway Code and Article XIIID of the California Constitution. The Report has been made, filed with the District Administrator and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

2. It is the intention of this Board to continue to levy and collect assessments within the District for fiscal year 2024-25.

3. Within the District, the existing and proposed improvements are generally described as the installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, ground cover, shrubs and trees, street frontages, playground equipment and hardcourt areas, senior and community centers, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, running tracks, swimming pools, other recreational facilities, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned and maintained by the Fair Oaks Recreation and Park District. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other

improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

4. The District consists of the lots and parcels shown on the boundary map on the District on file with the District Administrator, and reference is hereby made to such map for further particulars.

5. Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the District and the continued assessments upon assessable lots and parcels of land within the District.

6. The assessments are subject to an annual increase tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual increase not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above. The change in the CPI from December 2022 to December 2023 was 2.62% and the Unused CPI was 3.70%. Therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.00% which equates to \$45.28 per single family equivalent benefit unit. The estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2024-25 at the rate of \$45.28, which is less than the maximum authorized assessment rate.

7. The Public Hearing shall be held before this Board at the Fair Oaks Water District, 10326 Fair Oaks Blvd. Fair Oaks, CA 95628 on July 17, 2024 at the hour of 6:00 p.m. for the purpose of allowing public testimony regarding the proposed assessments, for this Board's determination whether the public interest, convenience and necessity require the improvements, and for the Board's final action upon the Engineer's Report and the continued assessments therein. Notice of the hearing shall be published in a local newspaper at least 10 days prior to the meeting.

PASSED AND ADOPTED this 19th day of June, 2024 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Ralph Carhart, Board Chair
Fair Oaks Recreation and Park District

Michael J. Aho, District Administrator
Fair Oaks Recreation and Park District

Fair Oaks Recreation & Park District

Parks Maintenance & Recreation Improvement District

Fiscal Year 2024-2025
June 2024
Engineer's Report

Pursuant to the Landscaping and Lighting Act of 1972
and Article XIID of the California Constitution



Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Fair Oaks Recreation & Park District

Board of Directors

Ralph Carhart, Chair

Delinda Tamagni, Vice-Chair

John O'Farrell, Director

Raymond James Irwin, Director

Darren Mounts, Director

District Administrator

Michael J. Aho

District Legal Counsel

Andrew Ramos

Engineer of Work

SCI Consulting Group

Lead Assessment Engineer, John Bliss, M.Eng., P.E.

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Introduction

Overview

The Fair Oaks Recreation and Park District (the “Park District”) currently provides park facilities and recreational programs for its service area of over 12,500 parcels. The Park District currently owns, operates and/or maintains seven neighborhood parks, two community parks, and other recreational facilities dispersed throughout the Park District. The Park District’s parks and facilities are summarized as follows:

Figure 1 – District Parks and Facilities

Facility	Acres	Location
Bannister Park	9.95	Fair Oaks Blvd. & Bannister Rd.
Fair Oaks Park	29.52	Fair Oaks Blvd. & Madison Ave.
Miller Park	9.27	Sunset Ave. & Kenneth Ave.
Montview Park	5.14	Winding Way & Minnesota Ave.
Phoenix Park	61.95	Sunset Ave. & Runway Dr.
Village / Plaza Park	3.46	Fair Oaks Blvd. & California Ave.
Little Phoenix Park	0.95	Phoenix Ave. & Runway Dr.
Phoenix Enclave & Swale	1.01	Adjacent to former Filbert Ave.
Old Library	0.06	4200 Temescal Street
Vintage Woods	0.44	5304 Arbardee Drive
Grand Avenue Preschool	0.50	8090 Grand Ave. (Main St & Sierra St.)
Madison Place Park	0.83	5524 Cannes Way (Gum Ranch South)
Gum Ranch Park	3.92	Pending (Gum Ranch North)
Swallow Way Property	0.72	Pending (8851, 8855, 8859 Swallow Way)
Total Park Acres	127.72	

Source: Fair Oaks Recreation and Park District

Assessment Background

Prior to fiscal year 2000-01, the Park District experienced a revenue shortfall that was primarily due to escalating costs and limited revenues from other sources. In fact, in order to provide an acceptable level of park maintenance, the Park District had funded its revenue shortfall with reserve funds. Therefore, in absence of a new local revenue source, the baseline level of park and recreation facilities in the Park District would be a deteriorating level of maintenance and upkeep of the park and recreation facilities and properties listed above.

Due to this revenue shortfall and a lack of funding for capital improvement projects, in 2000 the Park District decided to ask property owners if they would support a special assessment for park maintenance and improvement. The Assessments fund a portion of the costs of the improvements and services described below that are provided throughout the Park District, extending above and beyond the baseline level of service and the likely elimination of services that would have been projected for future years in the Park District, absent the Assessments.

Assessment Process

In February and March of 2000, the Park District conducted an assessment ballot proceeding pursuant to the requirements of Article XIIIID of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Landscaping the Lighting Act of 1972. During this ballot proceeding, property owners in the Park District were provided with a notice and ballot for the proposed "Parks Maintenance and Recreation Improvement District" or the "Improvement District." A 45-day period was provided for balloting and a public hearing was conducted on March 23, 2000. At the public hearing, all ballots returned within the 45-day balloting period were tabulated.

It was determined at the public hearing that the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which ballot was submitted). The final balloting result was 58.1% weighted support from ballots returned.

As a result, the Board gained the authority to approve the levy of the assessments for fiscal year 2000-01 and to continue to levy them in future years. The authority granted by the ballot proceeding was for a maximum assessment rate of \$24 per single family home per year, increased each subsequent year by the Bay Area CPI (consumer price index) not to exceed 3% per annum. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

Engineer's Report and Continuation of Assessments

In each subsequent year for which the assessments will be continued, the Board must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board on March 20, 2024 by Resolution No. 032024-01.

This Engineer's Report ("Report") was prepared to establish the budget for the continued improvements and services ("Improvements") that would be funded by the proposed 2024-25 assessments and other revenue, determine the special benefits received by property from the Improvements and services within the Park District, and the method of assessment apportionment to lots and parcels within the Park District. Including the authorized annual adjustments, the maximum authorized assessment rate for fiscal year 2024-25 is \$45.28 per benefit unit. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the *California Streets and Highways Code* (the "Act") and Article XIIID of the California Constitution (the "Article").

If the Board approves this Report and the continuation of the assessments by resolution, a notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 17, 2024. At this hearing, the Board would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2024-25. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2024-25.

Legal Analysis

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIIC and XIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which specially benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (“SVTA”). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Improvement District
- The assessment paid by property should be proportional to the special benefits it receives from the Improvements

This Report has been re-evaluated in light of the SVTA decision and updated to be consistent with the decision. There have been a number of clarifications made to the analysis, findings and supporting text to ensure that the assessment complies with Proposition 218 as construed by SVTA.

Dahms v. Downtown Pomona Property

On June 8, 2009, the 4th Court of Appeals approved a benefit assessment for property in the downtown area of the City of Pomona in Dahms v. Downtown Pomona Property (“Dahms”). In *Dahms* the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided only to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon

On December 31, 2009, in Bonander v. Town of Tiburon (“Bonander”), the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall cost of the improvements and the overall proportional special benefits.

Beutz v. County of Riverside

On May 26, 2010 the Court of Appeals overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego

On September 22, 2011, the Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal ("Greater Golden Hill"). This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the calculation of the assessment amount on city-owned parcels.

Compliance with Current Law

This Report is consistent with the SVTA decision and with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined; the benefiting property in the Improvement District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Improvement District and such special benefits provide a direct advantage to property in the Improvement District that is not enjoyed by the public at large or other property.

This Report is consistent with *Beutz*, *Dahms* and *Greater Golden Hill* because, the improvements will directly benefit property in the Improvement District, and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the Improvements and proportional special benefit to each property.

Plans & Specifications

The Act requires the Report to include “plans and specifications” that show and describe the existing and proposed “Improvements” (as defined at section 22525 of the Act) that will benefit the property in the Improvement District. The Fair Oaks Recreation and Park District maintains park facilities in locations throughout its boundaries.

The work and improvements (the “Improvements”) proposed to be undertaken by the Improvement District, and the cost thereof paid from the levy of the annual assessment, provide special benefit to Assessor Parcels within the Improvement District as defined in the Method of Assessment herein. The Improvements are described as follows:

Installation, Maintenance and Servicing of public parks, recreational facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, public lighting facilities, fencing, entry monuments, basketball courts, tennis courts, playground equipment, signage, parking lots, other recreational facilities, and labor, materials, supplies, utilities, equipment and Incidental Expenses at each of the parks and facilities owned, operated or maintained by the Park District (collectively the “Improvements.”).

As applied herein, “Installation” means the construction of recreational improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Improvement District plus Incidental expenses. Reference is made to the plans and specifications, including specific expenditure and improvement plans by park/recreation site, which are on file with the Park District.

The District has projected several capital improvement projects and capital repairs to be done during fiscal year 2024-25. For a complete list of capital improvement and repair projects please contact the District Administrator.

Estimate of Cost and Budget – Fiscal Year 2024-25

Introduction

The Act requires the Report to estimate the costs of the Improvements for the fiscal year, including estimates for the total costs for the Improvements for the year, the amount of any surplus or deficit to be carried over from a previous fiscal year, and the amount of funding contributions made from sources other than assessment revenue. After determining these amounts, the Report then must calculate the net amount to be assessed upon assessable lands within the District.

Estimate of Annual Cost of Improvements

The budget to be financed by the assessments is based on the original Report, which was partially based on the results of an independent survey conducted for the District, which indicated property owners' priorities for various improvement projects and park maintenance services. The annual Park District budget sets forth the particular scope of Improvements for the fiscal year, including both operation/maintenance work and capital improvement projects. Work and projects are included throughout the Park District in order to ensure that all properties in the Park District boundaries will receive special benefit from better maintained and improved parks and facilities in their area. The budget and capital improvement plan includes projects that will improve park and open space security by enhancing lighting; replace outdated playground equipment; enhanced maintenance of all parks and recreation areas to help ensure the continued beauty, usability, and accessibility of the Park District's parks, playfields, and recreation areas; develop playfields and youth oriented activity areas on undeveloped land owned by the Park District.

Figure 2 – Estimate of Cost – Fiscal Year 2024-25

Beginning Fund Balance July 1, 2024	\$0
Installation, Maintenance, Servicing & Administration¹	
Services and Supplies	\$1,375,923
Salaries and Benefits	\$2,589,829
Buildings and Structures	\$310,000
Other Charges-Tax/License and Assessments	\$4,200
Incidental Costs	
Engineering/Planning Services	\$15,780
Assessment Collection Services	\$7,140
Legal Notice Publication	<u>\$309</u>
Subtotal Incidental Costs	\$23,228
Totals for Installation, Maintenance, Servicing & Administration	
	\$4,303,180
Total Benefit of Improvements	
	\$4,303,180
Single Family Equivalent Units (SFEs)	13,867
Benefit Received per SFE Unit	\$310
Less:	
District Contribution from Other Sources for General Benefit ²	(\$1,764,304)
District Contribution from Other Sources toward Special Benefit ²	<u>(\$1,910,989)</u>
Total District Contribution from Other Sources	<u>(\$3,675,293)</u>
Net Cost of Installation, Maintenance, Servicing & Administration	
	\$627,887
Budget Allocation to Property	
Total Assessment Budget ³	\$627,887
Single Family Equivalent Benefit Units	13,867
Assessment per Single Family Equivalent Unit (SFE)⁴	\$45.28

Notes to Estimate of Cost:

1. The item Installation, Maintenance, Servicing and Administration would provide funding for enhanced maintenance of all parks and recreation facilities on a daily basis, seven days per week. Improvements would include mowing turf, trimming and caring for landscaping, fertilization and aeration of grounds and playfields, routine maintenance and safety inspections, painting, replacing/repairing broken or damaged equipment, trash removal and cleanup, irrigation and irrigation system maintenance, and other services as needed.
2. As determined in the following section, at least 41% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits from the Improvements. Therefore, out of the total cost of Improvements of \$4,303,180 the District must contribute at least 41% or \$1,764,304 from sources other than the assessments. The District will actually contribute \$3,675,293 which is over 85%, and more than covers any general benefits from the Improvements.
3. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Improvement District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the fiscal year, July 1, must be carried over to the next fiscal year. The Park District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments.
4. All assessment amounts are rounded to the lower even penny per the requirements of the County.

Method of Apportionment

Method of Apportionment

This section of the Report explains the benefits to be derived from the Improvements to park facilities and District property throughout the Park District, and the methodology used to apportion the total assessment to properties within the Improvement District.

The Improvement District consists of all Assessor Parcels within the boundaries of the Park District. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the Improvement District or to the public at large. Special benefit is calculated for each parcel in the Improvement District using the following process:

1. Identification of all benefit factors derived from the Improvements
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Improvement District
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. Any and all general benefit, including benefit that is indirect or derivative, must be funded from another source. This special benefit is received by property over and above any general benefits from the Improvements. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A of the California Constitution.

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Finally, Proposition 218 twice uses the phrase “over and above” general benefits in describing special benefit (Art. XIID, sections 2(i) and 4(f)). The SVTA decision further clarifies that special benefits must provide a direct advantage to benefiting property and that proximity to a park is an example of a special benefit.

Benefit Factors

The special benefits from the Improvements are listed below:

Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements

In large part because it is cost prohibitive to provide large open land areas on property in the Improvement District, the residential, commercial and other benefiting properties in the Improvement District do not have large outdoor areas and green spaces. The parks in the Improvement District provide these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the “NPRA”), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within these service radii close proximity and easy walking access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the Improvements, and this advantage is not received by other properties or the public at large.

An analysis of the service radii for the Improvements finds that all properties in the Improvement District enjoy the distinct and direct advantage of being close and proximate to one or often multiple parks within the Improvement District. The benefiting properties in the Improvement District therefore uniquely and specially benefit from the Improvements.

Proximity to improved parks and recreational facilities

Only the specific properties within close proximity to the Improvements are included in the Improvement District. Therefore, property in the Improvement District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Improvement District do not share.

In absence of the assessments, the Improvements would not be provided and the parks and recreation areas in the Improvement District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Improvement District, they provide a direct advantage and special benefit to property in the Improvement District.

Access to improved parks, open space and recreational areas

Since the parcels in the Improvement District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved parks, open space and recreation areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Improvement District.

Improved Views

The Park District, by maintaining and improving the landscaping at its park and recreation facilities provides improved views to properties within close proximity and access to the Improvements. Properties in the Improvement District receive this direct advantage because they enjoy unique proximity and access to views of the Improvements. Therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Improvement District.

Benefit Finding

In summary, real property located within the boundaries of the Improvement District distinctly and directly benefits from closer proximity, access and views of improved parks, recreation facilities, open space, landscaped corridors, and other public resources funded by the Assessments. The Improvements are specifically designed to serve local properties in the Improvement District, not other properties or the public at large. The public at large and other properties outside the Improvement District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Improvement District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of property and make them more functional to use, safer and easier to access.

General versus Special Benefit

Article XIIIC of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

In other words:

$$\text{Total Benefit} = \text{General Benefit} + \text{Special Benefit}$$

There is no widely-accepted or statutory formula for determining general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In light of *Beutz v. County of Riverside* (2010) and *Golden Hill Neighborhood Association v. Park District of San Diego* (2011), the Park District has reevaluated the Proposition 218 requirement regarding special and general benefits. Proposition 218 requires an assessing agency to separate the general benefits from the special benefits of a public improvement or service, estimate the quantity of each in relation to the other, and limit the assessment amount to the portion of the improvement or service costs attributable to the special benefits. The courts in *Golden Hill* and *Beutz* determined that there usually will be some general benefit associated with a parks improvement project and park-related services because residents and others who don’t reside in the assessment district will use the parks at least to some degree. The separation and quantification of general and special benefits requires an apportionment of the cost of the service or improvement between the two benefit types and assessing assessment district property owners only for the portion of the cost representing special benefits to the assessment district property.

General benefits cannot be funded by assessment revenue. Rather, the funding must come from other sources. The Park District therefore has analyzed the quantity or extent to which the general public may reasonably be expected to use or benefit from the Park District parks and facilities in relation to the quantity or extent to which residents of the assessment district use and benefit from the parks and facilities.

In contrast to general benefit, special benefit is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In this assessment, as noted, properties in the Improvement District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the majority of the benefits conferred to property is special, and a lesser benefit is received by property outside the Improvement District or the public at large.

Calculating General Benefit

In this section, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment. In analyzing general benefit, the District has focused on the benefits from the Improvements to property outside the Improvement District and to the public at large.

Benefit to Property Outside the Improvement District

Properties within the Improvement District receive almost all of the special benefits from the Improvements because properties in the Improvement District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the Improvement District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the Improvement District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments.

The properties outside the Improvement District and within the proximity radii for neighborhood parks in the Improvement District receive benefits from the Improvements. Since these properties are not assessed for their benefits because they are outside of the area that can be assessed by the District, this is a form of general benefit to the public at large and other property. A 50% reduction factor is applied to these properties because they are all on only one side of the Improvements and properties in the Improvement District enjoy the advantage of over twice the average proximity to the Improvements. The general benefit to property outside of the Improvement District is calculated as follows with the parcel and data analysis performed by the assessment engineer.

Assumptions:

- 1,267 parcels outside the District but within 0.5 miles of a park within the Improvement District
- 12,500 parcels in the Improvement District
- 50% relative benefit compared to property within the Improvement District

Calculation of General Benefit to Property Outside the Improvement District:

$$1,267 / (12,500 + 1,267) * 0.5 = \mathbf{4.6\%}$$

Although it can reasonably be argued that Improvements inside, but near the Park District boundaries are offset by similar park and recreational improvements provided outside, but near the Park District's boundaries, we use the more conservative approach of finding that 4.6% of the Improvements are of general benefit to property outside the Improvement District.

Benefit To The Public At Large

Without data concerning all users of the Park District parks, facilities and programs (which is unavailable and too difficult and costly to obtain), it is difficult to determine the general benefit to the public at large. As one measure, the general benefit to the public can be estimated by the proportionate resident versus non-resident usage of the principal Park District programs. In the re-analysis of general benefit, the Park District staff evaluated available registration data. The Park District's parks and facilities are used regularly for recreation classes, lacrosse, Little League baseball, tennis, softball and basketball. These are some of the primary and most popular programs of the Park District and they provide a good representative sampling of parks and facilities usage. For each of these programs, the Park District maintains or has access to participant registration data, which includes each participant's residence address. Park District staff has evaluated that data in order to determine which participants reside within the Improvement District boundaries and which reside outside the Improvement District. This evaluation results in the following proportion of recent resident and non-resident usage:

Park Activities	Number of Participants	Percentage of Resident Participants	Percentage of Non-Resident Participants
Class Registrations	4,760	56%	44%
Soccer	1,100	75%	25%
FO LaCrosse	75	75%	25%
BV LaCrosse	60	65%	35%
Little League	500	70%	30%
Racquet Club	30	80%	20%
Adult Softball	2,900	20%	80%
Adult Basketball	250	30%	70%
Average Participants		59%	41%

Based on this data, the Park District concludes that 41% of the parks and facilities users are non-resident. The 41% amount then is a fair estimate of the general benefit to the public at large.

This data and analysis only includes park users participating in organized activities, leagues and classes, and no other “casual” park users. Previous research and field survey work indicates that casual park users are more likely to be local residents. If the parks usage by these casual participants was taken into account, the amount of general benefit would likely be significantly less than the 41% calculated above. Therefore, the 41% amount is a very conservative estimate of the general benefits.

Total General Benefits

The registration data shows that many of the non-resident users reside close to the Improvement District, and within the properties outside the Improvement District, and within the proximity radii for neighborhood parks as analyzed above. The Park District has determined that the 4.6% general benefit to property outside the Improvement District is encompassed within the 41% general benefit to the public at large. Therefore, the Park District concludes that 41% is a conservative and fair estimate of the overall general benefit from the Improvements.

The Park District’s total assessment budget for maintenance and improvement of its parks and recreational facilities is \$ \$4,303,180. Of this total budget amount, the Park District will contribute \$3,675,293 from other non-assessment revenue sources. This contribution by the Park District equates to approximately 85% of the total budget for the Improvements and constitutes more than the amount attributable to the general benefits from the Improvements.

Zones of Benefit

The boundaries of the Assessment District have been carefully drawn to include the properties in the Park District that are proximate to the proposed Improvements and that would materially benefit from the Improvements. The Assessment District is coterminous with the District boundaries. As the properties in the Park District have developed over time, regional and neighborhood parks have been strategically located throughout the community as it has been built out. Park size and location have been carefully incorporated into the design of the community, consistent with the NPRA guidelines. Now, with a mature community, all parcels in the Park District are located in close proximity to at least one park. It therefore is appropriate to provide a District-wide Assessment District because all parcels benefit similarly.

In SVTA, the court noted that a local agency-wide assessment district is appropriate under the right conditions:

“Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to a park) or receives

an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district's property values)."

The court therefore acknowledged the appropriateness of a District-wide assessment so long as each parcel receives a direct advantage from the assessment-funded improvement or service. As demonstrated in this Report, in light of the small Park District size and dispersal of parks throughout the Park District, each parcel in the Assessment District receives a direct advantage and special benefit from the Improvements.

In the Assessment District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. Therefore, the even spread of assessment throughout the narrowly drawn district is indeed consistent with the OSA decision. The benefits from the Improvements within the Assessment District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity. Consequently, since all parcels in the Assessment District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Assessment District. Therefore, zones of benefit are not justified or needed within the Improvement District.

Method of Assessment

As previously discussed, the assessments provide specific improvements that confer direct and tangible special benefits to properties in the Improvement District. These benefits can partially be measured by the occupants on property in the Improvement District because such parcel population density is a measure of the relative benefit a parcel receives from the improvements. Therefore, the apportionment of benefit is partially based the population density of parcels.

It should be noted that many other types of “traditional” assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Moreover, assessments have a long history of use in California and are in large part based on the principle that benefits from a service or improvement funded by assessments that is enjoyed by tenants and other non-property owners ultimately is conferred directly to the underlying property.¹

After separating out the general benefits, the next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Report, all properties are designated a SFE value, which is each property’s relative benefit in relation to a single family home on one parcel. In this case, the “benchmark” property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

In the process of determining the appropriate method of assessment, the Engineer considered various alternatives. For example, an assessment only for residential improved property was considered but was determined to be inappropriate because commercial, industrial and other property also receive direct benefits from the improvements.

¹ For example, in *Federal Construction Co. v. Ensign* (1922) 59 Cal.App. 200 at 211, the appellate court determined that a sewer system specially benefited property even though the direct benefit was to the people who used the sewers: “Practically every inhabitant of a city either is the owner of the land on which he resides or on which he pursues his vocation, or he is the tenant of the owner, or is the agent or servant of such owner or of such tenant. And since it is the inhabitants who make by far the greater use of a city’s sewer system, it is to them, as lot owners or as tenants, or as the servants or agents of such lot owners or tenants, that the advantages of actual use will redound. But this advantage of use means that, in the final analysis, it is the lot owners themselves who will be especially benefited in a financial sense.”

Moreover, a fixed or flat assessment for all properties of similar type was deemed to be inappropriate because larger properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. (For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from proximity and improved access to well maintained and improved parks and recreational facilities. So the potential population of employees or residents is a measure of the special benefits received by the property.) Larger parcels, therefore, receive an increased benefit from the assessments.

Finally, the special benefits derived from the assessments are conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property, or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the Park District's park and recreational facilities. In other words, the benefits derived by property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative size of the property, its relative population and usage potential, and its proximity to parks and recreational facilities. This method is further described below.

Residential Properties

Certain residential properties in the Improvement District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses, and town homes are included in this category of single family residential property.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property, and the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home. The population density factors for the Park District, as depicted in the next figure, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the community of Fair Oaks from the 1990 Census (the most recent data available when the Improvement District was established) and dividing it by the total number of such households, finds that approximately 2.86 persons occupy each single family residence, whereas an average of 1.91 persons occupy each multi-family residence. Using the ratio of one SFE for each single-family residence, which equates to one SFE for every 2.86 persons, 0.67 SFE would equate to one multi-family unit or 0.67 SFE for every 1.91 residents. Likewise, each condominium unit receives 0.73 SFE and each mobile home receives 0.68 SFE.

Figure 3 – Residential Assessment Factors

	Total Population	Occupied Households	Persons per Household	SFE Factor
Single Family Residential	20,786	7,280	2.86	1.00
Condominium	1,456	700	2.08	0.73
Multi-Family Residential	4,239	2,215	1.91	0.67
Mobile Home on Separate Lot	27	14	1.93	0.68

Source: 1990 Census, Community of Fair Oaks.

The single family equivalency factor of 0.67 per dwelling unit for multifamily residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore the benefit for properties in excess of 20 units is determined to be 0.67 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

Commercial/Industrial Properties

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and commercial property. The SFE values for other types of business and industrial land uses are established by using average employee densities, because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the “SANDAG Study”) are used because these findings were approved by the State Legislature for use in justifying commercial and industrial school facilities fees, and are considered to be a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial property is 24.

In comparison, the average number of people residing in a single family home in the area is 2.86. Since the average lot size for a single family home in Fair Oaks is approximately 0.30 acres, the average number of residents per acre of residential property is 9.53.

The employee density per acre is generally 2.50 times the population density of single-family residential property per acre (24 employees per acre / 9.53 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a property with 2.50 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 2.50 employees is the basis for allocating commercial/industrial benefit. The following Figure shows the average employees per acre of land area or portion thereof for commercial and industrial properties, and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per quarter acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial, or industrial rate.

Figure 4 – Commercial/Industrial Assessment Factors

Type of Commercial/Industrial Land Use	Average Employees Per Acre	SFE Units per 1/4 Acre *
Commercial	24	0.86
Office	68	2.43
Shopping Center	24	0.86
Industrial	24	0.86
Self Storage or Parking Lot	1	0.04

Source: San Diego Association of Governments Traffic Generators Study.

* The SFE factors for commercial and industrial parcels are applied by the quarter acre of land area or portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.)

Vacant Properties

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to improvements for developed property. As a general average, appraisers often use a factor of 25% to 30% of developed property value as land value. It is reasonable to assume, therefore, that approximately 25% of the benefits are related to the underlying land and 75% are related to the Improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant parcels is 0.25 per parcel.

As properties are approved for development, their value also increases. Likewise, the special benefit received by vacant property increases as the property is approved for development, or becomes closer to being improved. When property is approved for development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by proximity to improved parks and recreational facilities of the Park District. It is therefore determined that property with final map approval receives 50% of the relative benefit to improved property of similar use-type.

Other Properties

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial, or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers, or guests and have limited economic value. These miscellaneous parcels receive no benefit from the Improvements and are assessed an SFE benefit factor of 0.

Annual Cost Indexing

It should be noted that the maximum assessment rate within the Improvement District may increase in future years based on the annual change in the Northern California (San Francisco Bay Area) Consumer Price Index (the "CPI"), with a maximum annual adjustment not to exceed 3%. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2000-01 and continued every year thereafter, so long as the parks and recreational areas need to be improved and maintained and the Park District requires funding from the Assessments for its Improvements in the Improvement District. As noted previously, the Assessment can continue to be levied annually after the Park District Board of Directors approves an annually updated Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the District Board of Directors must hold an annual public hearing to continue the Assessment.

Appeals and Interpretation

Any property owner who claims that the assessment levied on its property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the District Administrator or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner. If the District Administrator or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the District Administrator, or her or his designee, shall be referred to the Board of Directors of the Park District and the decision of the Board of Directors shall be final.

Assessment

WHEREAS, the Board of Directors of the Fair Oaks Recreation and Park District by its Resolution No. 032024-01 adopted on March 20, 2024, ordered the initiation of the proceedings for the continuation of the Parks Maintenance and Recreation Improvement District Assessments for fiscal year 2024-25, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIIID of the California Constitution;

WHEREAS, the Resolution directed the undersigned Engineer of Work to prepare and file a report presenting a description of the Improvements, an estimate of the costs of the Improvements, a diagram for the Improvement District and an assessment of the estimated costs of the improvements upon all assessable parcels within the Improvement District, to which Resolution and the description of the proposed improvements therein contained, reference is hereby made for further particulars;

Now, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of the Fair Oaks Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of the improvements, and the costs and expenses incidental thereto to be paid by the Improvement District.

The amount to be paid for the improvements and the expense incidental thereto, to be paid by the Improvement District for the fiscal year 2024-25 is generally as follows:

Figure 5 – Summary Cost Estimate – Fiscal Year 2024-25

Installation, Maintenance & Servicing Costs	\$4,279,952
Incidental Costs	\$23,228
TOTAL BUDGET	\$4,303,180
Less: Carry Over Balance from Prior Year	\$0
Less: District Contribution for Special & General Benefits	<u>(\$3,675,293)</u>
 NET AMOUNT TO ASSESSMENTS	 \$627,887
 Total Assessment Budget	 \$627,887
Total SFE Units	13,867
Assessment per SFE Unit	<u>\$45.28</u>

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Improvement District. The distinctive number of each parcel or lot of land in the Improvement District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion the net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the Improvement District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

Property owners in the Improvement District approved in an assessment ballot proceeding in 2000 the initial fiscal year benefit assessment for special benefits to their property including the CPI adjustment schedule. As a result, the assessment may continue to be levied annually and may be adjusted by up to the maximum annual CPI adjustment without any additional assessment ballot proceeding. In the event that in future years the assessments are levied at a rate less than the maximum authorized assessment rate, the assessment rate in a subsequent year may be increased up to the maximum authorized assessment rate without any additional assessment ballot proceeding.

The assessment is subject to an annual increase tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual increase not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above.

The change in the CPI from December 2022 to December 2023 was 2.62% and the Unused CPI carried forward from the previous fiscal year is 3.70%. Therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.00% which equates to \$45.28 per single family equivalent benefit unit. The estimate of cost and budget in this Report proposes assessments for fiscal year 2024-25 at the rate of \$45.28, which is less than the maximum authorized assessment rate.

The assessment is made upon the parcels or lots of land within the Improvement District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sacramento for the fiscal year 2024-25. For a more particular description of the parcels, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Sacramento County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2024-25 for each parcel or lot of land within the Improvement District.

Dated: June 19, 2024

Engineer of Work

By

John W. Bliss, License No. C052091



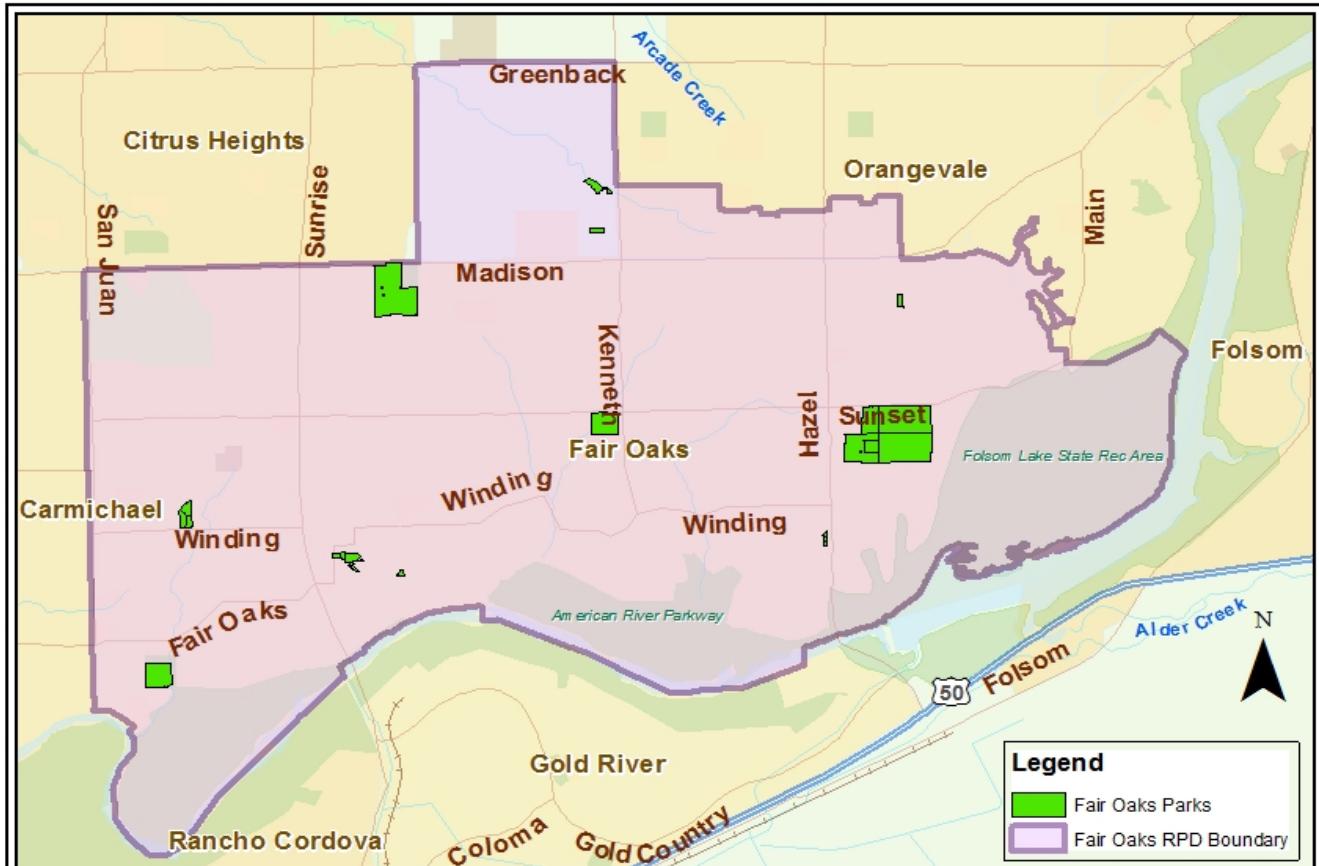
Assessment Roll – Fiscal Year 2024-25

An Assessment Roll (a listing of all parcels assessed within the Improvement District and the amount of the assessment) will be filed with the District Administrator and is, by reference, made part of this Report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.

Assessment Diagram

An Assessment Roll (a listing of all parcels assessed within the Improvement District and the amount of the assessment) will be filed with the Park District General Manager and is, by reference, made part of this report and is available for public inspection during normal office hours at 4150 Temescal Street, Fair Oaks, CA 95628. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern all details concerning the description of the lots or parcels.



FILED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE FAIR OAKS RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO, CALIFORNIA, THIS ____ DAY OF _____, 20____.

DISTRICT ADMINISTRATOR

RECORDED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE FAIR OAKS RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO, CALIFORNIA THIS ____ DAY OF _____, 20____.

DISTRICT ADMINISTRATOR

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF DIRECTORS OF THE FAIR OAKS RECREATION AND PARK DISTRICT ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 20____ FOR THE UPCOMING FISCAL YEAR AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO ON THE ____ DAY OF _____, 20____. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

DISTRICT ADMINISTRATOR

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

**FAIR OAKS RECREATION & PARK DISTRICT
PARKS MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM**

RESOLUTION NO: 061924-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE FAIR OAKS RECREATION AND PARK DISTRICT

DECLARING INTENTION TO CONTINUE TO LEVY ASSESSMENTS
FOR FISCAL YEAR 2024-25,
PRELIMINARILY APPROVING ENGINEER'S REPORT,
AND PROVIDING FOR NOTICE OF HEARING
FOR THE PHOENIX FIELD LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

RESOLVED, by the Board of Directors of the Fair Oaks Recreation & Park District (the "Board"), County of Sacramento, State of California, that:

1. On March 20, 2024, this Board adopted Resolution No. 032024-02 a Resolution Directing Preparation of the Engineer's Report for the Phoenix Field Landscape and Lighting Assessment District (the "District") for Fiscal Year 2024-25. Pursuant to this resolution, SCI Consulting Group, the Engineer of Work, prepared an Engineer's Report (the "Report") in accordance with Section 22565, *et seq.*, of the Streets and Highway Code and Article XIIID of the California Constitution. The Report has been made, filed with the District Administrator and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

2. It is the intention of this Board to continue to levy and collect assessments within the District for fiscal year 2024-25.

3. Within the District, the existing and proposed improvements to be undertaken by the Phoenix Field Landscape and Lighting Assessment District are generally described as the installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, publicly owned trees, street frontages, playground equipment and hardcourt areas, as applicable, for property owned and maintained by the District. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

4. The District consists of the lots and parcels shown on the boundary map for the District on file with the District Administrator, and reference is hereby made to such

map for further particulars.

5. Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the District and the continued assessments upon assessable lots and parcels of land within the District.

6. The assessments for fiscal year 2024-25 are not proposed to increase. The assessment rate for fiscal year 2024-25 is \$154.58 per single family equivalent benefit unit, which is the same assessment rate used last year.

7. The Public Hearing shall be held before this Board at the Fair Oaks Water District, 10326 Fair Oaks Blvd. Fair Oaks, CA 95628 on July 17, 2024 at the hour of 6:00 p.m. for the purpose of allowing public testimony regarding the proposed assessments, for this Board's determination whether the public interest, convenience and necessity require the improvements, and for the Board's final action upon the Engineer's Report and the continued assessments therein. Notice of the hearing shall be published in a local newspaper at least 10 days prior to the meeting.

7.

PASSED AND ADOPTED this 19th day of June, 2024 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Ralph Carhart, Board Chair
Fair Oaks Recreation and Park District

Michael J. Aho, District Administrator
Fair Oaks Recreation and Park District

Fair Oaks Recreation & Park District

Phoenix Field Landscape and Lighting Assessment District

Fiscal Year 2024-2025
June 2024
Engineer's Report

Pursuant to the Landscaping and Lighting Act of 1972
and Article XIID of the California Constitution



Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Fair Oaks Recreation & Park District

Board of Directors

Ralph Carhart, Chair

Delinda Tamagni, Vice-Chair

John O'Farrell, Director

Raymond James Irwin, Director

Darren Mounts, Director

District Administrator

Michael J. Aho

District Legal Counsel

Andrew Ramos

Engineer of Work

SCI Consulting Group

Lead Assessment Engineer, John Bliss, M.Eng., P.E.

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Introduction

Overview

The Fair Oaks Recreation and Park District (the "District") is an independent special district established in 1945. The District provides park and recreation services to an area encompassing over 12,500 parcels. The District is governed by an elected five-member Board of Directors (the "Board").

The Fair Oaks Recreation and Park District, Phoenix Field Landscape and Lighting Assessment District (the "Assessment District") provides funding for maintenance, servicing and improvements for a narrowly drawn area encompassing 373 parcels. The purpose of the Assessment District is to rehabilitate, improve, service and maintain the Little Phoenix Park, which covers 0.95 acres and is located at 9041 Phoenix Avenue, the Phoenix Enclave and Swale adjacent to former Filbert Avenue, and other perimeter landscape areas along Madison and Sunset Avenues as shown on the assessment diagram.

Assessment Formation

On June 15, 1989, the Fair Oaks Recreation and Park District Board of Directors ordered by Resolution No. 61589-3, the formation of, and levied the first assessment within, the Assessment District pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof).

Assessment Continuation

In each subsequent year for which the assessments will be continued, the Board must direct the preparation of an Engineer's Report ("Report"), budgets and continued assessments for the upcoming fiscal year. The Report also identifies future planned projects. After the Report is completed, the Board may preliminarily approve the Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board on March 20, 2024 by Resolution No. 032024-02.

This Report was prepared to establish the budget for the continued services that would be funded by the proposed 2024-25 continued assessments and to define the special benefits received from the Improvements (described below) by property within the Assessment District and the method of assessment apportionment to lots and parcels. This Report and the continued assessments have been made pursuant to the Act and Article XIID of the California Constitution (the "Article").

If the Board preliminarily approves this Report and the continuation of the assessments by resolution, a notice of the proposed assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Report and establishing the date for a public hearing is typically used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 17, 2024. At this hearing, the Board will consider approval of a resolution confirming the continuation of the assessments for fiscal year 2024-25. If so confirmed and approved, the assessments will be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2024-25.

Legal Analysis

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIIIC and XIIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which specially benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District
- The assessment paid by property should be proportional to the special benefits it receives from the Improvements

Dahms v. Downtown Pomona Property

On June 8, 2009, the Court of Appeals approved a benefit assessment for property in the downtown area of the City of Pomona in Dahms v. Downtown Pomona Property ("Dahms"). In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon

On December 31, 2009, in Bonander v. Town of Tiburon ("Bonander"), the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall proportional special benefits.

Beutz v. County of Riverside

On May 26, 2010 the Court of Appeal overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego

On September 22, 2011, the Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal ("Greater Golden Hill"). This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the calculation of the assessment amount on city-owned parcels.

Compliance with Current Law

This Report is consistent with the SVTA decision and with the requirements of Article XIIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined; the benefiting property in the Assessment District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Assessment District and such special benefits provide a direct advantage to property in the Assessment District that is not enjoyed by the public at large or other property.

This Report is consistent with *Beutz, Dahms* and *Greater Golden Hill* because, the improvements will directly benefit property in the Assessment District and the general benefits have been excluded from the Assessments. The Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall proportional special benefit to each property.

Plans and Specifications

The Park District owns and/or maintains certain facilities and improvements within the Phoenix Field Landscape and Lighting Assessment District, which funds part of the Park District's costs to operate, maintain and improve them. These facilities and improvements are shown on the assessment diagram, and can be described as follows:

- Little Phoenix Park: 0.95 acres of park and recreational facilities and landscape areas at the Little Phoenix Park, located at 9041 Phoenix Avenue, at the corner of Phoenix Avenue and Runway Drive. The list of the amenities at the Little Phoenix Field Park include: playground, walk paths, turf, trees, drinking fountain, bench, 2 garbage cans, etc.
- Landscape corridors and open space areas at the following locations (approximately 2.5 acres total):
 - Madison Avenue and Flyway Drive
 - Sunset Avenue and Runway Drive
 - Sunset Avenue and Enclave
 - Phoenix Enclave
 - Swale open space (Lot B)
 - Open space along east wall and Phoenix Field development

The Act requires the Report to include "plans and specifications" that show and describe the existing and proposed "Improvements" (as defined at section 22525 of the Act) proposed to be undertaken by the District, and the cost thereof paid from the levy of the annual assessment. The Improvements are described as follows:

Installation, Maintenance and Servicing of public facilities and improvements, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, publicly owned trees, street frontages, playground equipment and picnic areas, and related labor, materials, supplies, utilities, equipment, and Incidental Expenses in and for Little Phoenix Park, the Phoenix Enclave and Swale sites, other landscape corridors and other Public Places in the Assessment District owned or maintained by the District. (Collectively the "Improvements").

"Installation" means the construction and installation of recreational improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, sidewalks and drainage, lights, and playground equipment.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes if any pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Assessment District plus Incidental Expenses.

The District has projected several improvement projects and capital repairs to be done during fiscal year 2024-25. For a complete list of capital improvement and repair projects please contact the District Administrator.

Estimate of Cost – Fiscal Year 2024-25

The Act requires the Report to estimate the costs of the Improvements for the fiscal year, including estimates for the total costs for the Improvements for the year, the amount of any surplus or deficit to be carried over from a previous fiscal year, and the amount of funding contributions made from sources other than assessment revenue. After determining these amounts, the Report then must calculate the net amount to be assessed upon assessable lands within the District. The table below shows the proposed estimate of cost for fiscal year 2024-25:

Figure 1 – Estimate of Cost of Improvements

Beginning Fund Balance July 1, 2024	\$0
Installation, Maintenance, Servicing and Administration	
Services and Supplies	\$78,536
Salaries and Benefits	\$12,000
Incidental Costs	
Engineering/Planning Services	\$1,000
Assessment Collection Services	\$234
Legal Notice Publication	\$230
Subtotal Incidental Costs	<u>\$1,464</u>
Totals for Installation, Maintenance, Servicing and Administration	\$92,000
Total Benefit of Improvements	
Single Family Equivalent Units (SFEs)	366
Benefit Received per SFE Unit	\$251
Less:	
District Contribution from Other Sources for General Benefit ¹	(\$4,600)
District Contribution from Other Sources toward Special Benefit ¹	<u>(\$30,785)</u>
Total District Contribution from Other Sources	<u>(\$35,385)</u>
Net Cost of Installation, Maintenance, Servicing and Administration	\$56,615
Budget Allocation to Property	
Total Assessment Budget ²	\$56,615
Single Family Equivalent Benefit Units	366
Assessment per Single Family Equivalent Unit³	\$154.58

Notes to Estimate of Cost:

1. As determined in the following section, at least 5% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits from the Improvements. Therefore, out of the total cost of Improvements of \$92,000, the District must contribute at least 5% or \$4,600 from sources other than the assessments. The District will contribute \$35,385 which is slightly over 38%, and more than covers any general benefits from the Improvements.
2. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Assessment District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the fiscal year, July 1, must be carried over to the next fiscal year. The Park District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments.
3. All assessments are rounded to lower even penny, so the budget amount may slightly differ from the assessment rate.

Method of Apportionment

Method of Apportionment

This section of the Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the Improvements throughout the Assessment District, and the methodology used to apportion the total assessment to land uses within the Assessment District.

The Assessment District consists of all Assessor Parcels within the boundaries of the Phoenix Field Landscape and Lighting Assessment District as defined by the Assessment Diagram shown in this report and the Assessor Parcel Numbers listed within the included levy roll. The parcels include all privately or publicly owned parcels within the boundaries. The method used for apportioning the total assessment is based upon the proportional special benefits to be derived by the properties in the Assessment District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the Improvements or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Act states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from the installation, maintenance and servicing of the Improvements to be provided with the assessment proceeds. These categories of special benefit are summarized as follows:

- Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- Proximity and access to improved parks and recreational facilities.
- Improved views.

In this case, the recent the SVTA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

Benefit Factors

The special benefits from the Improvements are further detailed below:

Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements

In large part because it is cost prohibitive to provide large open land areas on property in the Assessment District, the residential and other benefiting properties in the Assessment District do not have large outdoor areas and green spaces. The park in the Assessment District provides these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the “NPRA”), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within this service radius close proximity and easy walking access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the Improvements, and this advantage is not received by other properties or the public at large.

Moreover, Little Phoenix Park does not provide a restroom or parking lot. Such public amenities were specifically excluded from neighborhood parks because neighborhood parks are designed to be an extension of usable land area specifically for properties in close proximity, and not the public at large or other non-proximate property. The occupants of proximate property do not need to drive to their local park and do not need restroom facilities because they can easily reach their local neighborhood park and can use their own restroom facilities as needed. This is further tangible evidence of the effective extension of land area provided by the Improvements to proximate parcels in the Assessment District and the unique direct advantage the proximate parcels receive from the Improvements.

An analysis of the service radii for the Improvements finds that all properties in the Assessment District enjoy the distinct and direct advantage of being close and proximate to Little Phoenix Park. The benefiting properties in the Assessment District therefore uniquely and specially benefit from the Improvements.

Proximity and access to improved parks and recreational facilities

Only the specific properties within close proximity to the Improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Assessment District do not share.

In absence of the assessments, the Improvements would not be provided and the Little Phoenix Park and recreation areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

Since the parcels in the Assessment District enjoy close access to the Improvements, they directly benefit from this unique close access to improved park and recreation areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

Improved Views

The District, by maintaining the landscaping at Little Phoenix Park and the Enclave, swale site and landscape corridors provides improved views and open space buffers to properties in the Assessment District. The properties in the Assessment District enjoy close and unique proximity, access and views of the Improvements; therefore, the improved and protected views and open space buffers provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Assessment District.

General versus Special Benefit and Quantification of General Benefit

In light of *Beutz v. County of Riverside* (2010) and *Golden Hill Neighborhood Association v. City of San Diego* (2011), the District has reevaluated the Proposition 218 requirement regarding special and general benefits. Proposition 218 requires an assessing agency to separate the general benefits from the special benefits of a public improvement or service, estimate the quantity of each in relation to the other, and limit the assessment amount to the portion of the improvement or service costs attributable to the special benefits. The courts in Golden Hill and Beutz determined that there usually will be some general benefit associated with a parks improvement project and park-related services, because residents and others who don't reside in the assessment district probably will use the parks at least to some degree. The separation and quantification of general and special benefits requires an apportionment of the cost of the service or improvement between the two benefit types, and assessing assessment district property owners only for the portion of the cost representing special benefits to the assessment district property. General benefits cannot be funded by assessment revenue. Rather, the funding must come from other sources. The District therefore has analyzed the quantity or extent to which the general public may reasonably be expected to use or benefit from the park and landscape areas, in relation to the quantity or extent to which residents of the assessment district use and benefit from the parks and landscape areas.

Although the park and landscape areas may be available to the general public at large, they have been specifically designed, located and created to provide additional and improved public resources for property inside the Assessment District, and not the public at large. Other properties that are outside the Assessment District do not enjoy the unique proximity, access, views, open space and other special benefit factors described previously. The Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the assessments. The Assessment District allows the District to provide its park and recreation Improvements to the Little Phoenix Park at a much higher level than what otherwise would be provided in absence of the Assessments. Moreover, in absence of the Assessments, no other agency would provide the Improvements nor would the District, because it does not have alternative available funds to provide the Improvements.

All of the Assessment proceeds derived from the Assessment District will be utilized to fund the cost of providing a level of tangible "special benefits" in the form of proximate parks, recreation facilities, landscaped corridors, project entrances, signs, walkways, parks, and other improvements and costs incidental to providing the Improvements and collecting the Assessments.

Although these Improvements may be available to the general public at large, Little Phoenix Park and the other landscape and open space in the Assessment District were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the Assessment District, and not the public at large. Other properties that are outside the Assessment District do not enjoy the unique proximity, access, views and other special benefit factors described previously.

These Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the Assessments. Without the Assessments, the Little Phoenix Park and other landscape and open space areas within the Assessment District might be closed and turn into brown, unmaintained and unusable lands. If this happened, it would create a significant and material negative impact on the desirability, utility and value of property in the Assessment District. If Assessments were not collected and the Little Phoenix Park and other areas were closed and not maintained as a result, properties in the Assessment District may decline in desirability, utility and value.

Special Note Regarding General Benefit and the SVTA Decision:

There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. SVTA decision provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements.

In the re-analysis of general benefit, the District determined that there are several attributes and features relating to the park and landscaped areas that discourage and limit use by persons who do not reside near the parks and landscape areas: there are no bathrooms; there are no parking lots; the areas are small; the areas are designed for passive use and short duration of use (e.g. less than one hour); there are no ball fields for organized sports teams and play; the areas are not located on major streets; the park is hard to find and not a destination park; and, the Enclave, swale and corridor areas are inaccessible and unusable areas. For similar reasons, these attributes and features make the park and landscape areas much more usable by those who reside within close walking distance.

District staff persons over the years have observed the patterns of usage of Little Phoenix Parks and the persons who use that area. Based on these observations, the District has determined that the vast majority of the persons who use these areas reside in close proximity, that it is extremely rare for someone to drive to, park at and use these areas, and that it is extremely rare for someone to walk to these areas from outside the District. The vast majority of users reside in the Assessment District. However, there are some users who reside in the nearby areas to the west and east of the park, just outside the Assessment District. Based on these observations and the park/landscape area attributes and features that discourage and limit use by persons outside the Assessment District, the District has determined that approximately 5% of the persons who use Little Phoenix Park walk or drive to the area from outside the Assessment District.

Regarding the Enclave, swale and landscape areas shown on the assessment diagram, the areas are inaccessible and unusable. The areas provide open space and site view benefits for the property owner residents and property owners in the Assessment District. The areas also receive storm drainage runoff from Assessment District properties and therefore provide important storm drainage service to the Assessment District parcels. There are two small landscape corridor portions along Sunset Avenue and Madison Avenue. Driver and pedestrian passersby do enjoy some small benefit from the open space and view attributes of the adjacent landscape corridors along those streets. It is difficult to estimate and quantify this general benefit. The Sunset and Madison landscape corridors are small and thin, they are a small portion of the overall park and open space areas funded by the Assessment District and the benefits to passersby from the corridor areas are small relative to the open space, view and storm drainage benefits to Assessment District property owners and residents. In light of these factors, the District has determined that approximately 5% of the Enclave, swale and landscape areas benefit non-Assessment District passersby and constitute general benefit.

With 5% of Little Phoenix Park usage by non-Assessment District residents and 5% benefit from the Enclave, swale and landscape areas to non-Assessment District residents, the District next must determine the overall percentage of use and benefit attributable to the general benefit. It is difficult to calculate or reconcile the overall general benefit from these percentages; therefore, the District has determined that the most appropriate calculation is to average the two. In averaging the percentages, the District estimates and determines that the overall general benefit from the Improvements is 5%. The budget on page 6 shows that the amount and portion of District funding of the Improvement costs from sources other than assessment revenue exceeds 5%.

The Assessment District's total assessment budget for maintenance and improvement of the Little Phoenix Park, the Enclave, swale and landscape areas and corridors is \$92,000. Of this total budget amount, the District will utilize \$35,385 from sources other than the assessments for the Improvements. This payment by the District equates to approximately 38.4% of the total budget for the Improvements, which is greater than the amount attributable to the general benefits from the Improvements.

Method of Assessment

After separating out the general benefits, the next step in apportioning assessments is to estimate the relative special benefit for each type of property. In other words, this step determines the proportion of the special benefit conferred on the various land uses within the boundaries of the Assessment District so that each parcel of land is assessed according to its land use. Each parcel of land is therefore assessed according to its level of special benefit received. As all of the parcels of land within the boundaries are designated as single family use, except for the Park itself and the perimeter landscape properties, all parcels are determined to be benefited equally and are assigned 1 SFE or Single Family Equivalence unit.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 1989-90 and continued every year thereafter, so long as the Little Phoenix Park and recreational areas need to be improved and maintained, and the Fair Oaks Recreation and Park District requires funding from the Assessments for its continued Improvements in the Assessment District. As noted previously, the Assessment can continue to be levied annually after the Fair Oaks Recreation and Park District Board of Directors approves an annually updated Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the District Board of Directors must hold an annual public hearing to continue the Assessment.

Appeals and Interpretation

Any property owner who claims that the assessment levied on its property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the District Administrator or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner. If the District Administrator or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the District Administrator, or her or his designee, shall be referred to the Board of Directors of the Fair Oaks Recreation and Park District and the decision of the Board of Directors of the Fair Oaks Recreation and Park District shall be final.

Assessment Statement

WHEREAS, on March 20, 2024 the Board of Directors (the "Board") of the Fair Oaks Recreation and Park District (the "District") adopted its Resolution No. 032024-02 initiating proceedings for the continuation of assessments within the Assessment District for the Fair Oaks Recreation and Park District, Phoenix Field, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIIID of the California Constitution (collectively "the Act"), and to proceed with the proposed levy of assessments;

WHEREAS, the Resolution directed the undersigned Engineer of Work to prepare and file a report presenting a description of the Improvements, an estimate of the costs of the Improvements, a diagram for the assessment district and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment district, to which Resolution and the description of the proposed improvements therein contained, reference is hereby made for further particulars;

Now, THEREFORE, the undersigned, by virtue of the power vested in me under the Act and the order of the Board of the Fair Oaks Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the assessment district.

The amount of the costs of the Improvements and the related incidental expenses to be paid by the Assessment District for the fiscal year 2024-25 is as follows:

Figure 2 – Budget Summary – Fiscal Year 2024-25

Installation, Maintenance, Servicing & Administration Costs	\$90,536
Incidental Costs	\$1,464
TOTAL BUDGET	\$92,000
Less: Carry Over Balance from Prior Year	\$0
Less: District Contribution for Special & General Benefits	(\$35,385)
NET AMOUNT TO ASSESSMENTS	\$56,615
 Total Assessment Budget	 \$56,615
Total SFE Units	366
Assessment per SFE Unit	\$154.58

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion the net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment in the Report.

The assessment is made upon the parcels or lots of land within the Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements. The Assessment District's assessment rate for fiscal year 2024-25 remains unchanged as it was established in 1989, at \$154.58 per single family equivalent (SFE) benefit unit.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sacramento for the fiscal year 2024-25. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2024-25 for each parcel or lot of land within the Assessment District.

Dated: June 19, 2024

Engineer of Work



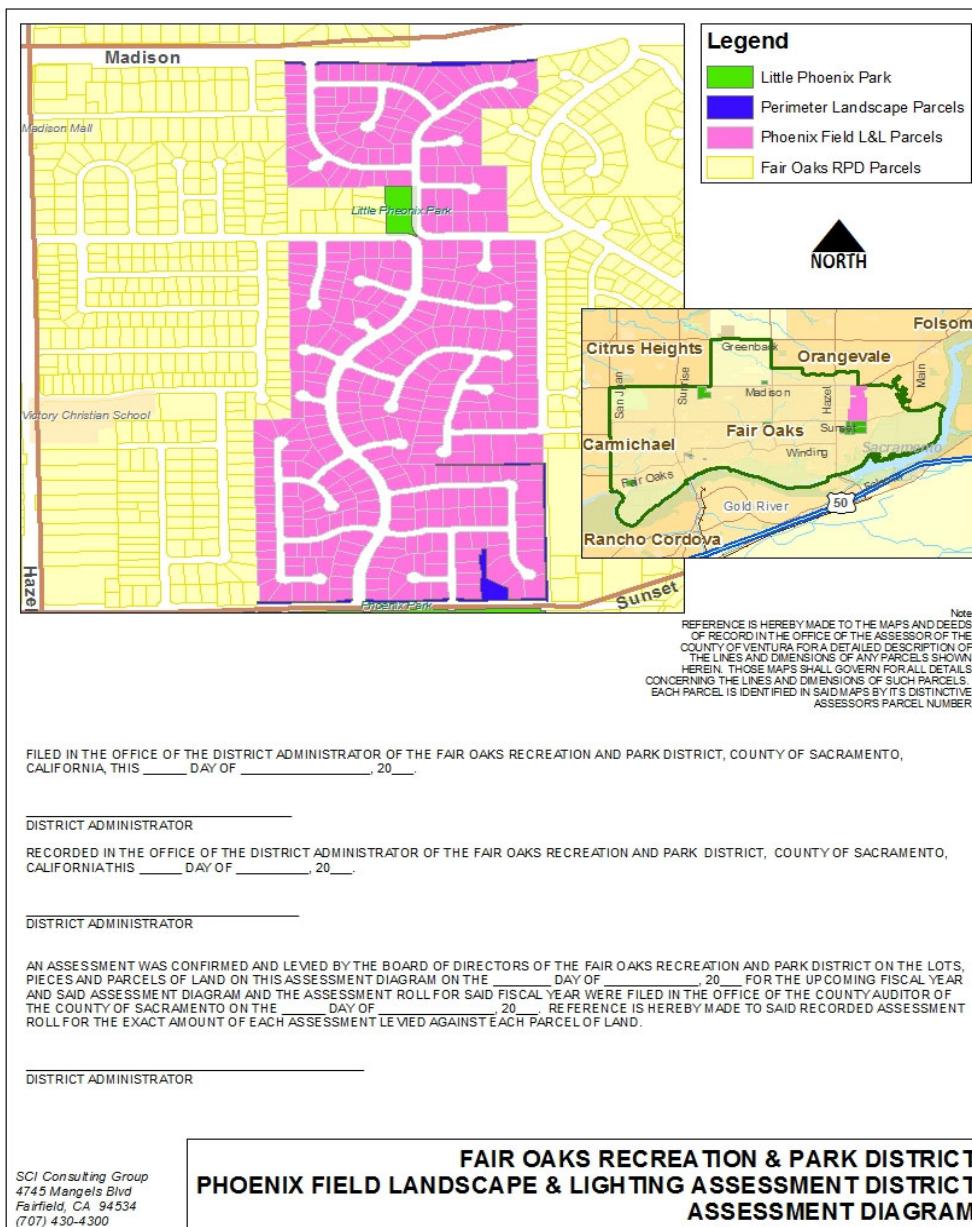
By _____

John W. Bliss, License No. C052091

A blue ink handwritten signature of "John W. Bliss" is written over the printed name and license number.

Assessment Diagram

The following page displays the Assessment Diagram of the Phoenix Field Landscape and Lighting Assessment District. The diagram shows all of the parcels of real property within this Assessment District. Reference is hereby made to the maps and deeds of record in the office of the Assessor of the County of Sacramento for a detailed description of the lines and dimensions of any parcels shown herein. Those maps shall govern for all details concerning the lines and dimensions of such parcels. Each parcel is identified in the maps by its distinctive Assessor's Parcel Number.



Assessment Roll

An Assessment Roll (a listing of all parcels assessed within the Improvement District and the amount of the assessment) will be filed with the Park District General Manager and is, by reference, made part of this report and is available for public inspection during normal office hours at 4150 Temescal Street, Fair Oaks, CA 95628. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern all details concerning the description of the lots or parcels.

RESOLUTION NO: 061924-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE FAIR OAKS RECREATION AND PARK DISTRICT

DECLARING INTENTION TO CONTINUE TO LEVY ASSESSMENTS
FOR FISCAL YEAR 2024-25,
PRELIMINARILY APPROVING ENGINEER'S REPORT,
AND PROVIDING FOR NOTICE OF HEARING
FOR THE GUM RANCH LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

RESOLVED, by the Board of the Fair Oaks Recreation and Park District, (the "Board"), State of California, that:

1. On March 20, 2024, this Board adopted Resolution No. 032024-03, A Resolution Directing Preparation of an Engineer's Report for the Gum Ranch Landscaping and Lighting Assessment District (the "Assessment District"). Pursuant to this resolution, SCI Consulting Group, the Engineer of Work, prepared an Engineer's Report in accordance with Section 22565, *et seq.*, of the Streets and Highway Code (the "Report") and Article XIIID of the California Constitution. The Report has been made, filed with the Clerk of the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

2. It is the intention of this Board to levy and collect assessments within the Assessment District for fiscal year 2024-25.

3. Within the Assessment District, the existing and proposed improvements (the "Improvements") are generally described as the: installation, maintenance and servicing of public facilities, including but not limited to, turf, ground cover, shrubs, and trees, landscaping, irrigation systems, drainage systems, fencing, trails, recreation facilities, lighting and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, and incidental costs as applicable, for property within the Assessment District that is owned or maintained by the Fair Oaks Recreation and Park District. Installation means the construction of improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms. "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste and the cleaning,

sandblasting, and painting of walls and other improvements to remove or cover graffiti. "Servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

4. The Assessment District consists of the lots and parcels shown on the boundary map on the Assessment District on file with the Clerk of the Board, and reference is hereby made to such map for further particulars.

5. Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District.

6. The assessments are subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above. The change in the CPI from December 2022 to December 2023 was 2.62% and the Unused CPI was 3.70%. Therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.00% which equates to \$250.12 per single family equivalent benefit unit in Zone of Benefit A and is \$419.92 in Zone of Benefit B. The estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2024-25 at the rate of \$250.12 per Single Family Equivalent (SFE) in Zone of Benefit A and \$419.92 in Zone of Benefit B, which is equal to the maximum authorized assessment rate.

7. The Public Hearing shall be held before this Board at the Fair Oaks Water District, 10326 Fair Oaks Blvd. Fair Oaks, CA 95628 on July 17, 2024 at the hour of 6:00 p.m. for the purpose of allowing public testimony regarding the proposed assessments, for this Board's determination whether the public interest, convenience and necessity require the improvements, and for the Board's final action upon the Engineer's Report and the continued assessments therein. Notice of the hearing shall be published in a local newspaper at least 10 days prior to the meeting.

7. PASSED AND ADOPTED this 19th day of June, 2024 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Ralph Carhart, Board Chair
Fair Oaks Recreation and Park District

Michael J. Aho, District Administrator
Fair Oaks Recreation and Park District

Fair Oaks Recreation & Park District

Gum Ranch Landscaping and Lighting Assessment District

Fiscal Year 2024-2025
June 2024
Engineer's Report

Pursuant to the Landscaping and Lighting Act of 1972
and Article XIID of the California Constitution



Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Fair Oaks Recreation & Park District

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Lead Assessment Engineer, John Bliss, M.Eng., P.E.

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Introduction

Overview

The Fair Oaks Recreation and Park District (the "Park District") is an independent special district established in 1945. The District provides park and recreation services to an area encompassing over 12,500 parcels. The District is governed by an elected five-member Board of Directors (the "Board").

The Fair Oaks Recreation and Park District, Gum Ranch Landscaping and Lighting Assessment District (the "Assessment District") provides funding for maintenance, servicing and improvements for a narrowly drawn area known as Gum Ranch. The purpose of the Assessment District is to maintain, service and improve Madison Place Park that covers an area of approximately 0.83 acres, located at 5524 Cannes Way as shown on the assessment diagram. The Assessment District will also provide the maintenance, servicing, and improvements of the Gum Ranch Park, which will cover an area of approximately 3.92 acres, generally located west of Kenneth Avenue and just south of Arcade Creek, after the developer conveys the completed Gum Ranch Park to the Park District.

Assessment Formation

The formation of the Gum Ranch Landscaping and Lighting Assessment District (the "Assessment District") within the Fair Oaks Recreation and Park District was completed in 2006 for the purpose of providing funding for the maintenance and improvement of the landscaping, street lighting, and neighborhood park facilities to benefit the properties in the Gum Ranch subdivision that forms the Assessment District. The Gum Ranch subdivision is the combination of two original parcels (assessor parcel numbers 249-0020-004-0000 and 249-0020-005-0000) forming an inverted "L" shape, with an approximate area of 107 acres. The Gum Ranch subdivision is located in Fair Oaks at the northwest intersection of Kenneth Avenue and Madison Avenue.

At the time of the Assessment District formation in 2006, the Gum Ranch subdivision was originally planned for two developments or groups of homes. The larger area to the north (Gum Ranch North development) was planned to have 251 single family residences, and the smaller southern portion (Gum Ranch South development) would have 89 single family residences. The Assessment District formation described in this Engineer's Report resulted from agreements or conditions of development approval between the Fair Oaks Recreation and Park District and the two property owners as of year 2006, Irving & Claudia Gum (Baker-Williams Engineering Group), and City View Gum Ranch (Dunmore Communities), whereby the Park District and property owners agreed on landscape corridors and bike-pedestrian landscaping abutting the properties to reduce the visual impact of buildings on the properties and to enhance public views and resources, lighting to enhance public safety and security, and neighborhood park maintenance to improve the appeal of the Gum Ranch subdivision and recreational amenities available to the property in the Assessment District.

In 2006, per direction of the Board of Directors of the Fair Oaks Recreation and Park District, SCI Consulting Group prepared an Engineer's Report ("Report") to establish the budget for the services that would be funded by the proposed assessments, and to determine the benefits received by property within the Assessment District from the maintenance and improvements, and the method of assessment apportionment to lots and parcels. This Report and the proposed assessments were made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIID of the California Constitution (the "Article").

Following submittal of the Engineer's Report to the Fair Oaks Recreation and Park District Board of Directors (the "Board"), the Board adopted Resolution No. 062206-07 in June 22, 2006, preliminarily approving the Report, calling for an assessment ballot proceeding and providing notice of Public Hearing on the proposed establishment of assessments for the improvements.

At the public hearing held on July 20, 2006 it was determined that the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted), and therefore the Board took action to form the Assessment District and approve the levy of the assessments for fiscal year 2006-07 (however, the Board decided not to levy the assessments for fiscal year 2006-07 since the installation of the park improvement had not yet started). As a result, the Board gained the authority to approve the levy of the assessments for fiscal year 2006-07 and future years. The authority granted by the ballot proceeding was for a maximum assessment rate of \$154.58 per Single Family Equivalent unit (SFE), increased each subsequent year by the Bay Area CPI (consumer price index) not to exceed 3% per annum. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

In 2020, the District had the opportunity to include in this assessment the servicing, maintenance and improvements for two additional parcels (approximately 16 acres) in the northeast corner of the Assessment District (referred to as the “New Service Area” throughout this Report) that would be conveyed to the Park District as open space and a passive recreation area. The New Service Area is shown on the assessment diagram included in this Report. The Park District therefore conducted a mailed ballot proceeding to increase the assessment levied and collected by the Assessment District (i.e., an increase above the cost-of-living adjustment authorized by the 2006 Assessment District approval) and form a new Zone of Benefit within the Assessment District to fund the servicing, maintenance and improvements of the New Service Area.

The proposed increased assessment, to be levied and collected only within the new Zone of Benefit, passed with an approval rate of 98.91%, and the increased assessment was ordered to be levied by the Park District Board on May 20, 2020.

As a result, the parcels in the Gum Ranch area not subject to the increased assessment are in Zone of Benefit A, and will be charged the same rate they would otherwise have been charged, even if the rate increase measure had not passed. The parcels in Gum Ranch which are subject to the increased assessment are in Zone of Benefit B, and will be charged at a rate which is the sum of the rate charged to those parcels in Zone of Benefit A plus the increased assessment rate as approved by the mailed balloting in 2020, subject to the same CPI increase as described above.

Assessment Continuation

In each subsequent year for which the assessments will be levied, the Board must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report for Fiscal Year 2024-25 was prepared pursuant to the direction of the Board adopted on March 20, 2024 (Resolution No. 032024-03). If the Board approves this Engineer's Report and the proposed assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 17, 2024. At this hearing, the Board would consider approval of a resolution confirming the assessments for fiscal year 2024-25. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2024-25.

Legal Analysis

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIIC and XIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which specially benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District
- The assessment paid by property should be proportional to the special benefits it receives from the Improvements

Dahms v. Downtown Pomona Property

On June 8, 2009, the Court of Appeals approved a benefit assessment for property in the downtown area of the City of Pomona in Dahms v. Downtown Pomona Property ("Dahms"). In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon

On December 31, 2009, in Bonander v. Town of Tiburon ("Bonander"), the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments primarily on the grounds that the assessments had been apportioned to assessed property based on the costs within sub-areas of the assessment district instead of the overall proportional special benefits.

Beutz v. County of Riverside

On May 26, 2010 the Court of Appeal overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego

On September 22, 2011, the Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal (“Greater Golden Hill”). This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the calculation of the assessment amount on city-owned parcels.

Compliance with Current Law

This Report is consistent with the SVTA decision and with the requirements of Article XIIIC and XIIID of the California Constitution because the Improvements to be funded are clearly defined; the benefiting property in the Assessment District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Assessment District and such special benefits provide a direct advantage to property in the Assessment District that is not enjoyed by the public at large or other property.

This Report is consistent with *Beutz*, *Dahms* and *Greater Golden Hill* because, the improvements will directly benefit property in the Assessment District and the general benefits have been excluded from the Assessments. The Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall proportional special benefit to each property.

Plans & Specifications

The Madison Place Park covers an area of about 0.83 acres and is located at 5524 Cannes Way within the Gum Ranch South area (Madison at Fair Oaks, a residential development with 89 Single Family Residences), generally located at the northwest corner of the intersection of Kenneth Avenue and Madison Avenue, as shown on the assessment diagram. The Madison Place Park was completed by the developer, MBK Homes Northern California Ltd., and transferred to the Park District in 2018. As a result, the Fair Oaks Recreation and Park District has taken over the maintenance of park, recreational facilities, and landscape areas at the Madison Place Park, which will continue during fiscal year 2024-25. The Madison Place Park has the following amenities: turf; bollards; block fencing; rope climber; 3 tables; 4 benches; two garbage cans; drinking-fountain; trees; shrubs; and poured in place surfacing. The Park District plans to add dog waste bags and signs to describe the hours of operation and park rules.

The Gum Ranch Park will be located within the Gum Ranch North area, a residential development. This residential project is currently being built by Elliott Homes Inc. After the Gum Ranch Park is completed by the developer, Elliott Homes Inc., it will be transferred to the Park District for maintenance. The Gum Ranch Park will have the following amenities: walking paths with lighting spaces along the paths, turf, playground, exercise equipment, restroom, ADA parking, splash pad, BBQ areas, benches, picnic tables, shade cover, bollards, etc. The entire Gum Ranch Park is to be a “Universally Accessible” Park and will have inclusive design elements for all patrons who may require special accommodations.

The work and improvements proposed to be undertaken by the Park District and the Gum Ranch Landscaping and Lighting Assessment District (the “Assessment District”), and the costs thereof paid from the levy of the annual assessments, provide special benefit to Assessor Parcels within the Assessment District as defined in the Method of Assessment herein.

The Landscaping and Lighting Act of 1972, (the “Act”) requires the Report to include “plans and specifications” that show and describe the existing and proposed “Improvements” (as defined at section 22525 of the Act) proposed to be undertaken by the District, and the cost thereof paid from the levy of the annual assessment. The Improvements are described as follows:

Installation, Maintenance and Servicing of public parks, recreational facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, public lighting facilities, fencing, playground equipment, signage, other recreational facilities, and labor, materials, supplies, utilities, equipment and incidental expenses at the park and facilities owned, operated or maintained by the Park District (collectively the “Improvements”).

As applied herein, "Installation" means the construction of recreational improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Assessment District plus incidental expenses. Reference is made to the plans and specifications, including specific expenditure and improvement plans, which are on file with the Park District.

The District has projected several capital improvement projects and capital repairs to be done during fiscal year 2024-25. For a complete list of capital improvement and repair projects please contact the District Administrator.

Estimate of Cost – Fiscal Year 2024-25

The Act requires the Report to estimate the costs of the Improvements for the fiscal year, including estimates for the total costs for the Improvements for the year, the amount of any surplus or deficit to be carried over from a previous fiscal year, and the amount of funding contributions made from sources other than assessment revenue. After determining these amounts, the Report then must calculate the net amount to be assessed upon assessable lands within the District. The table below shows the proposed estimate of cost for fiscal year 2024-25:

Figure 1 – Gum Ranch L&L Assessment District Estimate of Cost

Beginning Fund Balance July 1, 2024	\$0
Installation, Maintenance, Servicing and Administration	
Services and Supplies	\$57,096
Salaries and Benefits	\$16,150
Incidental Costs	
Engineering/Planning Services	\$1,000
Assessment Collection Services	\$76
Legal Notice Publication	\$329
Subtotal Incidental Costs	\$1,405
Totals for Installation, Maintenance, Servicing and Administration	\$74,651
Total Benefit of Improvements	
Single Family Equivalent Units (SFEs)	283
Benefit Received per SFE Unit	\$264
Less:	
District Contribution from Other Sources for General Benefit ¹	(\$3,733)
District Contribution from Other Sources toward Special Benefit ¹	(\$72)
Total District Contribution from Other Sources	(\$3,805)
Net Cost of Installation, Maintenance, Servicing and Administration	\$70,846
Installation, Maintenance, Servicing and Administration - Zone B Service Area	
Services and Supplies	\$32,984
Administration	\$1,750
Total Cost of Installation, Maintenance, Servicing and Administration	\$34,734
Less: District Contribution from Other Sources for General Benefit ¹	(\$1,750)
Net Additional special benefit to Zone B	\$32,984
Budget Allocation to Property - all of Gum Ranch Zones A and B	
Total Assessment Budget ²	\$70,846
Single Family Equivalent Benefit Units	283.3
Assessment per Single Family Equivalent Unit All Gum Ranch³	\$250.12
Additional Budget Allocation to Property - Zone B only	
Additional amount to assess for Zone B	\$32,984
Single Family Equivalent Benefit Units Zone B	194.3
Additional Assessment per Single Family Equivalent Unit Zone B³	\$169.80
Total Assessment per Single Family Unit Zone B	\$419.92

Notes to Estimate of Cost:

1. As determined in the following section, at least 5% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits from the Improvements. Therefore, out of the total cost of Improvements for the entire Gum Ranch area of \$74,651, the District must contribute at least 5% or \$3,733 from sources other than the assessments. The District will actually contribute \$3,805, which is over that amount, and covers any general benefits from the Improvements. The costs for the Zone of Benefit B area for the installation, maintenance, servicing and improvements of park facilities is \$34,734 and the District must contribute at least \$1,737. The district will contribute \$1,750, which is more than the required amount of 5%
2. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Assessment District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the fiscal year, July 1, must be carried over to the next fiscal year. The Park District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments.
3. All assessments are rounded to lower even penny, so the budget amount may slightly differ from the assessment rate.

Method of Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the park, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Gum Ranch Landscaping and Lighting Assessment District consists of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Gum Ranch Landscaping and Lighting Assessment District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the Improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the Improvements or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Act states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Proposition 218, as codified in Article XIIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The following benefit categories summarize the types of special benefit to residential and other lots and parcels resulting from the installation, maintenance and servicing of the Improvements to be provided with the assessment proceeds. These categories of special benefit are summarized as follows:

- Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- Proximity and access to improved parks and recreational facilities.
- Improved views.

In this case, the recent the SVTA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

Benefit Factors

The special benefits from the Improvements are further detailed below:

Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements

In large part because it is cost prohibitive to provide large open land areas on property in the Assessment District, the residential and other benefiting properties in the Assessment District do not have large outdoor areas and green spaces. The park in the Assessment District provides these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the “NPRA”), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within this service radius close proximity and easy walking access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the Improvements - and this advantage is not received by other properties or the public at large.

Moreover, the Madison Place Park site does not provide a restroom or parking lot. Such public amenities were specifically excluded from neighborhood parks because neighborhood parks are designed to be an extension of usable land area specifically for properties in close proximity, and not the public at large or other non-proximate property. The occupants of proximate property do not need to drive to their local park and do not need restroom facilities because they can easily reach their local neighborhood park and can use their own restroom facilities as needed. This is further tangible evidence of the effective extension of land area provided by the Improvements to proximate parcels in the Assessment District and the unique direct advantage the proximate parcels receive from the Improvements.

An analysis of the service radii for the Improvements finds that all properties in the Assessment District enjoy the distinct and direct advantage of being close and proximate to Madison Place Park and recreation areas in the Assessment District. The benefiting properties in the Assessment District therefore uniquely and specially benefit from the Improvements.

Proximity and access to improved parks and recreational facilities

Only the specific properties within close proximity to the Improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Assessment District do not share.

In absence of the assessments, the Improvements would not be provided and the Madison Place Park and recreation areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

Since the parcels in the Assessment District enjoy close access to the Improvements, they directly benefit from this unique close access to improved park and recreation areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

Improved Views

The District, by maintaining and improving the landscaping at the Madison Place Park and recreation areas in the Assessment District, provides improved views to properties in the Assessment District. The properties in the Assessment District receive this direct advantage because they enjoy close and unique proximity, access, and views of the Improvements. Therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Assessment District.

General versus Special Benefit and Quantification of General Benefit

The proceeds from the Gum Ranch Landscaping and Lighting Assessment District will be used to fund improvements and increased levels of maintenance to the park and recreation area and facilities proximate to the properties in the Assessment District. In absence of the Gum Ranch Landscaping and Lighting Assessment District, such Improvements would not be provided and the properties would not be subdivided and improved with residential homes. Therefore, the Assessment District is specifically proposed to provide additional and improved public resources in the Assessment District. The assessments will ensure that parks and recreation areas within and adjacent to the Assessment District are well maintained, clean and safe. Moreover, in absence of the assessments, a condition of development would not be met and the subdivision likely would not be approved. The creation of residential lots and the approval for the construction of homes in Gum Ranch is the overriding clear and distinct special benefit conferred exclusively on property in the Assessment District and not enjoyed by other properties outside the Assessment District.

However, in light of *Beutz v. County of Riverside* (2010) and *Golden Hill Neighborhood Association v. City of San Diego* (2011), the District has reevaluated the Proposition 218 requirement regarding special and general benefits. Proposition 218 requires an assessing agency to separate the general benefits from the special benefits of a public improvement or service, estimate the quantity of each in relation to the other, and limit the assessment amount to the portion of the improvement or service costs attributable to the special benefits. The courts in Golden Hill and Beutz determined that there usually will be some general benefit associated with a parks improvement project and park-related services, because residents and others who don't reside in the assessment district probably will use the parks at least to some degree. The separation and quantification of general and special benefits requires an apportionment of the cost of the service or improvement between the two benefit types, and assessing assessment district property owners only for the portion of the cost representing special benefits to the assessment district property. General benefits cannot be funded by assessment revenue. Rather, the funding must come from other sources. The District therefore has analyzed the quantity or extent to which the general public may reasonably be expected to use or benefit from the park and recreation area, in relation to the quantity or extent to which residents of the assessment district use and benefit from the park and recreation area.

Although the park and recreation area may be available to the general public at large, they have been specifically designed, located and created to provide additional and improved public resources for property inside the Assessment District, and not the public at large. Other properties that are outside the Assessment District do not enjoy the unique proximity, access, views, open space and other special benefit factors described previously. The Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the assessments. The Assessment District allows the District to provide its park and recreation Improvements to the Madison Place Park and recreation areas in the Assessment District at a much higher level than what otherwise would be provided in absence of the Assessments. Moreover, in absence of the Assessments, no other agency would provide the Improvements nor would the District, because it does not have alternative available funds to provide the Improvements.

All of the Assessment proceeds derived from the Assessment District will be utilized to fund the cost of providing a level of tangible “special benefits” in the form of proximate parks, recreation facilities, signs, and other improvements and costs incidental to providing the Improvements and collecting the Assessments.

Although these Improvements may be available to the general public at large, the Madison Place Park and recreation areas in the Assessment District were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the Assessment District, and not the public at large. Other properties that are outside the Assessment District do not enjoy the unique proximity, access, views and other special benefit factors described previously.

These Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the Assessments. Without the Assessments, the Madison Place Park and recreation areas in the Assessment District might be closed and turn into brown, unmaintained and unusable lands. If this happened, it would create a significant and material negative impact on the desirability, utility and value of property in the Assessment District. If Assessments were not collected, and the Madison Place Park and recreation areas in the Assessment District were closed and not maintained as a result, properties in the Assessment District may decline in desirability, utility and value.

Special Note Regarding General Benefit and the SVTA Decision:

There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA decision provides some clarification by indicating that general benefits

provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In the re-analysis of general benefit, the District determined that there are several attributes and features relating to the park and landscaped area that discourage and limit use by persons who do not reside near the park and landscape area: there are no bathrooms, there are no parking lots, the area is small, the area is designed for passive use and short duration of use (e.g. less than one hour), there are no ball fields for organized sports teams and play, the area is not located on major streets, and the park is hard to find and not a destination park. For similar reasons, these attributes and features make the park much more usable by those who reside within close walking distance.

District staff persons over the years have observed the patterns of usage of similar facilities within the Park District (i.e., Little Phoenix Park) and the persons who use those facilities. Based on these observations, the District has determined that the vast majority of the persons who use this area reside in close proximity, that it is extremely rare for someone to drive to, park at and use this area, and that it is extremely rare for someone to walk to this area from outside the District. The vast majority of users reside in the Assessment District. However, there might be some users who reside in the nearby areas to the south and east of the park, just outside the Assessment District. Based on these observations and the park/landscape area attributes and features that discourage and limit use by persons outside the Assessment District, the District has determined that approximately 5% of the persons who would use the Madison Place Park and recreation areas in the Assessment District would walk or drive to the area from outside the Assessment District.

With 5% of the Madison Place Park and recreation areas in the Assessment District usage by non-Assessment District residents, the District estimates and determines that the overall general benefit from the Improvements is 5%. The budget in this report shows that the amount and portion of District funding of the Improvement costs from sources other than assessment revenue exceeds 5%.

The Assessment District's total assessment budget for the entire Gum Ranch area for the installation, maintenance, servicing and improvements of park facilities is \$74,651. Of this total budget amount, the District will utilize \$3,805 from sources other than the assessments for the Improvements. This payment by the District equates to over 5% of the total budget for the Improvements, and constitutes more than the amount attributable to the general benefits from the Improvements.

The Assessment District's total assessment budget for the Zone of Benefit B area for the installation, maintenance, servicing and improvements of park facilities is \$34,734. Of this total budget amount, the District will utilize \$1750 from sources other than the assessments for the Improvements. This payment by the District equates to over 5% of the total budget for the Improvements, and constitutes more than the amount attributable to the general benefits from the Improvements.

Zones of Benefit

The boundaries of the Gum Ranch Landscaping and Lighting District have been carefully drawn to only include the properties in the Park District that are proximate to the Gum Ranch Landscaping and Lighting District Improvements and that would materially benefit from the Gum Ranch Landscaping and Lighting District Improvements. Certain other properties surrounding and outside the Assessment District were excluded from the Gum Ranch Landscaping and Lighting District Improvement area because these properties are generally less proximate to the Gum Ranch Landscaping and Lighting District Improvements and/or they do not enjoy the same access, due to roads that don't go through and/or fences, as described earlier in this Report and in prior Assessment District Engineer's Reports. In other words, the boundaries of the Gum Ranch Landscaping and Lighting District Assessment District have been narrowly drawn to include only properties that will specially benefit from the Gum Ranch Landscaping and Lighting District Improvements, and would receive a declining level of service if the Gum Ranch Landscaping and Lighting District Assessments were not approved.

In order to add a New Service Area to the northern portion of the Gum Ranch Landscaping and Lighting District, the Park District evaluated the scope and area of special benefit from the New Service Area. Through this evaluation, the Park District determined that the northern parcels in the Gum Ranch Landscaping and Lighting District receive special benefit from the New Service Area that the parcels in the southern portion of the Gum Ranch Landscaping and Lighting District do not receive. Therefore, it was necessary to add a new Zone of Benefit to the existing Gum Ranch Landscaping and Lighting District. This new Zone of Benefit, consisting of the northern parcels which receive additional special benefit from the New Service Area, is designated as Zone of Benefit B. The southern parcels, in order to distinguish them from the parcels in the new Zone of Benefit, are designated as Zone of Benefit A.

In Zone of Benefit B, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. The benefits from the Improvements within Zone of Benefit B do not vary based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of maintenance vehicles, noise, etc. that comes with increased proximity.

Because the special benefits from the New Service Area are uniquely enjoyed by the properties in Zone of Benefit B, the Park District has determined that those parcels should pay for the special benefits derived from the proposed increased Assessments, and the parcels in Zone of Benefit A should not. Therefore, the assessable parcels in Zone of Benefit B were mailed a ballot for the proposed increased Assessments, and the parcels in Zone of Benefit A were not.

Method of Assessment

As previously discussed, the Assessments provide comprehensive Improvements that clearly confer special benefits to properties in the Assessment District. The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Assessment District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

In the process of determining the appropriate method of assessment, the Engineer considered various alternatives. For example, an assessment only for all residential improved property was considered but was determined to be inappropriate because commercial, industrial and other properties also receive direct benefits from the Improvements.

Moreover, a fixed or flat assessment is proposed for all single family residential properties regardless of use or parcel size. Assessments on multifamily residential parcels vary based on the number of dwelling units. Assessments on commercial and industrial property are levied on an acreage basis because larger properties generally support larger buildings and have higher numbers of employees, customers and guests who would benefit from proximity and improved access to well-maintained and improved parks and recreational facilities.

Finally, the special benefits to be derived from the Assessments are conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property, or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the Assessment District's park and recreational facilities. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative size of the property, property location, its relative population and usage potential, and its proximity to parks and recreational facilities. This method is further described below.

Residential Properties

Certain residential properties in the proposed Assessment District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses, and town homes are included in this category of single family residential property.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property, and the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home. The population density factors for the Park District, as depicted below, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area of the Assessment District from the 1990 Census (the most recent data available when this Assessment was established) and dividing it by the total number of such households, finds that approximately 2.86 persons occupy each single-family residence, whereas an average of 1.91 persons occupy each multi-family residence. Using the ratio of one SFE for each single-family residence, which equates to one SFE for every 2.86 persons, 0.67 SFE would equate to one multi-family unit or 0.67 SFE for every 1.91 residents. Likewise, each condominium unit receives 0.73 SFE, each duplex, triplex, fourplex receives 0.67 SFE, and each mobile home receives 0.68 SFE.

Figure 2 – Residential Density and Assessment Factors

	<i>Total Population</i>	<i>Occupied Households</i>	<i>Persons per Household</i>	<i>SFE Factor</i>
Single Family Residential	20,786	7,280	2.86	1.00
Condominium	1,456	700	2.08	0.73
Multi-Family Residential	4,239	2,215	1.91	0.67
Mobile Home on Separate Lot	27	14	1.93	0.68

Source: 1990 Census, Community of Fair Oaks.

The single-family equivalency factor of 0.67 per dwelling unit for multifamily residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore, the benefit for properties in excess of 20 units is determined to be 0.67 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

Commercial/Industrial Properties

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and commercial property. The SFE values for other types of business and industrial land uses are established by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the “SANDAG Study”) are used because these findings were approved by the State Legislature for use in justifying commercial and industrial school facilities fees, and are considered to be a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial property is 24.

In comparison, the average number of people residing in a single-family home in the area is 2.86. Since the average lot size for a single-family home in Fair Oaks is approximately 0.30 acres, the average number of residents per acre of residential property is 9.53.

The employee density per acre is generally 2.50 times the population density of single-family residential property per acre (24 employees per acre / 9.53 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a property with 2.50 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 2.50 employees is the basis for allocating commercial/industrial benefit. The following Figure shows the average employees per acre of land area or portion thereof for commercial and industrial properties, and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per quarter acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial, or industrial rate.

Figure 3 – Commercial/Industrial Assessment Factors

Type of Commercial/Industrial Land Use	Average Employees Per Acre	SFE Units per 1/4 Acre *
Commercial	24	0.86
Office	68	2.43
Shopping Center	24	0.86
Industrial	24	0.86
Self Storage or Parking Lot	1	0.04

Source: San Diego Association of Governments Traffic Generators Study.

* The SFE factors for commercial and industrial parcels are applied by the quarter acre of land area or portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.)

Vacant Properties

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to improvements for developed property. As a general average, appraisers often use a factor of 25% to 30% of developed property value as land value. It is reasonable to assume, therefore, that approximately 25% of the benefits are related to the underlying land and 75% are related to the Improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant parcels is 0.25 per parcel.

As properties are approved for development, their value also increases. Likewise, the special benefit received by vacant property increases as the property is approved for development, or becomes closer to being improved. When property is approved for development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by proximity to improved parks and recreational facilities of the Park District. It is therefore determined that property with final map approval receives 50% of the relative benefit to improved property of similar use-type.

Other Properties

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial, or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers, or guests and have limited economic value. These miscellaneous parcels receive no benefit from the Improvements and are assessed an SFE benefit factor of 0.

Annual Cost Indexing

It should be noted that the maximum assessment rate within the Assessment District may increase in future years based on the annual change in the Northern California (San Francisco Bay Area) Consumer Price Index (the “CPI”), with a maximum annual adjustment not to exceed 3%. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2006-07 and continued every year thereafter, so long as the Gum Ranch parks and recreational areas need to be improved and maintained, and the Fair Oaks Recreation and Park District requires funding from the Assessments for its continued Improvements in the Assessment District. As noted previously, the Assessment can continue to be levied annually after the Fair Oaks Recreation and Park District Board of Directors approves an annually updated Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the District Board of Directors must hold an annual public hearing to continue the Assessment. It must be noted that although the Assessment District was formed in 2006, the assessments were not levied each year as a result of the downturn of the economy, which impeded the construction of homes or recreational facilities in the Gum Ranch development.

Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Park District Administrator or his or her designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the Park District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner. If the Park District Administrator or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Park District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the Park District Administrator or her or his designee may refer their appeal to the Board of Directors of the Fair Oaks Recreation and Park District and the decision of the Board of Directors of the Fair Oaks Recreation and Park District shall be final.

Assessment

WHEREAS, on March 20, 2024 the Board of Directors of the Fair Oaks Recreation and Park District adopted its Resolution No. 032024-03 initiating proceedings for the levy of assessments within the Gum Ranch Landscaping and Lighting Assessment District and authorizing the Fair Oaks Recreation and Park District, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively "the Act"), to proceed with the proposed levy of assessments;

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the assessment district, and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment district, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of Directors of the Fair Oaks Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of said Improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amounts to be paid for said Improvements and the expense incidental thereto, to be paid by the Gum Ranch Landscaping and Lighting Assessment District for the fiscal year 2024-25, are generally as follows:

Figure 4 – Summary Cost Estimates – Fiscal Year 2024-25

Zone A	
Installation, Maintenance, Servicing & Administration Costs	\$73,246
Incidental Costs	\$1,405
TOTAL BUDGET	\$74,651
Less: Carry Over Balance from Prior Year	\$0
Less: District Contribution for Special & General Benefits	(\$3,805)
NET AMOUNT TO ASSESSMENTS	\$70,846
Total SFE Units	283.3
Rate per SFE Unit for Zone A	\$250.12
Zone B - Additional Assessment	
Installation, Maintenance, Servicing & Administration Costs	\$34,734
Incidental Costs	\$0
TOTAL BUDGET	\$34,734
Less: District Contribution for Special & General Benefits	(\$1,750)
NET AMOUNT TO ASSESSMENTS	\$32,984
Total SFE Units	194.3
Increased Rate per SFE Unit	\$169.80
Total Rate per SFE Unit for Zone B	\$419.92

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Gum Ranch Landscaping and Lighting Assessment District. The distinctive number of each parcel or lot of land in said Gum Ranch Landscaping and Lighting Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of said Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Gum Ranch Landscaping and Lighting Assessment District in accordance with the special benefits to be received by each parcel or lot from the Improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessments are made upon the parcels or lots of land within the Gum Ranch Landscaping and Lighting Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from said Improvements.

The assessments are subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year, with the maximum annual adjustment not to exceed 3%. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

The change in the CPI from December 2022 to December 2023 was 2.62% and the Unused CPI carried forward from the previous fiscal year is 3.70%. Therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.00% which equates to \$250.12 per single family equivalent benefit unit for Zone of Benefit A and \$419.92 for Zone of Benefit B. The estimate of cost and budget in this Report proposes assessments for fiscal year 2024-25 at the rate of \$250.12 in Zone of Benefit A and \$419.92 in Zone of Benefit B, which is equal to the maximum authorized assessment rate for each Zone of Benefit.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sacramento for the fiscal year 2024-25. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Rolls, the amount of the assessment for the fiscal year 2024-25 for each parcel or lot of land within the said Gum Ranch Landscaping and Lighting Assessment District.

Dated: June 19, 2024

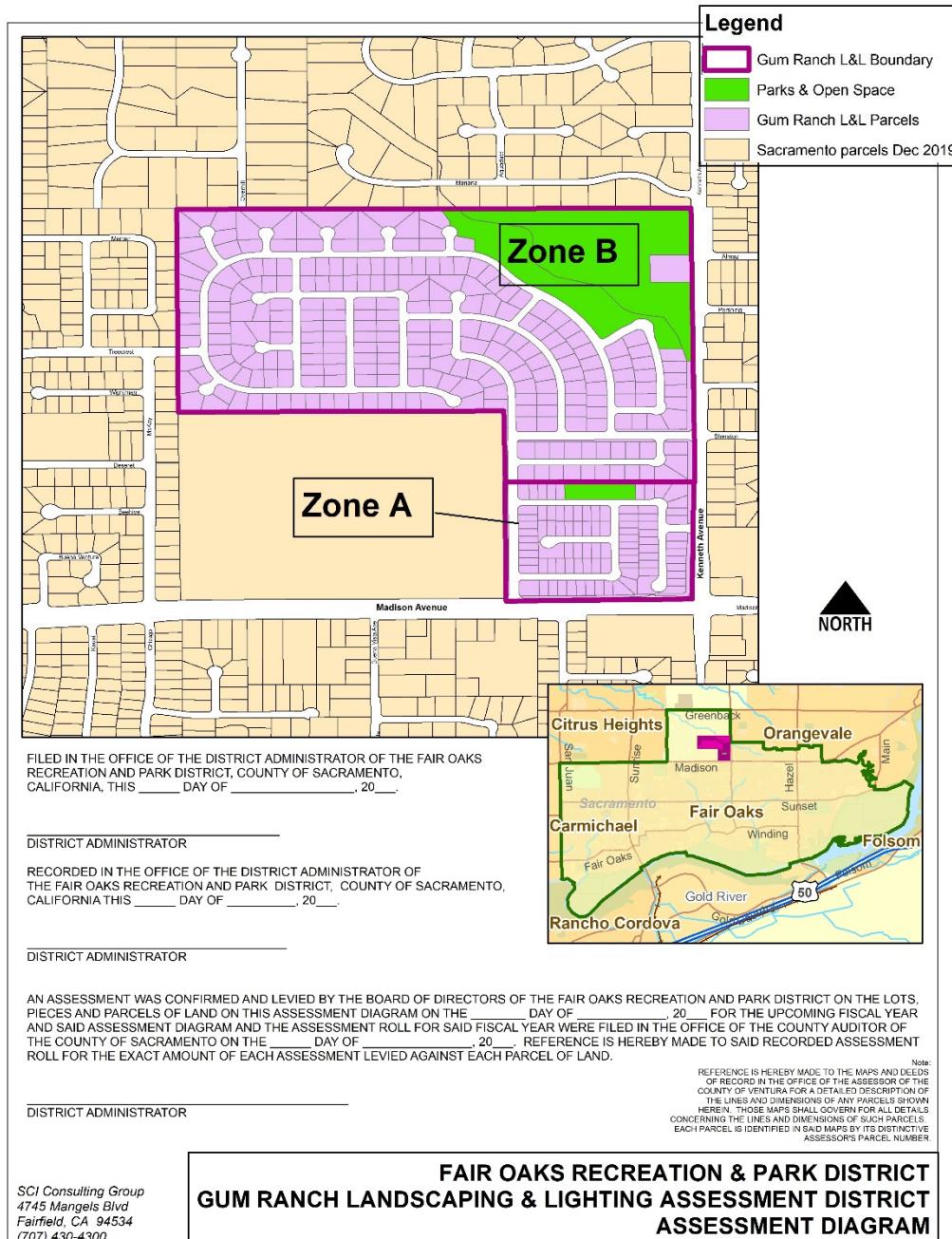


Engineer of Work

By _____
John W. Bliss, License No. C52091

Assessment Diagram

The boundaries of the Gum Ranch Landscaping and Lighting Assessment District are displayed on the following Assessment Diagram.



Assessment Roll – Fiscal Year 2024-25

An Assessment Roll (a listing of all parcels assessed within the Improvement District and the amount of the assessment) will be filed with the Park District General Manager and is, by reference, made part of this report and is available for public inspection during normal office hours at 4150 Temescal Street, Fair Oaks, CA 95628. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern all details concerning the description of the lots or parcels.

STAFF REPORT



Meeting Date: June 19, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Resolution Proclaiming July as “Parks and Recreation Month”

Prepared By: Jennifer Larkin, Administrative Services Manager

I. Recommendation

Adopt Resolution No. 061924-09 (Attachment A) recognizing July as “Parks & Recreation Month.”

II. Background

The National Parks and Recreation Association (NRPA) and California Parks and Recreation Society (CPRS) have proclaimed the month of July as “Parks and Recreation Month” since 1985. Agencies that support parks are asked to recognize the importance of our nation’s parks by encouraging residents to visit these areas that provide a safe place to play and enjoy healthy outdoor activities.

III. Problem /Situation/ Request

Staff recommends the Board adopt the attached resolution designating July 2023 as “Parks & Recreation Month” in Fair Oaks, recognizing the vital role that parks play in presenting a positive image of Fair Oaks, adding to residents’ quality of life, building strong communities, and benefitting tourism, public health, and youth development.

IV. Financial Analysis

There is no financial impact associated with the adoption of the staff recommendation.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A: Resolution No. 061924-09 Recognizing July as "Parks & Recreation Month"

Attachment A

**RESOLUTION NO. 061924-09
BEFORE THE GOVERNING BOARD OF THE
FAIR OAKS RECREATION & PARK DISTRICT**

County of Sacramento, State of California

RECOGNIZING JULY AS “PARKS & RECREATION MONTH”

WHEREAS the Parks & Recreation profession in California “Creates Community through People, Parks, and Programs”; and

WHEREAS our parks help to preserve and protect the natural and cultural resources of California; and

WHEREAS Parks & Recreation services support more productive workforces, enhance the desirability of locations for business and families, and stimulate tourism revenues to increase a total community development model; and

WHEREAS Parks & Recreation strengthens community image and sense of place, and increases cultural unity; and

WHEREAS Parks & Recreation promotes health and wellness and reduces health care costs; and

WHEREAS Parks & Recreation fosters human development, helping young people develop and grow into healthy adults, and helping adults continue to live longer; and

WHEREAS Parks & Recreation facilitates community problem solving; and

WHEREAS Parks & Recreation strengthens safety and security and reduces juvenile crime; and

WHEREAS as thousands of California children, adults and seniors benefit from the wide range of services, facilities and programs provided by the Fair Oaks Recreation & Park District;

NOW, THEREFORE BE IT RESOLVED the Fair Oaks Recreation & Park District urges all residents to enjoy and recognize the social, physical, mental, economic, environmental and community benefits derived from our recreation programs, parks facilities and special events, which provide something of value to everyone, and recognize July as “Parks & Recreation Month.”

Passage of the Resolution was moved by _____ and seconded by _____.

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSE:

Ralph Carhart, Board Chair

Michael J. Aho, District Administrator

STAFF REPORT



Meeting Date: June 26, 2024

To: Board of Directors

From: Michael J. Aho – District Administrator

Subject: Cost Share Agreement with Fair Oaks Water District
for California Avenue Work

I. Recommendation

Approve Fair Oaks Recreation and Park District's cost share amount of \$53,353 with the Fair Oaks Water District (FOWD) for the waterline work completed on California Avenue, ensuring equitable distribution of expenses incurred during the project.

II. Background

In July of 2021, the FORPD Board of Directors and the FOWD Board of Directors reached an agreement (Attachment A) to relocate public water facilities impacted by planned improvements to the Village/Plaza Park area. In accordance with direction from the two Boards, FORPD staff collaborated with FOWD staff to develop a formal agreement for the required public water improvements.

The agreement for the work had a not to exceed amount of \$260,000 which was the responsibility of FOWD. In exchange for this cost, the FOWD was to receive from FORPD a future water well site in a yet to be determined site in the Phoenix Park area as detailed in the agreement.

This project involved significant work, including the installation of new water lines, road resurfacing, and related enhancements, which benefit both the community and FORPD's facilities. The collaboration aimed to optimize resource use, minimize disruption, and ensure a high standard of completion.

III. Problem /Situation/ Request

The completion of the California Avenue waterline project has resulted in substantial additional costs beyond the \$260,000 cost that need to be distributed between FORPD and FOWD. The project's additional cost, including labor, materials, and ancillary expenses, amounts to \$106,706 (Attachment B).

It was apparent that the scope needed to expand to benefit both FORPD and FOWD. This expansion resulted in the additional cost of \$106,706 for the completion of the public water infrastructure installed alongside the FORPD project. FOWD had invoiced FORPD for the additional work. FORPD staff rejected FOWD's request for the final payment of \$106,706 due to the work occurring outside of the scope of the original agreement.

On June 6, 2024, District Administrator Mike Aho, FORPD Board President Ralph Carhart, and Dave Fuki of ICS met with FOWD staff to discuss the options for the additional \$106,706. During this meeting, it was suggested that the additional cost be shared 50-50 between both agencies.

FORPD's portion of the cost if approved is \$53,353, while FOWD will cover the remaining \$53,353. This equitable distribution ensures both entities pay a fair share relative to their use and benefit from the improvements.

To maintain successful collaboration for the community of Fair Oaks, FORPD staff is recommending that the FORPD Board approve splitting the outstanding \$106,706 equally between FOWD and FORPD.

This cost share will also help maintain positive inter-district relationships and foster future collaborations.

IV. Financial Analysis

The proposed cost sharing formula results in FORPD covering \$53,353 of the expenses. This allocation is based on the direct benefits received by the park district facilities and the community at large from the improved infrastructure. The financial impact on FORPD will be covered by Measure J Funds.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A

FAIR OAKS RECREATION AND PARK DISTRICT AND FAIR OAKS WATER DISTRICT WATER PIPELINE RELOCATION AND WELL SITE CONVEYANCE AGREEMENT

THIS AGREEMENT is entered into between Fair Oaks Recreation and Park District, a local government agency ("Park District"), and Fair Oaks Water District, a local government agency ("Water District"). This Agreement will become effective on the date that it is signed by the last party to sign as indicated by the date associated with that party's signature below. The parties agree as follows:

1. Recitals. The parties enter into this Agreement with reference to the following background recitals:

1.1. Park District owns the Village Park and Plaza Park in the Fair Oaks Village, located in Sacramento County, CA - including the Community Clubhouse located north of the intersection of California Avenue and Temescal Street. Park District plans to redevelop and improve the parks and rehabilitate the clubhouse. The work will include parking, walkway, and landscaping improvements (the "Improvements") in the area between the clubhouse, California Avenue, and Temescal Street.

(A) Village Park and Plaza Park are both located in the Fair Oaks Water District service area.

1.2. Park District owns Phoenix Park at 9050 Sunset Avenue in Sacramento County.

(A) Phoenix Park is located in the Fair Oaks Water District service area.

1.3. County of Sacramento ("County") owns a county road right-of-way, including an associated public utility easement ("PUE"), located in front of the south side of the Village Park Clubhouse as shown on the attached Exhibit A. The existing right-of-way and PUE interfere with Park District's planned Improvements. The Park District is therefore working with the County to abandon and vacate the road right-of-way and PUE in order to accommodate the installation of their proposed improvements.

1.4. Water District owns and operates a water infrastructure within the existing PUE as shown on Exhibit A. As a condition of the County abandoning and vacating the right-of-way, the Water District will need to relocate its existing public water infrastructure out of the PUE and into the County road right-of-way for California Avenue and Temescal Street.

1.5. Water District is willing relocate its existing public water facilities in accordance with Exhibit B (at its cost) and abandon its interests in the PUE in exchange for Park District granting to the Water District (without cost) a water well site easement subject to the terms of this Agreement.

2. Water District Pipeline Relocation and PUE Abandonment

2.1. Water District, at its sole cost and expense, shall abandon in place, in accordance with current County of Sacramento Standards, all existing public water infrastructure

located within the PUE as shown on Exhibit B. Water District shall make every reasonable effort to complete this work by April 30, 2022.

2.2. Water District, at its sole cost and expense, will install new water infrastructure in accordance with the Water Improvements Plans as shown on Exhibit B and limited to the cost included in the Engineers Estimate as shown on Exhibit C plus a twenty-five percent contingency. Any cost for this work in excess of this cap will be paid by the Park District. Water District shall make every reasonable effort to complete this work by April 30, 2022.

(A) Water District shall backfill and compact all areas of Water District work in accordance with County of Sacramento standards – but will not be responsible for any paving, flatwork, or restoration of such.

2.3. Upon completion of the water pipeline relocation work, the Water District shall be deemed to have abandoned and vacated all of its rights and interests in the PUE. The Water District shall promptly inform County in writing that it has abandoned its rights and interests in the PUE. Water District shall cooperate with County and Park District as appropriate to facilitate the right-of-way and PUE vacation.

3. Water Well Easement

3.1. Park District shall grant and convey an easement in Phoenix Park to Water District for the installation, operation, and maintenance of a water well (including pump and wellhead treatment equipment) and an associated underground pipeline to connect the well to the existing Water District water distribution system. The well site shall not exceed 175 feet by 175 feet (or the equivalent square footage if not square). The exact easement location within the park shall be determined later in coordination between the parties and it shall be subject to the approval of the governing boards of both Water District and Park District. Park District shall not unreasonably refuse to approve the easement location.

(A) Prior to accepting a proposed well site, the Water District shall drill a test hole to determine the estimated water quality and quantity that the proposed site may yield. If a proposed site is determined by the Water District unacceptable for further investment, the Water District shall return the site to its existing condition prior to the drilling.

(B) Test hole drilling shall be limited to two locations at Phoenix Park. If both proposed locations at Phoenix Park are determined to be unacceptable for further investment by the Water District, the Park District shall convey the following to the Water District:

(1) An approximate 150 Ft x 150 Ft property located immediately adjacent to the Water District's existing well site located in Fair Oaks Park for the purpose of drilling a replacement groundwater well.

3.2. The easement shall be in substantially the form as set forth in the attached Exhibit D (the “**Easement Agreement**”). Upon the parties’ approval of the exact easement location within the park, Water District shall retain a qualified engineering or surveying firm to prepare an easement plat and description to be incorporated into the Easement Agreement. The final plat and description as prepared by Water District’s engineer or surveyor shall be

subject to Park District's written approval, which approval will not be withheld unreasonably.

3.3. Upon Park District approval of the plat and description, Park District will finalize and prepare a signature-ready Easement Agreement with all exhibits. The final Easement Agreement shall be subject to Water District's written approval, which approval will not be withheld unreasonably. Upon approval by Water District, Park District shall approve and sign (including notary acknowledgement) the Easement Agreement and deliver it to Water District. Water District then shall approve and sign the Easement Agreement and arrange for the recording of the document. Water District shall provide a copy of the fully executed and recorded Easement Agreement to Park District.

3.4. Water District shall pay the fees and costs to prepare the easement plat and description and the County recording fees. Water District, at its sole cost and expense, may obtain from a title company a preliminary title report and title insurance policy for its acquired easement interest.

3.5. Water District has been advised to investigate the condition and suitability of Phoenix Park for its intended use and all matters affecting the usability of the property. Park District makes no representation or warranty of any kind, express or implied, as to the physical condition of its property; condition of the soil or presence of groundwater; permissible uses of the property or limitations on use (including matters pertaining to zoning, environmental, or other laws, regulations, or governmental requirements); utilities on or near the property; presence or absence of toxic materials or hazardous substances in, on, under, or around the property; or any other matter bearing on the use or condition of the property.

3.6. Water District's pipeline relocation and PUE abandonment pursuant to section 2 is the consideration that supports Park District's conveyance of the easement to Water District.

4. General Provisions

4.1. Entire Agreement. The parties intend this document to be the sole, final, complete, exclusive and integrated expression and statement of the terms of their Agreement concerning the subject matter of this document. This Agreement supersedes all prior oral or written negotiations, representations, Agreements, or other documents that may be related to the subject matter of this Agreement, except those other documents that may be expressly referenced in this Agreement.

4.2. Construction and Interpretation. The parties agree and acknowledge that this Contact has been arrived at through negotiation, and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party will not apply in construing or interpreting this Agreement.

4.3. Amendment. This Agreement may be modified or amended only by a later writing approved by the governing board of each party and signed by all parties.

4.4. Further Assurances and Cooperation. The parties will reasonably cooperate with each other to carry out the purpose and intent of this Agreement. In order to carry out and give full effect to this Agreement, each party will use all reasonable efforts to provide such information, sign and deliver such further instruments and documents, and take such actions as may be reasonably requested by the other party, so long as not inconsistent with the provisions of this Agreement and not involving the assumption of obligations or liabilities different from, in excess of, or in addition to those expressly provided for in this Agreement.

4.5. Remedy. In light of the nature of the actions required by this Agreement involving the abandonment and conveyance of real property interests, the parties agree that monetary damages would not be an adequate remedy in the event of a breach of this Agreement. Therefore, the parties agree that specific performance of the obligations under this Agreement would be an appropriate remedy in the event of a breach of the Agreement.

4.6. Assignment. This Agreement and all rights and obligations under it are personal to the parties. The Agreement may not be transferred, assigned, delegated, or subAgreemented in whole or in part, whether by assignment, subAgreement, merger, operation of law or otherwise, by either party without the prior written consent of the other party.

4.7. Notices. Any notice, demand, invoice, or other communication required or permitted to be given under this Agreement must be in writing and delivered either (a) in person, (b) by prepaid, first class U.S. mail, (c) by a nationally-recognized commercial overnight courier service that guarantees next day delivery and provides a receipt, or (d) by email with confirmed receipt. Such notices, etc. shall be addressed as follows:

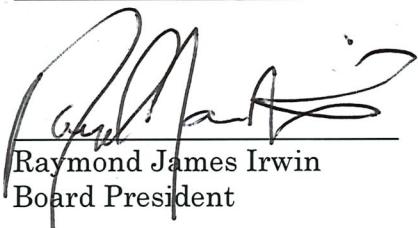
Park District:	Water District:
District Administrator Fair Oaks Recreation & Park District 4150 Temescal Street Fair Oaks, CA 95628 maho@forpd.org	General Manager Fair Oaks Water District 10326 Fair Oaks Boulevard Fair Oaks, CA 95628 tgray@fowd.com

Notice given as above will be deemed given (a) when delivered in person, (b) three days after deposited in prepaid, first class U.S. mail, (c) on the date of delivery as shown on the overnight courier service receipt, or (d) upon the sender's receipt of an email from the other party confirming the delivery of the notice, etc. Any party may change its contact information by notifying the other party of the change in the manner provided above.

FAIR OAKS RECREATION AND PARK
DISTRICT

Date: 4-20-22

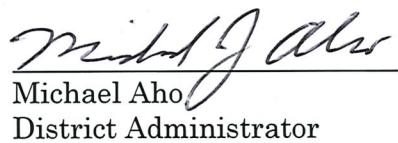
By:



Raymond James Irwin
Board President

Date: 4-20-22

By:



Michael Aho
District Administrator

FAIR OAKS WATER DISTRICT

Date: March 14, 2022

By:



Randy Marx
Board President

Date: March 7, 2022

By:



Tom R. Gray
General Manager

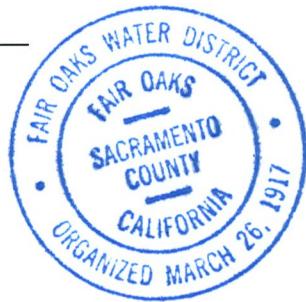


EXHIBIT A
**Diagram Showing County Road Right-of-Way and PUE to be Abandoned
and Water Pipeline to be Relocated**

Exhibit A

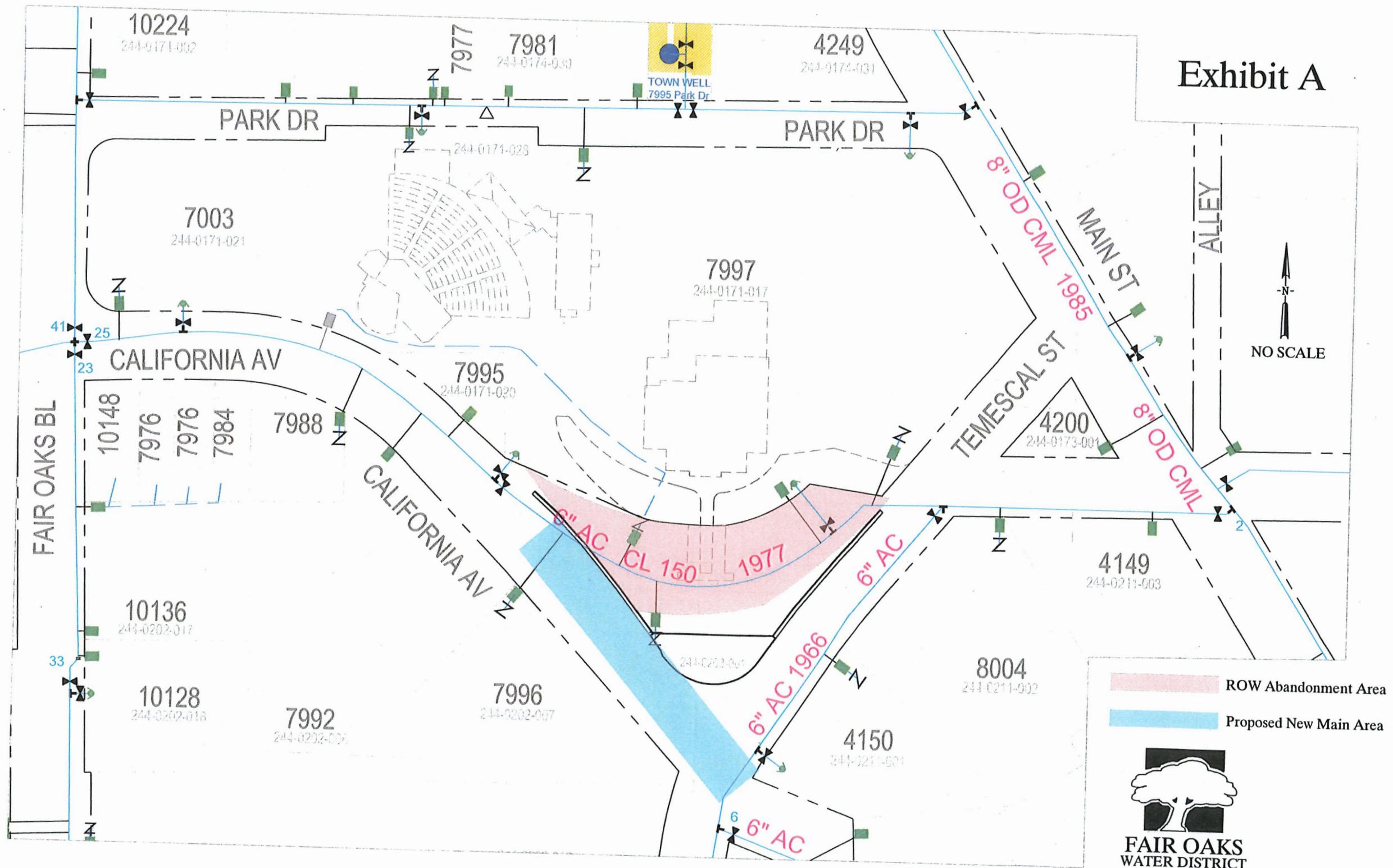


EXHIBIT B
Improvement Plans for the Installation and Abandonment of Public Water
Facilities In Accordance with this Agreement

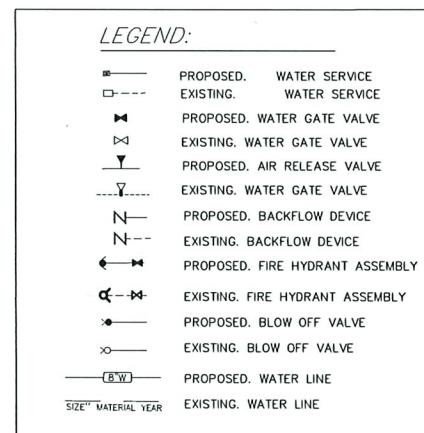
**FAIR OAKS WATER DISTRICT
FAIR OAKS, CALIFORNIA**

**WATER MAIN REPLACEMENT PLAN
ON CALIFORNIA AVE**

EXHIBIT B

LIST OF ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
AB	AGGREGATE SUBBASE
AVE	AVENUE
AVRV	AIR AND VACUUM RELEASE VALVE
BLVD	BOULEVARD
BNDY	BOUNDARY
BOC	BACK OF CURB
BO	BLOW OFF VALVE
BOW	BACK OF WALK
BV	BUTTERFLY VALVE
C	CABLE
CL	CLASS
CLR	CLEAR
COMB.	COMBINATION
C/L	CENTERLINE
CONC.	CONCRETE
CONST.	CONSTRUCT
CT	COURT
C&G	CURB AND GUTTER
DEL	DETAIL
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
D/W	DRIVeway
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	FACE OF CURB
FE	FLANGED END
FOWD	FAIR OAKS WATER DISTRICT
FG	FINISH GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
GALV.	GALVANIZED
GR	GRATE
G	GAS MAIN
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
INV.	INVERT
IRR.	IRRIGATION
INTX	INTERSECTION
JP	JOINT POLE
L	LENGTH
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MIO.	ON CENTER
O.D.	OUTSIDE DIAMETER
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POC	POINT OF CONNECTION
P.S.I.	POUND PER SQUARE INCH
PT	POINT
PVC	POLYVINYL CHLORIDE PIPE
RL	RESTRAINED LENGTH
ROW	RIGHT OF WAY
RP	REDUCED PRESSURE PRINCIPLE BAC
S	SLOPE
SD	STORM DRAIN
SS-(S)	SANITARY SEWER
ST	STREET
STA.	STATION
SUBD.	SUBDIVISION
TBC	TOP BACK OF CURB
TC	TOP CURB
TWM	TOP OF WATER MAIN
TW	TOP OF WALK
TP	TOP OF PAVEMENT
Typ.	TYPICAL
W	WATER, WATER MAIN
W/	WITH
W.S.	WATER SERVICE



ENCROACHMENT PERMIT #
ENUC2022-00059

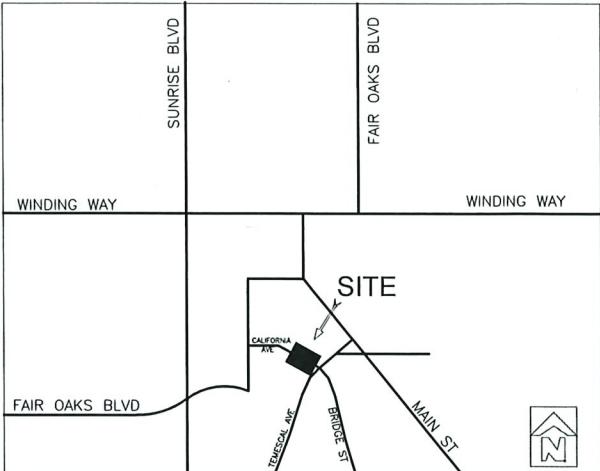


POTHOLE INSTRUCTION NOTE:

PRIOR TO BEGINNING CONSTRUCTION OF PROPOSED WATER IMPROVEMENTS IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL POTHOLE THE EXISTING UTILITIES SHOWN ON THESE PLANS AND MARKED BY USA. THE CONTRACTOR SHALL COORDINATE TIMING OF THE POTHOLES WORK WITH FAIR OAKS WATER DISTRICT (FOWD). FOWD SHALL BE NOTIFIED (2) WORKING DAYS PRIOR TO POTHOLING. ALL POTHOLE INFORMATION SHALL BE TRANSFERRED TO THE FOWD PRIOR TO COMMENCE CONSTRUCTION.

FAIR OAKS WATER DISTRICT
GENERAL NOTES

1. ALL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT APPROVED IMPROVEMENT PLANS FOR THE PROJECT AND THE DISTRICT STANDARD SPECIFICATIONS. THE DISTRICT STANDARD SPECIFICATIONS MANUAL IS AVAILABLE ON THE DISTRICT WEB SITE. THE CONTRACTOR SHALL HAVE A SET OF THESE SPECIFICATIONS IN HIS/HER POSSESSION BEFORE CONSTRUCTION BEGIN AND AT ALL TIMES DURING THE COURSE OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHYSICALLY LOCATING ALL EXISTING UTILITIES BEFORE THE START OF WATER FACILITIES CONSTRUCTION.
 3. WHERE POSSIBLE, WATER MAINS SHALL BE INSTALLED WITHIN PUBLIC STREET RIGHTS-OF WAY AND SHALL BE LOCATED 3 FEET FROM THE LIP OF GUTTER, OR AS SHOWN ON THE IMPROVEMENT PLAN (UNDER STREET PAVEMENT).
 4. THE CONTRACTOR SHALL CONTACT THE DISTRICT INSPECTOR; MIKE NORTHCUTT (916) 844-3531; OR FWD OFFICE— (916) 957 5723 A MINIMUM OF THREE WORKING DAYS PRIOR TO THE BEGINNING OF WORK.
 5. BEFORE TO START CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH SUBMITTAL FOR ALL PARTS AND MATERIALS TO BE USED IN CONSTRUCTION. ALL SUBMITTALS MUST BE APPROVED BY THE DISTRICT PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE DISTRICT TO ARRANGE INSPECTION AND APPROVAL OF ALL MATERIALS PRIOR TO INSTALLATION.
 6. ALL SERVICES SHALL BE SET THREE FEET FROM ADJACENT SIDE PROPERTY LINES WITHIN PUBLIC UTILITY EASEMENT (PUE) ON THE CORRECT LOT SITE UNLESS OTHERWISE NOTED ON THE APPROVED PLAN.
 7. ALL WATER MAINS SHALL BE C900 CLASS 200 UNLESS OTHERWISE APPROVED OR SPECIFIED BY THE DISTRICT. ALL WATER MAINS (NO EXCEPTIONS) SHALL HAVE #10 AWG, SINGLE STRAND COPPER TRACER WIRE. COPPER TRACER WIRE FOR VALVES SHALL BE STUBBED UP ON THE OUTSIDE OF THE VALVE RISER PIPE AND INTO THE VALVE BOX, PER DISTRICT'S STANDARD SPECIFICATIONS. MECHANICAL JOINT CONNECTIONS OR FLEX COUPLING CONNECTIONS ARE REQUIRED WHEN FASTENING C-900 PIPE TO FITTINGS OR UNLIKE PIPE. ALL MASTER VALVES ON WATER MAINS SHALL BE RESILIENT WEDGE GATE VALVES UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE DISTRICT.
 8. NATIVE BACKFILL WILL NOT BE ALLOWED. INSTALLATION OF ALL PUBLIC WATER MAINS SHALL CONFORM TO DISTRICT SPECIFICATIONS 4.0 (INSTALLATION AND CONSTRUCTION), SECTIONS 4.1, 4.1.1, 4.1.2 AND 4.1.8; STANDARD DRAWING # 9 "TYPICAL FOR TRAFFIC AREAS"; AND ALL SACRAMENTO COUNTY REQUIREMENTS AS THEY APPLY.
 9. WATER MAINS, SERVICES, METERS AND METER BOXES SHALL NOT BE INSTALLED UNTIL THE FINISHED GRADE IS ESTABLISHED AND STREETS ARE BROUGHT TO WITHIN 6-INCH OF THE FINISHED GRADE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY WATER FACILITIES RELOCATION DUE TO ERRORS IN ESTABLISHING FINISHED GRADE.
 10. ALL SERVICE MATERIAL SHALL BE OF BRASS OR RIGID TYPE K COPPER AND MUST MEET AMWA STANDARDS. THE CURB STOP SHALL BE LOCK-WING BALL TYPE EASY TURNING ANGLE METER STOP, ONE TO TWO (1–2) INCH WATER SERVICE METER SHALL BE A NEPTUNE T-10 ENHANCED WITH NEPTUNE E-PROCEDOR®R9001 RADIO FREQUENCY METER INTERFACE UNIT (HMU) OR APPROVED EQUAL BY THE DISTRICT WITH ANALOG DISPLAY. A METER SETTER SHALL BE A COPPER SETTER OR YOKE AS SHOWN ON STD 7 AND STD 8 AND SHALL BE USED FOR ALL ONE (1), ONE AND ONE-HALF (1.5), AND TWO (2) INCH SERVICES. ONE (1) INCH METER SETTER SHALL BE "1"X12" HORIZONTAL INLET/OUTLET COPPER YOKE WITH ANGLE INLET BALL KEY VALVE, WITH LOCKING WING AND BALL KEY VALVE OUTLET (DUAL PURPOSE UNION SWIVEL FIT COUPLINGS) BY MUELLER (390B2404–04N), FORD (VB877–12W–11–44–NL) OR APPROVED EQUAL. ONE AND ONE-HALF (1.5) INCH METER SETTERS SHALL BE MUELLER CO. (390B2404–6A30N) OR FORD VB876–12W–11–66–NL OR APPROVED EQUAL, AND TWO (2) INCH METER SETTERS SHALL BE FORD (VB877–12W–11–77–NL), OR APPROVED EQUAL.
 11. EACH MASTER VALVE ON WATER MAINS SHALL BE COVERED WITH RIGID EIGHT (8) INCH PVC C900 RISER PIPE, A ROUND G-8 TRAFFIC BOX, AND AN APPROVED VALVE. THE VALVE AND BOX ON INSTALLATIONS REFER TO APPROPRIATE STANDARD DRAWINGS OF THE DISTRICT'S STANDARD SPECIFICATIONS. ALL SERVICE VALVES SHALL BE COVERED WITH AN APPROVED CONCRETE METER BOX AND STEEL LID. SERVICE BOXES SHALL BE INSTALLED AT GRADE AND VISIBLE AFTER COMPLETION OF LANDSCAPE RESTORATION BY THE CONTRACTOR. MASTER VALVES NOT LOCATED IN PAVED AREAS SHALL HAVE A TWO FEET SQUARE CONCRETE PAD CONSTRUCTED AROUND EACH BOX.
 12. ALL FIRE HYDRANTS SHALL COMPLY WITH THE DISTRICT STANDARDS. FIRE HYDRANT VALVES SHALL BE ATTACHED WITH FLANGE TO THE BASE TEE ON THE SIDE FACING THE HYDRANT. THE CONTRACTOR SHALL PROVIDE THE FIRE DEPARTMENT WITH APPROVED FIRE HYDRANT STREET MARKERS.
 13. THE CONTRACTOR SHALL NOTIFY THE DISTRICT IMMEDIATELY IN WRITING OF ANY FIELD CHANGES IN THE APPROVED SET OF PLANS, THAT AFFECT PLACEMENT OR INSTALLATION OF WATER FACILITIES, AND SHALL OBTAIN WRITTEN APPROVAL FROM THE DISTRICT FOR SUCH CHANGES PRIOR TO CONSTRUCTION.
 14. IF AFTER FINAL INSPECTION, THE DISTRICT DETERMINES THAT THE JOB IS NOT COMPLETE, THE CONTRACTOR WILL HAVE 15 DAYS TO COMPLETE THE WORK TO THE DISTRICT'S SATISFACTION. THE CONTRACTOR MAY BE CHARGED FOR REINSPECTION. NORMALLY, THE NEW SERVICE(S) WILL BE LOCKED OFF AND WILL NOT BE AVAILABLE FOR USE UNTIL ALL DEFICIENCIES HAVE BEEN CORRECTED AND THE SYSTEM ACCEPTED BY THE DISTRICT.
 15. UPON COMPLETION OF WORK AND BEFORE PRELIMINARY DISTRICT ACCEPTANCE OF THE NEW SYSTEM, THE CONTRACTOR SHALL FURNISH TO THE DISTRICT ALL REQUIRED DOCUMENTATION, INCLUDING TWO FULL SIZE SETS (24" X 36") OF WATER PLANS AS-BUILT ON BOND PAPER AND ONE ELECTRONIC SET IN AUTOCAD (.DWG) OR PDF FORMAT VIA EMAIL.
 16. PRIOR TO SIGN THE CONTRACT, THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE YEAR AGAINST DAMAGE OR FAILURE FROM ANY CAUSE. IN ADDITION, CONTRACTOR SHALL POST A MAINTENANCE BOND AS PER THE DISTRICTS STANDARD SPECIFICATIONS.
 17. CONTRACTOR OR HIS/HER DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO THE PROPER REMOVAL AND DISPOSAL OF ANY PORTION OF EXISTING WATER FACILITIES INCLUDING ASBESTOS CONCRETE PIPE (ACP) REMOVED DURING THE COURSE OF CONSTRUCTION. DISTURBANCE OF ACP IS REGULATED UNDER CAL/OSHA REGULATORY SECTION 1528. CONTRACTOR MUST SUBMIT TO THE DISTRICT A CERTIFICATE OF DISPOSAL TO VERIFY THE WASTE WAS PROPERLY DISPOSED OF. ANY PORTION OF ACP TO BE ABANDONED IN PLACE MUST BE LEFT INTACT AND NON-FRIABLE.



VICINITY MAP

NO SCALE

INSTALLATION CHART (NEW OR UPGRADE)	
QUANTITY	DESCRIPTION
350± LF	8" C900 WATER MAIN (RELOCATION)
1 EA	6" FIRE SERVICE (NEW)
2 EA	6" FIRE HYDRANT (UPGRADE)
1 EA	4" FIRE SERVICE (UPGRADE)
2 EA	2" WATER SERVICE (RELOCATION)
1 EA	1.5" WATER SERVICE (UPGRADE)

RETIREMENT	
QUANTITY	DESCRIPTION
350± LF	6" AC
1 EACH	4" FIRE SERVICE
2 EACH	6" FIRE HYDRANT
2 EACH	1" WATER SERVICE
2 EACH	2" WATER SERVICE
1 EACH	1.5" WATER SERVICE

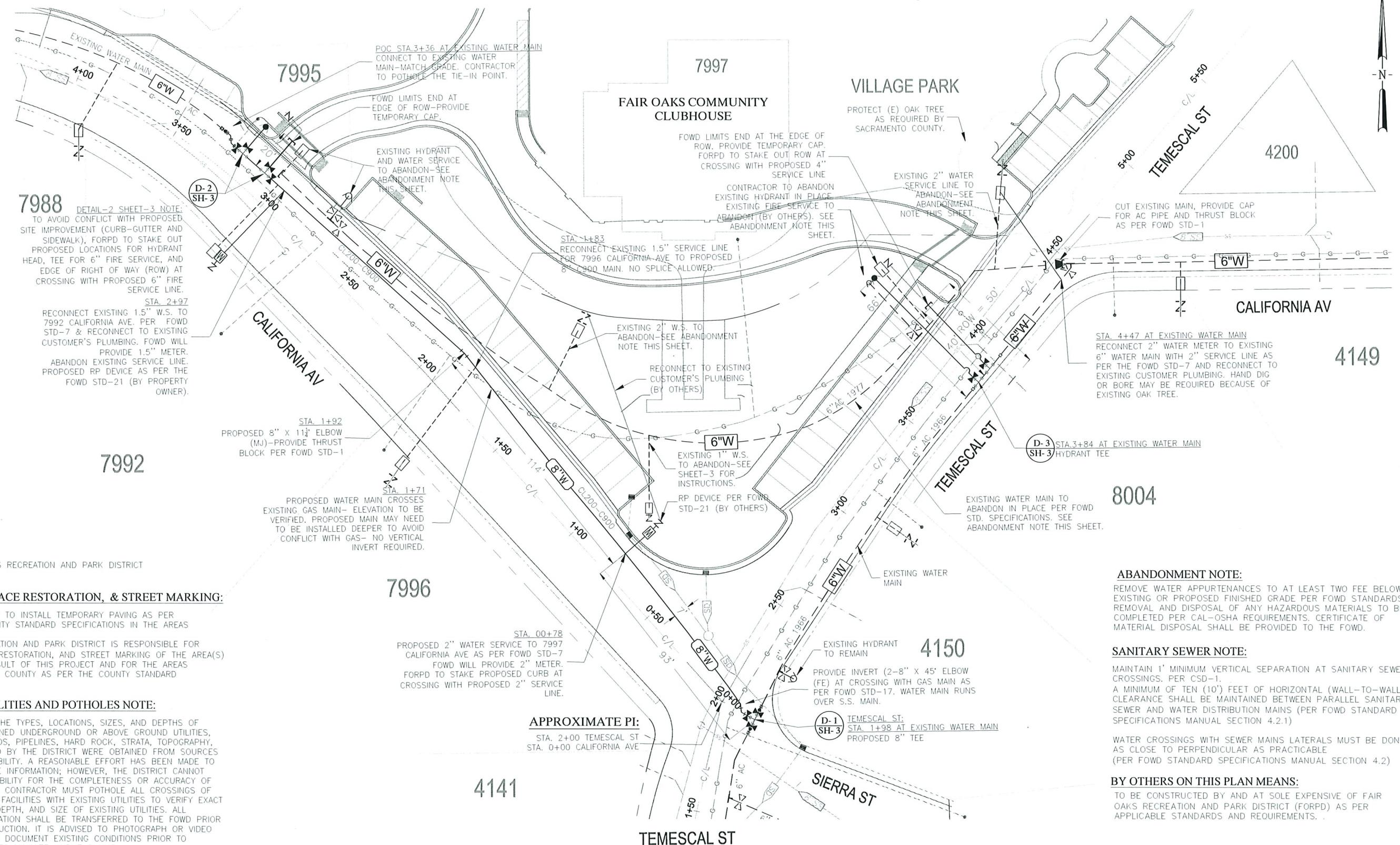
LIST OF DRAWINGS	
TITLE SHEET, PIPE QUANTITY, TYPE, GENERAL NOTES AND LIST OF DRAWINGS	SHEET 1/5
CALIFORNIA AVE PLAN AND TIE-IN DETAIL	SHEET 2/5
POINT OF CONNECTION (POC) DETAILS	SHEET 3/5
FOWD STANDARD DRAWINGS AND TIE-IN DETAIL	SHEET 4/5
EROSION AND SEDIMENT CONTROL PLAN	SHEET 5/5

DIRECTOR DIVISIONS (x)	
BOARD OF DIRECTORS	
RANDY MARX	PRESIDENT (4)
MICHAEL MCRAE	VICE PRESIDENT (2)
CHRISTIAN PETERSEN	DIRECTOR (1)
GARY PAGE	DIRECTOR (3)
MISHA SARKOVICH	DIRECTOR (5)

EDWARD R. CRAM, GENERAL MANAGER

APPROVED BY: _____

REVIEWED BY:	DATE:	DESIGNED BY: A.SHAFQAQ					FAIR OAKS WATER DISTIRCT 10326 FAIR OAKS BLVD, FAIR OAKS, CA 95628, (916) 967-5723	DATE: _____	DATE: _____		SHEET 1 OF 5 SHEETS
REVIEWED BY:	DATE:	DRAWN BY: A.SHAFQAQ					SCALE: _____	HORIZ: N/A	VERT: N/A		
REVIEWED BY:	DATE:	CHECKED BY: P.SIEBENSOHN					COVER SHEET	VER.: _____			PROJECT NUMBER C22TDCATS
REVIEWED BY:	DATE:	DATE: 04/06/2022	REV.	DATE	DESCRIPTION	APP.	CALIFORNIA AVE. WATER MAIN REPLACEMENT PLAN				



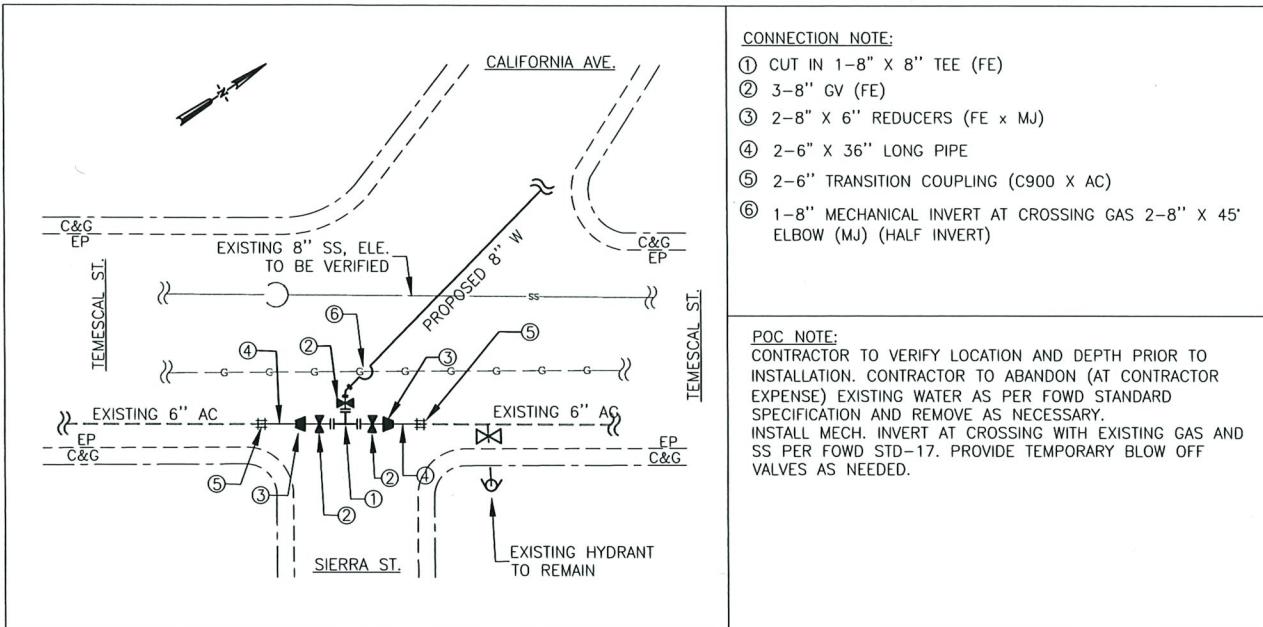
REVIEWED BY:	DATE:	DESIGNED BY:	A. SHAFAO			
REVIEWED BY:	DATE:	DRAWN BY:	A. SHAFAO			
REVIEWED BY:	DATE:	CHECKED BY:	P. SIEBENSOHN			
	04/06/2022	REV.	DATE	DESCRIPTION	APP.	

FAIR OAKS WATER DISTRICT
10326 FAIR OAKS BLVD, FAIR OAKS, CA 95628, (916) 967-5723
CALIFORNIA AVE. WATER MAIN REPLACEMENT PLAN
MAIN INSTALLATION DETAILS

DATE: _____
SCALE: _____
HORIZ: 1"=20'
VERT: N/A
VER.: _____

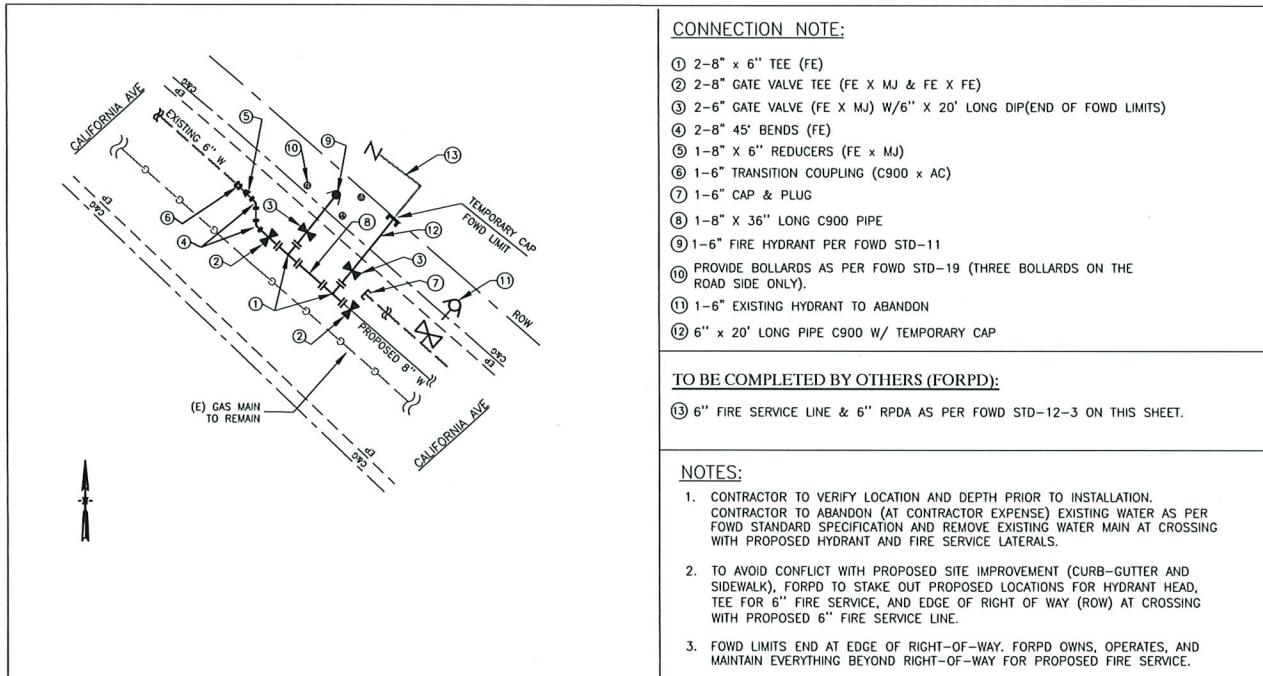
AGREEMENT PLAN
SHEET 2
OF 5 SHEETS
PROJECT NUMBER C22TDCATS
FAIR OAKS WATER DISTRICT

TEMESCAL ST. STA. 1+98 PROPOSED 8" WATER MAIN POC DETAIL TO (E) 6" AC



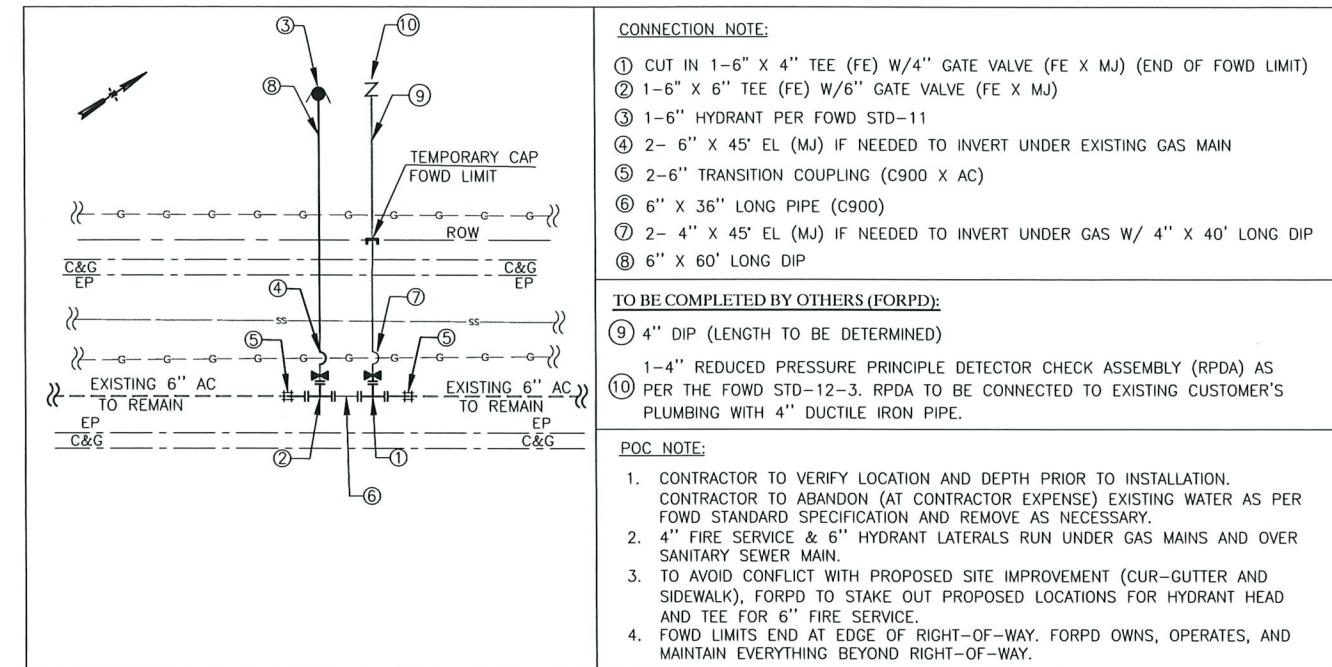
D-1 POC DETAIL
NTS

CALIFORNIA AVE: POC STA.3+36, PROPOSED HYDRANT AND FIRE SERVICE INSTALLATION DETAIL



D-2 POC DETAIL
NTS

TEMESCAL ST. HYDRANT TEE: STA.3+84 AT EXISTING WATER MAIN



D-3 POC DETAIL
NTS

FAIR OAKS WATER DISTRICT STANDARD SPECIFICATIONS:

SECTION 4.8. ABANDONMENT OF WATER FACILITIES

EXISTING WATER MAINS AND SERVICES SHALL BE ABANDONED IN PLACE UNLESS DIRECTED TO REMOVE BY THE DISTRICT OR OTHER AUTHORITY HAVING JURISDICTION. THE DETERMINING FACTORS FOR REMOVAL SHALL DEPEND ON THE CIRCUMSTANCES SURROUNDING THE MATERIAL TYPE, DEPTH AND POTENTIAL SAFETY HAZARDS INVOLVED. THE OPEN ENDS OF ABANDONED PIPE LEFT IN PLACE SHALL BE FILLED WITH CONCRETE TO PREVENT DRAINAGE THROUGH THE PIPE. VALVE BOXES SHALL BE REMOVED FROM SYSTEMS THAT ARE ABANDONED. IN ADDITION, ALL ABANDONED FITTINGS AND VALVES SHALL BE REMOVED FROM POINTS OF CONNECTION WITH WATER MAINS REMAINING IN SERVICE. TO ABANDON A WATER MAIN, A BLIND FLANGE SHALL BE ATTACHED TO THE CONNECTING TEE, WITH A BITUMASTIC COATING APPLIED FOR PROTECTION AND THEN WRAPPED THE FITTING(S) WITH A SIX (6) MIL POLYETHYLENE SHEETING. IF THE DISTRICT, AT ITS DISCRETION, DETERMINES THAT THE CONNECTING TEE IS IN POOR CONDITION, THE CONTRACTOR SHALL REMOVE AND REPLACE THE TEE WITH FLEXIBLE COUPLINGS AND AN APPROVED SEGMENT OF PIPE.

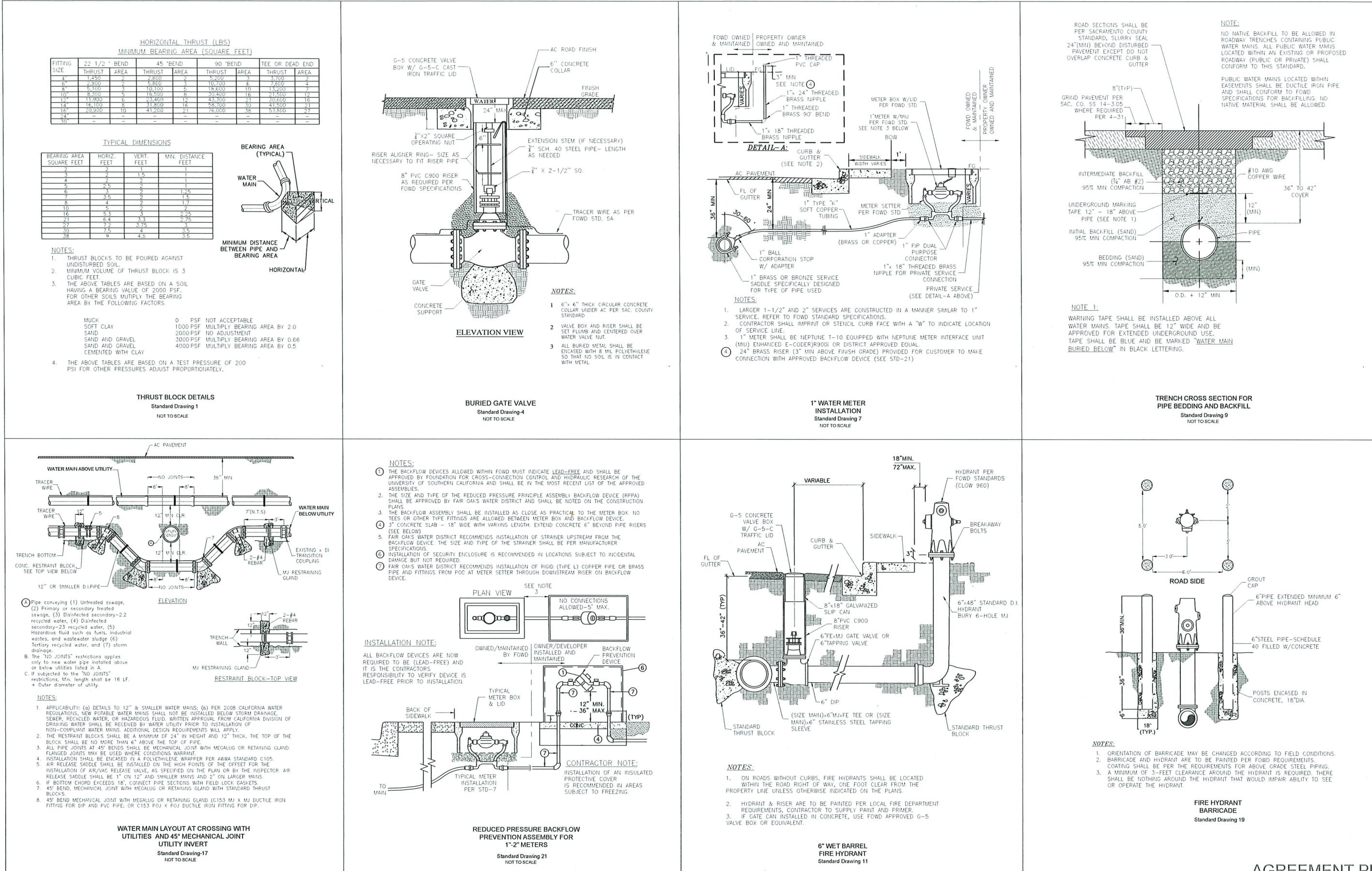
WHERE SERVICES TO BE ABANDONED ARE ATTACHED TO A WATER MAIN THAT WILL REMAIN IN SERVICE, THE EXISTING SERVICE SADDLE AND ATTACHMENTS SHALL BE REMOVED AND REPLACED WITH ALL-STAINLESS STEEL FULL CIRCLE REPAIR CLAMP (FORD FS SERIES OR APPROVED EQUAL).

AGREEMENT PLAN

REVIEWED BY:	DATE:	DESIGNED BY: A.SHAFAO		
REVIEWED BY:	DATE:	DRAWN BY: A.SHAFAO		
REVIEWED BY:	DATE:	CHECKED BY: P.SIEBENSOHN		

FAIR OAKS WATER DISTRICT
10326 FAIR OAKS BLVD, FAIR OAKS, CA 95628, (916) 967-5723
CALIFORNIA AVE. WATER MAIN REPLACEMENT PLAN
POINT OF CONNECTION DETAIL

DATE: _____	DATE: _____	SHEET 3
SCALE: _____	1"=40'	
HORIZ: _____	N/A	
VERT: _____		
VER.: _____		
OF 5 SHEETS		
PROJECT NUMBER		
C22TDCATS		



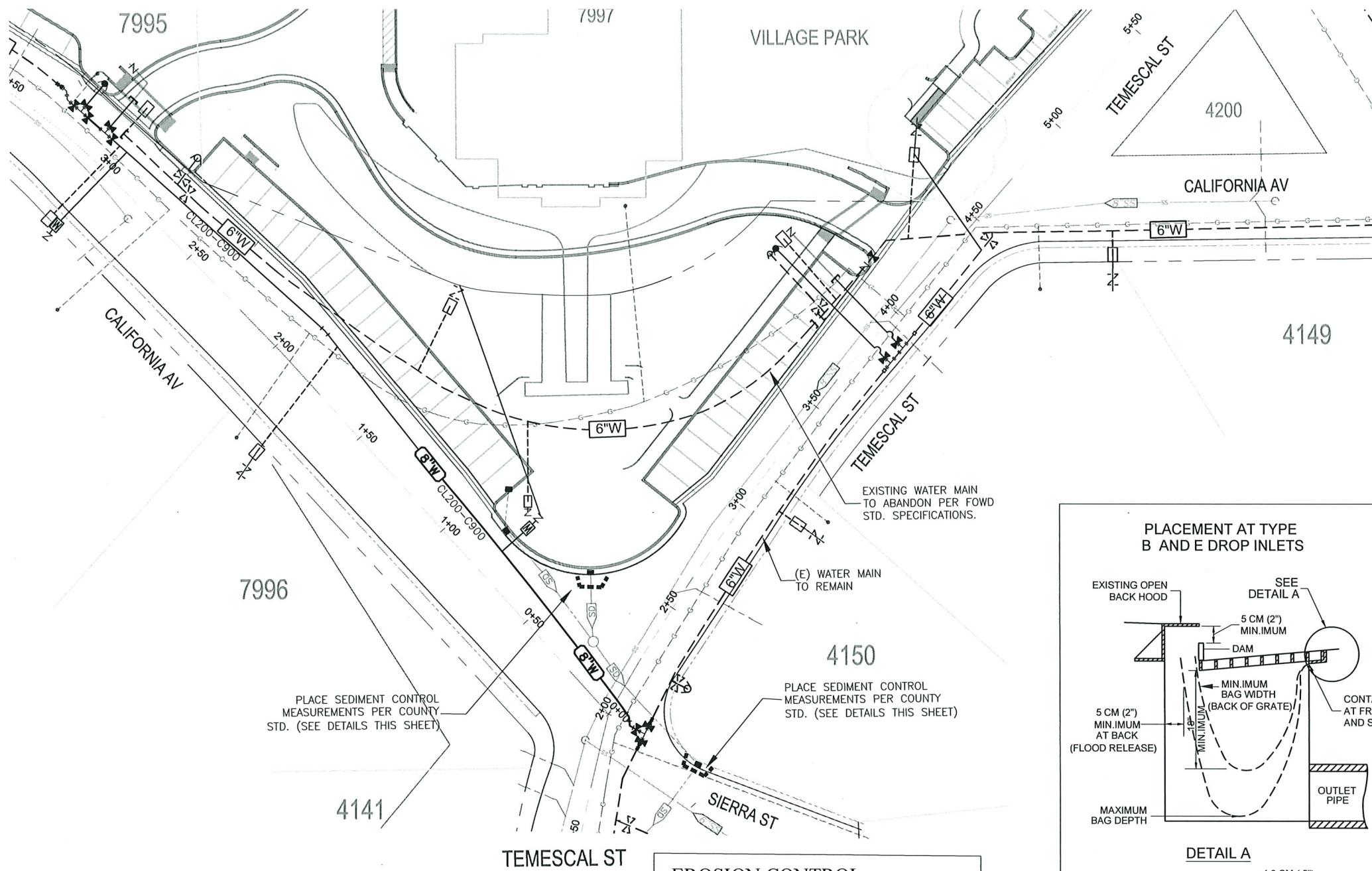
AGREEMENT PLAN

REVIEWED BY:	DATE:	DESIGNED BY: A.SHAFAQ	
REVIEWED BY:	DATE:	DRAWN BY: A.SHAFAQ	
REVIEWED BY:	DATE:	CHECKED BY: P.SIEBENSOHN	

FAIR OAKS WATER DISTRICT
10326 FAIR OAKS BLVD, FAIR OAKS, CA 95628, (916) 967-5723
CALIFORNIA AVE. WATER MAIN REPLACEMENT PLAN
STANDARD DRAWINGS AND POINT OF CONNECTION DETAIL

DATE: _____	DATE: _____
SCALE: N/A	SCALE: N/A
HORIZ: N/A	VERT: N/A

SHEET 4 OF 5 SHEETS PROJECT NUMBER C22TDCATS
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**EROSION/SEDIMENT CONTROL NOTE:**

PER SAC COUNTY WATER RESOURCES, SEE THIS SHEET FOR EROSION/SEDIMENT CONTROL MEASURES WITHIN PROJECT LIMITS.

STORM DRAIN NOTE:

DRAINAGE INFORMATION AS SHOWN ON THIS PLAN ARE FROM SACRAMENTO COUNTY DEPARTMENT OF WATER RESOURCES, DRAINAGE FACILITY MAP # 354-206, 354-209, 356-206, AND 356-209

PER SACRAMENTO COUNTY WATER RESOURCES: MAINTAIN 18" (INCHES) OF VERTICAL SEPARATION BETWEEN (E) STORM DRAIN AND (P) WATER MAIN AT ALL CROSSINGS (TYP).

MECHANICAL INVERTS FOR WATER MAINS SHALL BE INSTALLED PER FOWD STD-17 WITH 18" OF VERTICAL SEPARATION. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING (E) UTILITIES WERE OBTAINED FROM OUTSIDE AGENCY AS-BUILTS AND MAY VARY IN RELIABILITY. THE CONTRACTOR SHALL POTHOLE AT ALL UTILITY CROSSINGS TO DETERMINE THE ACTUAL LOCATIONS AND DEPTHS OF (E) UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL NOTIFY FAIR OAKS WATER DISTRICT INSPECTOR TO DETERMINE ANY POSSIBLE CONFLICTS WITH INSTALLATION OF WATER MAIN AND APPURTENANCES. (TYP)

EROSION CONTROL**SEDIMENT BMP****COUNTY NOTE:**

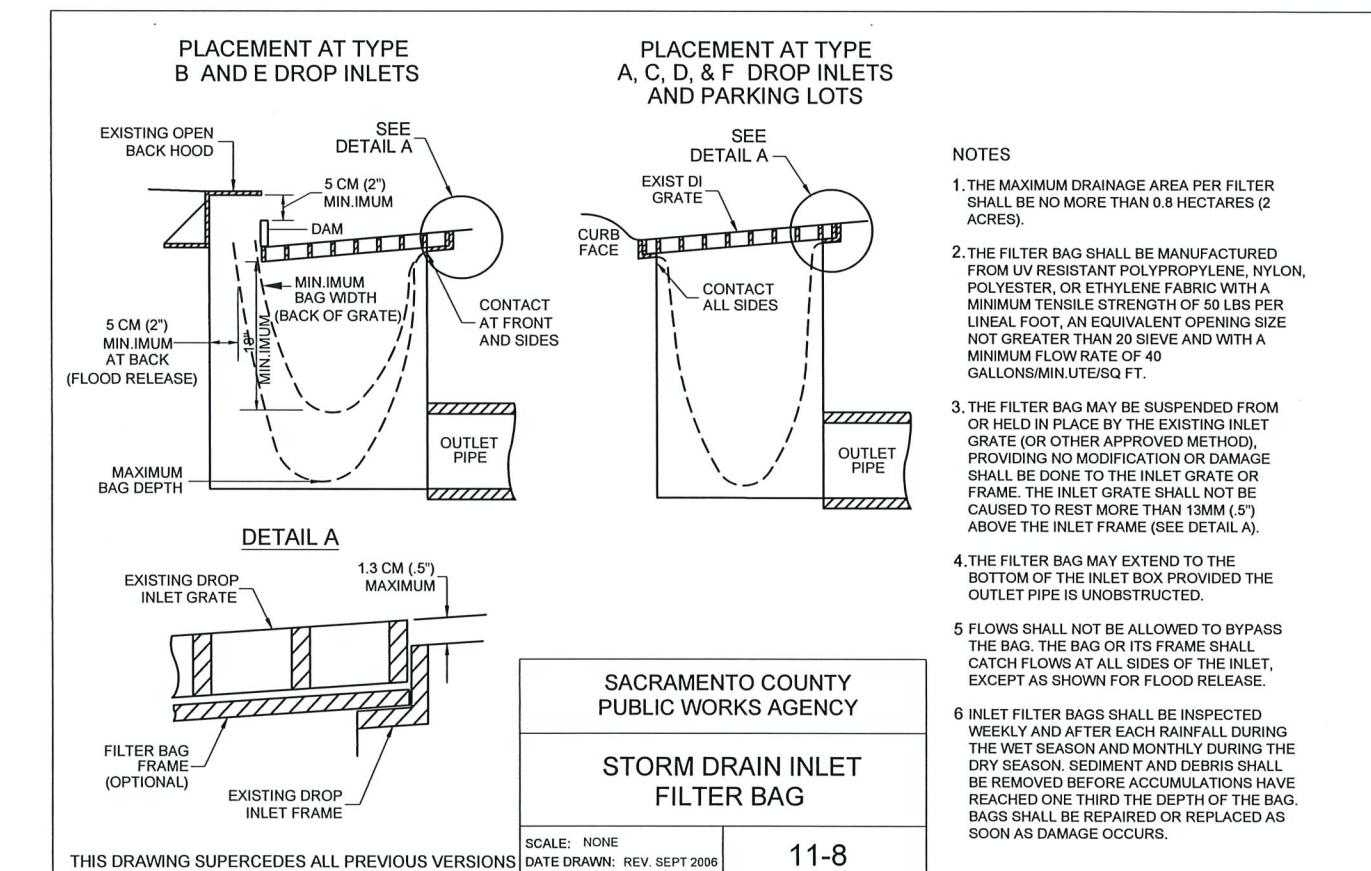
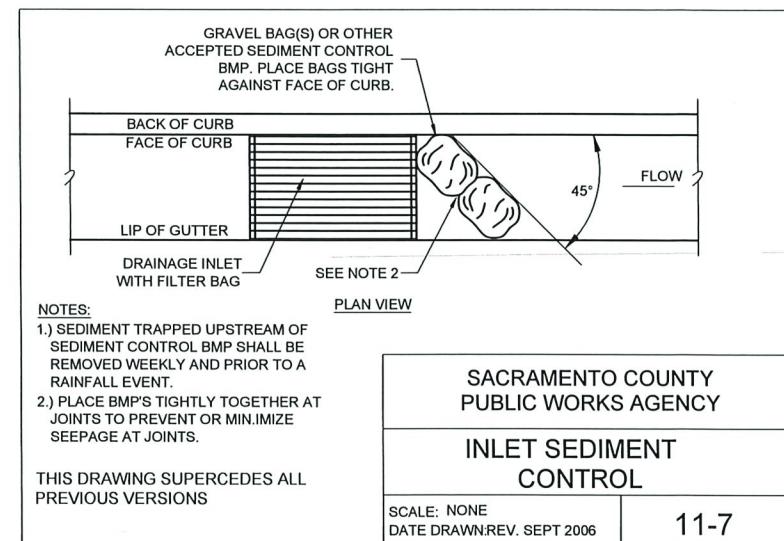
SEE COUNTY DRAINAGE FACILITY MAP 354-206, 354-209, 356-206, AND 356-209 FOR LOCATIONS

EROSION/SEDIMENT CONTROL

PER SACRAMENTO COUNTY WATER RESOURCES: EROSION/SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN DRAIN INLETS WITHIN THE PROJECT AREA PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.

EROSION/SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITY AND DURING PERIODS OF RAIN.

SEE ABOVE FOR PLACEMENT AND LOCATIONS. COUNTY DRAINAGE FACILITY MAP 354-206, 354-209, 356-206, AND 356-209



REVIEWED BY:	DATE:	DESIGNED BY: A.SHAFQAQ		
REVIEWED BY:	DATE:	DRAWN BY: A.SHAFQAQ		
REVIEWED BY:	DATE:	CHECKED BY: P.SIEBENSOHN		

FAIR OAKS WATER DISTRICT
10326 FAIR OAKS BLVD, FAIR OAKS, CA 95628, (916) 967-5723
CALIFORNIA AVE. WATER MAIN REPLACEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

DATE: 04/06/2021
SCALE: 1\"/>=60'
HORIZ: N/A
VERT: N/A
VER.:
REV.:



SHEET 5
OF 5 SHEETS
PROJECT NUMBER C22TDCATS

AGREEMENT PLAN

EXHIBIT C

**Cost Estimate for the Installation and Abandonment of Public Water Facilities In
Accordance with this Agreement**

EXHIBIT C - Time and Material Construction Cost Estimate (In-house Project) - 2021

Date	8/26/2021- Rev. 01/26/2022	Expires:	Rev: 1	
Job Location	California Ave. x Temescal St.			
Description of the work to be done		Plan Attached	YES	
Upgrade of water facilities				
Labor				
	Service Personnel in Hours	Rate per Hour	Cost	
Ops. Superintendent	22	\$95.00	\$2,090.00	
Associate Engineer	80	\$84.00	\$6,720.00	
Construction Inspector	2	\$71.00	\$142.00	
Ops. Supervisor	46	\$84.00	\$3,864.00	
Water Quality Tech	3	\$71.00	\$213.00	
Distribution System Operator III	184	\$57.00	\$10,488.00	
Distribution System Operator II	184	\$57.00	\$10,488.00	
Distribution System Operator I	500	\$57.00	\$28,500.00	
Contingency			\$3,125.00	
Subtotal Labor			\$65,630.00	
Equipment				
	Service Equipment in Hours	Rate per Hour	Cost	
Utility Truck	168	\$47.00	\$7,896.00	
Dump Truck	168	\$27.00	\$4,536.00	
Backhoe	168	\$40.00	\$6,720.00	
Transportation (Pickup)	88	\$15.00	\$1,320.00	
Vacum Excavator	40	\$42.00	\$1,680.00	
Other: Whacker/Tamper	40	\$5.00	\$200.00	
Contingency			\$1,118.00	
Subtotal Equipment			\$23,470.00	
Materials				
	Type	Quantity	Unit Price	Cost
Aggregate Base	per ton	70	\$22.00	\$1,540.00
Sand	per ton	90	\$22.00	\$1,980.00
Cutback	per ton	36	\$96.50	\$3,474.00
Spoils Removal (contracted rates)	Hour	30	\$90.00	\$2,700.00
Paving Cost (based on current contract) and open trench	\$12 per sq. ft.	0	\$12.00	\$0.00
Concrete				
Finish		0		\$0.00
Sack		8	\$20.00	\$80.00
Additional Fees				
Environmental Fee	per load	16	\$5.50	\$88.00

	Type	Quantity	Unit Price	Cost
County Spoils (Landfill recovery fee)	per ton	165	\$15.00	\$2,475.00
County Compaction Lab Test	per hour (Sac. County)	2	\$115.11	\$230.22
Chemicals/ Laboratory Services				
Coliform Bacteria	ea	2	\$170.00	\$340.00
PH & Temperature		0		\$0.00
VOC & SOC		0		\$0.00
Sodium Hypochlorite		0		\$0.00
Calcium Hypochlorite		0		\$0.00
Other: Backflow Device Testing	ea	4	\$125.00	\$500.00
8" Main & Tie-ins				
6" Flex Coupling (C900 x AC)	ea	3	\$148.00	\$444.00
8" Gate Valve (FL x FL)	ea	5	\$991.20	\$4,956.00
8" X 8" Tee (FL x FL)	ea	1	\$233.55	\$233.55
8" C900 PVC Pipe	ft	350	\$19.79	\$6,926.50
8" x 6" Reducer	ea	3	\$337.10	\$1,011.30
6" x 36" Spool	ea	1	\$290.43	\$290.43
8" C900 Mega Lug	ea	9	\$81.24	\$731.16
8" x 45 degree El	ea	6	\$266.31	\$1,597.86
Hydrant				
8" x 6" Tee (FL x MJ)	ea	1	\$241.00	\$241.00
6" Gate Valve (FL x MJ)	ea	1	\$611.69	\$611.69
6" x 24" L Spool	ea	1	\$200.00	\$200.00
6" Megalug	ea	2	\$52.10	\$104.20
6" C900 Pipe	ft	20	\$16.64	\$332.88
Hydrant Burry	ea	1	\$365.59	\$365.59
Bolt set (Hydrant breakaway)		1	\$5.62	\$5.62
6" Gaskets		2	\$22.86	\$45.72
6" hydrant head	ea	1	\$2,787.77	\$2,787.77
Breakawy Bolts				
6" Fire Service Service				
8" x 6" Tee (FL)	ea	1	\$259.00	\$259.00
6" Gate Valve (FL x MJ)	ea	1	\$338.00	\$338.00
6" Megalug	ea	2	\$29.00	\$58.00
6" C900 Pipe	ft	20	\$16.64	\$332.88
6" Backflow Device				
6" Gate Valve (FL x MJ)		1	\$259.00	\$259.00
6" DIP		20	\$22.81	\$456.20
6" X 90° EL		4	\$187.28	\$749.12
6" Double Check Detector Assembly		1	\$8,905.00	\$8,905.00
6" Megalug		6	\$29.00	\$174.00
1" Service				
1" X 8" Saddle - C900	ea	2	\$70.00	\$140.00
1" Corp Stop	ea	2	\$69.00	\$138.00
1" Copper Tube	ft	25	\$10.00	\$250.00
1" Compression Fitting (FIP x MIP) Com	ea	2	\$20.25	\$40.50
1" Brass ell 90° Bend	ea	2	\$5.84	\$11.68
1" x 24'L Brass Nipple	ea	2	\$35.89	\$71.78
1" Meter Setter	ea	1	\$252.00	\$252.00

	Type	Quantity	Unit Price	Cost
Meter Box (B16)	ea	1	\$37.98	\$37.98
Box Lid (Steel)	ea	1	\$147.97	\$147.97
2" Service				
2' X 8" Saddle - C900	ea	2	\$119.00	\$238.00
2" Corp Stop	ea	2	\$158.00	\$316.00
2" Copper Tube	ft	125	\$15.00	\$1,875.00
2" Compression Fitting (FIP x MIP) Com	ea	2	\$61.00	\$122.00
2" Brass ell 90° Bend	ea	2	\$29.00	\$58.00
2" x 24"L Brass Nipple	ea	4	\$68.00	\$272.00
2" Meter Setter	ea	2	\$865.00	\$1,730.00
Meter Box (B30)	ea	2	\$33.00	\$66.00
Box Lid (Steel)	ea	2	\$116.00	\$232.00
Miscellaneous Service Line Parts				
12" Caution Tape	Roll	1	\$32.01	\$32.01
Tracer Wire	Roll	1	\$169.00	\$169.00
Boxes				
**Traffic Areas		0		\$0.00
G5 Box		7	\$37.87	\$265.09
G5 Lid		7	\$27.90	\$195.30
Contingency				\$2,624.00
Subtotal Material				\$55,108.00
7.75 % Material Tax				\$4,270.87
Subtotal Material With Tax				\$65,316.76
Miscellaneous				
Traffic Control		20	\$2,500.00	\$50,000.00
Encroachment Permit		0	\$365.75	\$0.00
County Inspection (CMID)		3	\$135.00	\$405.00
Light Board			\$23.00	\$0.00
Shoring			\$300.00	\$0.00
Flagging		0	\$35.00	\$0.00
Subtotal Miscellaneous with 5% contingency				\$52,925.25
Total Estimated Cost				\$207,342.01

EXHIBIT D
Form of Easement Agreement

RECORDING REQUESTED BY AND)
WHEN RECORDED RETURN TO:)
)
Fair Oaks Water District)
10326 Fair Oaks Blvd.)
Fair Oaks, CA 95628)
)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

[Conveyance to local government agency -- exempt from recording fees (Government Code sections 6103 & 27383)]

EASEMENT AGREEMENT

THIS AGREEMENT, dated as of _____, 20____, is entered into by and between Fair Oaks Recreation and Park District, a local government agency ("Park District"), and Fair Oaks Water District, a local government agency ("Water District"), who agree as follows:

1. Recitals. This Agreement is made with reference to the following background recitals:

1.1. Park District is the fee owner of that certain parcel of land comprised of approximately _____ acres (known as Phoenix Park) located in the County of Sacramento, State of California, which is more particularly shown on the attached Exhibit A ("Phoenix Park").

1.2. Park District and Water District have entered into the Water Pipeline Relocation and Well Site Conveyance Agreement dated _____, 2021 (the "Agreement"). The Agreement provides for Park District to convey a certain easement in Phoenix Park to Water District in exchange for Water District's agreement to relocate a certain water pipeline and abandon its interests in a public utility easement.

1.3. Water District desires to acquire an easement in Phoenix Park for the future installation and operation of a water well (including pump and wellhead treatment equipment) and an associated pipeline to connect the well to the existing water distribution system.

1.4. Water District has relocated the water pipeline and abandoned its interests in the public utility easement in accordance with the terms of the Agreement. Park District and Water District have agreed upon the location of the easement and they have cooperated on the preparation of an easement plat and description (which are incorporated as Exhibits B and C). Park District therefore is ready to convey an easement to Water District (as contemplated by the Agreement) for the installation and operation of a water well, underground water pipeline, and related facilities, together with access to and from the facilities, on and subject to the terms and conditions of this Agreement.

2. Grant of Easement

2.1. Permanent Easement. Park District hereby grants to Water District a nonexclusive permanent easement in gross in, over, under, and across Phoenix Park in the easement area depicted and described on the attached Exhibit B and Exhibit C (the “**Easement Area**”), for the survey, installation, construction, excavation, use, operation, maintenance, repair, inspection, and replacement of a water well (including pump and wellhead treatment equipment), fencing, underground water pipeline, and related valves, fittings, facilities, and appurtenances (the “**Easement**”)

2.2. Access. The Easement shall include the right to ingress to and egress from the Easement Area to and from public roads for such purposes. Access to and from public roads shall be along such roads as may exist from time to time in Phoenix Park, and such other locations as Park District may designate from time to time. Park District shall have the right to erect, maintain, repair, and replace gates across all access points to and within the Phoenix Park, as Park District may determine in its discretion. Park District shall furnish Water District with keys to all gates that would otherwise restrict Water District’s access pursuant to this section.

2.3. Other Rights. Water District shall have the right to use the Easement at any time without prior notice to Park District, as may be necessary or convenient for the authorized purposes; except, however, that Water District shall provide 15-day advance written notice to Park District prior to beginning any on-site construction work. The rights under this Agreement may be exercised by Water District and any of its employees, officers, agents, or Agreementors for all authorized purposes. The Easement includes the rights to (a) temporarily use Park District’s lands contiguous to the Easement Area as may be necessary during construction-related activities, (b) undertake all necessary or appropriate actions to trim, cut down, clear away, or remove any tree limbs, brush, roots, or other vegetation that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement Area or pose a hazard to Water District facilities, employees, or Agreementors, and (c) mark the location of the underground pipeline by suitable markers set and maintained on the land surface above the utility line (however, any such markers shall be set in such a location as to not interfere with athletic field use).

2.4. Reserved Rights. Subject to the terms and provisions of this Agreement, Park District reserves the right to conduct all activities in Phoenix Park and to make such other uses of the Easement Area as do not unreasonably interfere with the Easement.

3. Water District Obligations

3.1. Upkeep. Upon commencing any work within the Easement Area, Water District shall keep the Easement Area, well, pipeline, and related improvements in good condition and repair at all times for the duration of this Agreement.

3.2. Diligent Construction. Any work performed by or on behalf of Water District pursuant to this Agreement shall be diligently performed and completed in a good and workmanlike, lien-free, and defect-free manner, and in compliance with all applicable federal, state, and local laws, regulations, and permit requirements. Once such work is commenced it shall be diligently prosecuted through completion.

3.3. Indemnification. Water District shall indemnify, protect, defend, and hold harmless Park District from and against any and all liabilities, liens, demands, suits, losses, damages, causes of action, injuries, claims, costs and expenses (including, without limitation, reasonable attorney fees and costs) (collectively, "Claims") arising from or caused by Water District's entry upon Phoenix Park or the exercise of Water District's rights under this Agreement; provided, that the foregoing indemnity shall not apply to any loss or damage caused by the sole negligence, active negligence, or willful misconduct of Park District or to any preexisting conditions uncovered by Water District.

4. Park District Obligations. Park District shall not at any time (a) grant to any third party any easement over, under, upon, across or through the Easement Area that would interfere with Water District's use of the Easement, (b) undertake or permit any activities that would preclude use of the Easement Area by Water District, or (c) disturb any well, pipeline, valve, fitting, facility, or appurtenance that Water District may construct or install within the Easement Area. Park District shall not construct any building, fence, or structure, conduct any excavation, grading, drilling, tree planting, or other ground-surface alteration, or install any other pipelines or underground utilities on or within the Easement Area without the prior written consent of Water District, which consent will not be withheld unreasonably.

5. General Provisions

5.1. Duration. This Agreement shall remain in full force and effect in perpetuity or until Water District records a written notice of abandonment.

5.2. Successors. This Agreement and the Easement shall run with the Phoenix Park real property and shall benefit and burden Park District and its successors in interest and Water District and its assigns and successors in interest.

5.3. Entire Agreement. The parties intend this document to be the sole, final, complete, exclusive and integrated expression and statement of the terms of their Agreement concerning the subject matter of this document. This Agreement supersedes all prior oral or written negotiations, representations, Agreements, or other documents that may be related to the subject matter of this Agreement, except those other documents that may be expressly referenced in this Agreement.

5.4. Construction and Interpretation. The parties acknowledge that this Agreement has been arrived at through negotiation, and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party will not apply in construing or interpreting this Agreement.

5.5. Further Assurances. The parties, in order to carry out and give full effect to this Agreement, each shall use all reasonable efforts to provide such information, execute and deliver such further instruments and documents, and take such actions as may be reasonably requested by the other party, so long as not inconsistent with the provisions of this Agreement and not involving the assumption of obligations or liabilities different from, in excess of, or in addition to those expressly provided for in this Agreement.

5.6. Amendment. This Agreement may be modified or amended only by a subsequent written agreement approved and executed by both parties.

FAIR OAKS RECREATION AND PARK
DISTRICT

Date: _____

By: _____
Michael Aho
District Administrator

FAIR OAKS WATER DISTRICT

Date: _____

By: _____
Thomas Gray
General Manager

[All Signatures To Be Notarized]

Exhibits

Exhibit A – Drawing or depiction of Phoenix Park

Exhibit B - Drawing or depiction of Easement Area

Exhibit C - Description of Easement Area

Attachment B

MEMORANDUM



To: Tom R. Gray, General Manager

From: Blake Chetcuti, Engineer

Date: 3/20/24

Subject: Response to FORPD – California Avenue Main Replacement

Hi Tom,

This memo contains a response to the request for documentation sent by Mike Aho on March 14th, 2024. Mike had several inquiries regarding the construction contract with C.E. Cox as it relates to the water main relocation at California Avenue and Temescal Street. These are outlined as items 1 – 5 below. Per Mike, the information that is presented herein will be shared with the FORPD Board.

1. Provide C.E. Cox's contract and scope.

C.E. Cox prepared a bid in the amount of \$233,250 that was accepted and bonded by FOWD on May 16th, 2022. The scope of work was to replace 350 linear feet of water main on California Avenue adjacent to the Fair Oaks Village Park. Included with this memo is the Request for Bid, Bid Bond, and Bid Set Plans as attachments A, B, and C, respectively.

2. Provide any and all change orders issued to C.E. Cox's contract.

Two change orders were issued by C.E. Cox during the project. Change order #1 was to extend the water main relocation by an additional 240 feet to Fair Oaks Boulevard. As part of this work, a hydrant was relocated to avoid conflict with the proposed Village Park site improvements and a 2-inch irrigation service was abandoned at the FORPD's direction. The total cost of improvements for change order #1 was \$110,000. Change order #2 was to upgrade the service line for the Fair Oaks Brew Pub (7988 California Avenue) and to install backflow devices for the Brew Pub and Slocum House (7992 California Avenue). These changes were requested and paid for by the owner, Gary Juels, at a total cost of \$6,000. Included with this memo is Change Order #1, Change Order #2, and the Revised Construction Plan Set as attachments D, E, and F, respectively.

3. Provide all billings (including schedule of values) which document the amounts paid to C.E. Cox.

A total of \$343,321.67 was paid to C.E. Cox for the project. This amount was charged over three separate invoices and includes change orders #1 and #2. The \$6,000 charge for

change order #2 was removed from the initial total, bringing the final construction cost of the project to \$337,321.67. It should be noted that each invoice reflects a 10% retention charge that is accounted for in the subtotal and was ultimately paid for once the project was completed. An excel spreadsheet showing the summary of all charges has also been submitted for clarity.

Included with this memo is Invoice #1, Invoice #2, Invoice #3, and the Payment Summary as attachments G, H, I, and J, respectively.

4. Provide a breakdown/detail of FOWD labor (\$26,274) and parts (\$2,956).

The total labor charges for the project are \$26,274.54. This accounts for FOWD staff time to draft the improvement plans, hold design review meetings, process bid documents, review and approve submittals, and perform other administrative duties. A portion of staff labor is also dedicated to making field visits and preparing inspection reports in addition to final as-built drawings.

The total parts charges for the project are \$2,956.04. This includes the purchase of two 1.5-inch backflow devices that were supplied to the contractor at a cost of \$1,903.12. Upon further review, it was discovered that the backflow purchases were associated with change order #2 and therefore should not be paid for by the FORPD. This is stated in further detail in the Summary of Recommendations at the end of this report. The remaining charges of \$1,052.92 are a result of miscellaneous FOWD inventory items supplied to the contractor. Included with this memo is a Project Charges Summary and Material Charges Summary as attachments K and L, respectively.

5. Provide a narrative which explains why the project costs (\$367,787) exceed the Engineer's Estimate (\$207,342).

During the course of construction, two change orders were carried out that modified the original scope of work. Change order #1 extended the main relocation by 240 ft to Fair Oaks Boulevard at a cost of \$110,000. As part of this extension, a hydrant was relocated and a 2-inch service was abandoned at the west end of Village Park to the benefit of the FORPD. Change order #2 called for two service upgrades at a cost of \$6,000 and was requested and paid for by Gary Juels, a neighboring business owner, and not included in the costs for FORPD.

Fair Oaks Water District made the decision to proceed with the main extension as it presented a unique opportunity to accommodate requests from both the FORPD and a neighboring customer, while offering significant savings on mobilization, paving, and design costs by completing the work in conjunction with the existing main relocation project that was already being required for FORPD.

It could be further noted that FOWD's staff time for providing two fire flow tests and letters, application and plan check fees, construction inspection, and multiple meetings and oversight on the FORPD's project has been waived. The application, plan check, and fire flows alone have an estimate cost of \$3,950.

Summary of Recommendations

The Fair Oaks Recreation and Park District signed an agreement with Fair Oaks Water District on April 20, 2022, which states that any cost exceeding the Engineer's Estimate plus a twenty-five percent contingency will be paid for by the Park District. The total cost of the project was \$365,884.13 including labor, parts, and other miscellaneous items. This amount exceeds the Engineer's Estimate and Contingency cost of \$259,177.51 by a margin of \$106,706.62. While auditing the charges, it was discovered that \$1,903.12 in FOWD-supplied parts associated with change order #2 were included in the original reported total by mistake. As a result, the cost margin and total invoice to be paid by the FORPD was revised. Below is a detailed breakdown of all charges.

Contractor Payments	\$337,321.67
FOWD Labor	\$26,274.54
Water Sampling Lab Costs	\$224.00
Permits	\$470.25
Material Disposal Fees	\$540.75
<u>Parts from FOWD Inventory</u>	<u>\$1,052.92 (revised)</u>
Total	\$365,884.13

Engineer's Estimate	\$207,342.01
<u>25% Contingency</u>	<u>\$51,835.50</u>
Total	\$259,177.51

Revised FORPD Invoice Total	\$106,706.62
------------------------------------	---------------------

List of Attachments

- A: Request for Bid**
- B: Bid Bond**
- C: Bid Set Plans**
- D: Change Order #1**
- E: Change Order #2**
- F: Revised Construction Plan Set**
- G: Invoice #1**
- H: Invoice #2**
- I: Invoice #3**
- J: Payment Summary**
- K: Project Charges Summary**
- L: Material Charges Summary**