

**STAFF REPORT**

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: MATTHEW BRONSON, CITY MANAGER**  
**GREG RAY, PUBLIC WORKS DIRECTOR/CITY ENGINEER**  
**BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: CONSIDERATION OF FINANCIAL ASSISTANCE FOR HOTEL PROJECT AT 950 EL CAMINO REAL**

---

**BACKGROUND**

Urban Commons is the developer of the 132-room hotel project located at 950 El Camino Real. The project is an important economic development project and is consistent with one of the Council's adopted FY 17 Goals of strengthening the city's economic base and increasing revenues. The building permit for the project is ready for issuance upon payment of building permit fees. The public improvement plans and on-site improvement plans are also ready for approval. Urban Commons has secured financing for the project and indicated that construction is scheduled to begin this month.

The project site is a unique situation such that existing city water and sewer connections are a significant distance from the site. In order to deliver city sewer and water services to the site, the developer will construct a city waterline along El Camino Real to Oak Park Boulevard and a private sewer force main from the project site to the city's Lift Station at Nacimiento Avenue. As a result, the developer will incur substantial infrastructure costs associated with connecting to city sewer and water services.

In November 2015, the Council authorized entering into an Agreement with Urban Commons to defer approximately \$195,000 in Sewer Development Impact Fees (DIF) over a 15 year period. The Sewer DIF was based on a Sewer Study that calculated the fairshare costs for Urban Commons based on the project's wastewater impact on downstream sewer mains. These Sewer DIFs are in addition to the regular Sewer DIFs paid by all new development.

In June 2016, the Council authorized a change order for \$190,000 on the Oak Park Boulevard paving project to install approximately 400 linear feet of water main, which was a portion of the water main to be constructed by Urban Commons. The change order was funded by General Fund Reserves. As a result of unexpected issues, the current construction cost is approximately \$300,000 as further described in the next section.

---

**APPROVED FOR FORWARDING**



**MATTHEW BRONSON**  
**CITY MANAGER**

**Please Review for the Possibility of a Potential Conflict of Interest:**

- None Identified by Staff     Bright  
 Shoals     Nicolls  
 Lee     Shah

**Meeting Date: October 3, 2016**

**Agenda Item No. 10**

The City has received a letter from Urban Commons requesting financial assistance from the City to assist with the high costs associated with installing water and sewer mains to serve the site. The purpose of this agenda item is for the Council to consider the request for assistance by Urban Commons and provide direction to staff.

## **DISCUSSION**

The 132-room hotel project is a key economic development project and will be beneficial in broadening the city's tax base. In order to assist Urban Commons in addressing the significant infrastructure costs for the project, the Council has already agreed to allow Urban Commons to pay \$195,000 in Sewer DIFs over a 15 year period. The payments are subject to an interest rate equal to the State's Local Agency Investment Fund (LAIF) plus two percent, which currently is 2.55%.

In June 2016, the Council authorized a change order on the Oak Park Boulevard paving project to install approximately 400 linear feet of water main at the intersection of Oak Park Boulevard and El Camino Real. This portion of the water main was originally to be constructed by Urban Commons. However, based on delays in obtaining financing, Urban Commons was unable to start the water main construction prior to the city's Oak Park Boulevard repaving project. In order to avoid trenching in the newly paved street, the Council approved a change order for \$190,000 paid from General Fund Reserves for the water main installation.

Preliminary work necessary for construction of the water main began in September 2016. After this work began, it was discovered that the original change order did not include repaving the street as the contractor assumed that was being completed by Urban Commons instead of the city. In addition, the contractor encountered unanticipated field conditions that added considerable costs because portions of the existing water main near the point of connection for the new water main were encased in concrete. As a result of these issues, the total cost is currently estimated to be \$300,000 and staff has authorized this work given the timing of completing this project. Once the final costs are known, staff will bring an item back to the Council to fund this additional cost of \$110,000 from General Fund Reserves unless otherwise directed by Council.

### **Financial Assistance**

The project is an important economic development project and is consistent with one of the Council's adopted FY 17 Goals of strengthening the city's economic base and increasing revenues. The Council does not currently have an adopted policy on when to provide financial assistance to private developers, how to determine the appropriate amount of City assistance, or whether to hire a financial consultant to review a project proforma to determine the appropriate amount of City financial assistance to be considered.

If the Council determines that it wants to provide financial assistance, the Council should consider whether it is offered in the form of incurring upfront costs as part of infrastructure construction, over time in the form of deferring the payment of fees and/or taxes, or reimbursement to a developer over time for the construction of public infrastructure. If the financial assistance is either City funding for installing infrastructure or reimbursing the developer for infrastructure it installs, these scenarios require the City to pay for these costs. These upfront costs could be funded by the General Fund operating budget and/or General Fund Reserves, which has an available balance of approximately \$350,000 in excess of the 20% minimum fund balance established by Council policy. Any costs funded in the General Fund operating budget would need to have offsetting expenditure reductions to retain a

balanced budget for FY 17. Use of General Fund Reserves for this work would limit funding availability for other projects or needs. For short-term funding, the Council could borrow funding from the City's Wastewater fund. The current fund balance is approximately \$2,400,000, which includes the current five year loan for the construction of the City broadband project.

If the city is collecting a Development Impact Fee (DIF) from the developer for the construction of an identified public water and/or sewer infrastructure project, or the Council determines that the improvements have a public benefit, then Water or Sewer Development Impacts Fees (DIFs) can fund the construction. The Council could also elect to borrow funds from the Sewer Operations Fund for a short-term loan if there is an identified source of repayment.

Another form of financial assistance is for the Council to defer the payment of DIFs, which allows the developer to pay the City the required fee over a defined time period. This reduces the developer's upfront costs by spreading the cost over several years. This is also beneficial for the developer because cash flows are typically lower in the first few years of operations. The Council has already agreed to allow Urban Commons to pay \$195,000 in Sewer DIFs over 15 years for the project's fairshare of downstream sewer main capacity impacts.

As another option, the Council could elect to defer the payment of Transient Occupancy Tax (TOT) by the developer to the City. The project is estimated to generate approximately \$350,000 annually in Transient Occupancy Tax (TOT) revenues for the City in the first year of operations and increasing to approximately \$450,000 in year five based on projections from Urban Commons (reference Attachment 2). State law prohibits the City from waiving TOT, but the Council may have the option of indexing the TOT as part of an agreement that would allow the city to reimburse Urban Commons for public infrastructure costs if a certain level of TOT is collected.

Urban Commons is requesting the City consider four forms of financial assistance as referenced in the letter shown as Attachment 1.

#### 1. Shared Costs of Water Main

The cost of the public water main installation from the site to Oak Park Boulevard and a short section on North 12<sup>th</sup> Street is \$1,380,000 based on a bid received by Urban Commons (reference Attachment 3). However, the bid was not based on prevailing wage rates, therefore, the cost could be 10-20% higher.

Urban Commons is requesting reimbursement from the City for \$690,000 (this does not include the additional cost to construct at prevailing wage), or 50% of the \$1,380,000 water main extension cost. As mentioned earlier, the Council previously approved the construction of 400 feet of water main at the intersection of El Camino Real and Oak Park Boulevard. As part of this action, the Council agreed that it would pay 50% of the water main cost and seek reimbursement from the future development of 1598 El Camino Real. This directly reduces the cost to Urban Commons for construction of this portion of the water main. Based on the current estimated cost of \$300,000, the Council has agreed to pay \$150,000 on behalf of the potential future developer of 1598 El Camino Real. At such time construction of 1598 El Camino Real occurs, the City would be reimbursed this cost. However, the consequences of this action is it could be many years before development occurs, therefore, this is an upfront cost that is borne by the City without knowing when the City would be reimbursed. As an option, the City could fund the entire \$300,000 which would be a substantial amount of financial assistance toward the \$690,000 (not including prevailing wage) requested by Urban Commons.

The Council has the following options to consider:

- Reimburse Urban Commons \$690,000 (not including prevailing wage) for 50% of the water main construction costs over a specified time frame or an upfront lump sum payment. The Council would need to identify the funding source from either the General Fund, General Fund Reserves, or a loan from the Wastewater Operations Fund.
- For either a specified time frame or upfront lump sum payment, the Council would need to determine whether the \$300,000 cost for the 400 feet of water main constructed by the city would be included as part of the financial assistance to Urban Commons; or \$150,000 (50% of the cost) in financial assistance with the remaining \$150,000 being reimbursed to the city by future development at 1598 El Camino Real.
- Other options as identified by Council.

## 2. Split Cost of City Installed Water Main

Urban Commons is requesting the city pay for 50% of the water main costs associated with the 400 feet of water main at the intersection of El Camino Real and Oak Park Boulevard. The Council has already taken action consistent with the request at the June 20, 2016 Council meeting. The Council has indicated that the cost for this 400 foot section of water main would be split between Urban Commons and the future development of the vacant lot located at 1598 El Camino Real. The effect of this action is that the Council will pay 50% of the water main cost and would be reimbursed at such time the property at 1598 El Camino Real is constructed. Based on the revised costs of approximately \$300,000 for this water main, the City's share would be \$150,000. The Council has already approved the funding using General Fund Reserves. No action is required by the Council on this request.

## 3. Shared Costs of Private Sewer Main

The cost of the private sewer main installation from the site to the City's sewer lift station located at the west end of Nacimiento Drive is \$754,000 based on a bid received by Urban Commons (reference Attachment 3). Urban Commons is requesting reimbursement from the City for \$452,000, or 60% of the \$754,000 sewer main.

As previously mentioned, the Council has already agreed to allow Urban Commons to pay \$195,000 in Sewer DIFs over a 15 year period for their fairshare of impacts to downstream sewer mains. As part of the previous Council action related to the Sewer DIF deferral, Urban Commons is required to construct approximately 300 feet of sewer main on South 4th Street between Manhattan and Seabright Avenues. This is a result of the pipe capacity exceeding 75% when the hotel opens, which exceeds the design capacity. Urban Commons is responsible for constructing the sewer main at an estimated cost of \$163,000, but the City will reimburse 65% of the actual cost (i.e., \$106,000) because that is the fairshare to be paid by current rate payers. Therefore, the net cost to Urban Commons is \$57,000.

The Council has the following options to consider:

- Reimburse Urban Commons \$452,000 for 60% of the private sewer main construction costs over a specified time frame or an upfront lump sum payment. The Council would need to identify the funding source from either the General Fund, General Fund Reserves, or a loan from the Wastewater Operations Fund.
- For either a specified time frame or upfront lump sum payment, the Council may want to consider the financial assistance already provided to Urban Commons by deferring the \$195,000 in Sewer DIFs over a 15 year period for their fairshare of the costs based on the project's wastewater impact on downstream sewer mains.
- Other options as identified by Council.

#### 4. Waiver of Transient Occupancy Tax (TOT)

Urban Commons is requesting the City waive all or a portion of the TOT revenues collected by the City in the first five years of operations, which is estimated to be \$2,023,000. Specifically, the City would not collect any TOT revenues in Years 1 and 2, collect 30% of the TOT in Year 3, collect 60% of the TOT in Year 4, and collect 90% of the TOY in Year 5. Thereafter, the City would collect 100% of the TOT revenues generated from the project. Based on the TOT revenue projections provided by Urban Commons, the City would not collect the following TOT revenues: Year 1 \$358,000, Year 2 \$388,000, Year 3 \$284,000, Year 4 \$170,000, and Year 5 \$45,000, totaling \$1,245,000 over the first five years. The City would therefore collect only \$778,000 in TOT revenues during the first five years of operations. If the TOT revenues collected are greater, then the assistance to Urban Commons would increase.

The TOT revenues generated from the project going into the General Fund could be used as an index to determine the amount of reimbursement to Urban Commons for the construction of public and/or private infrastructure. The Council would need to determine the amount of financial assistance and the period of reimbursement. For example, if the Council elected to reimburse Urban Commons for the requested \$690,000 (not including prevailing wage) for water main construction costs, the Council could consider indexing the collected TOT so that all revenues received over \$200,000 (50% of the average annual projected TOT revenues in the first five years) would be returned to Urban Commons. Based on the estimated TOT revenues from Urban Commons, the \$690,000 for the water main (not including prevailing wages) would be reimbursed over the first four years of operations. If the Council elected to reimburse Urban Commons for both the water and sewer constructions costs of \$1.14M, this reimbursement would take approximately six years to recoup through TOT revenues.

As previously mentioned, another option for Council consideration is to defer the payment of TOT revenues to the city, rather than TOT indexing which results in a loss of revenues. This would be implemented through an agreement in which some or all of the TOT revenues generated would be deferred to future years. There may be legal issues with this option that could be addressed by the City Attorney.

The Council has the following options to consider:

- Reimburse Urban Commons for the cost related to water and/or sewer infrastructure as determined by the Council using TOT indexing where all or a portion of the received TOT would be provided to Urban Commons.
- Provide financial assistance to Urban Commons as determined by the Council using TOT indexing where all or a portion of the received TOT would be provided to Urban Commons.
- Defer the collection of TOT revenues for a specified period of time.
- Other options as identified by Council.

#### Conclusion

If the Council determines that further financial assistance is warranted, staff would recommend that the assistance be provided in the form of reimbursing Urban Commons over a period of time and/or deferring the payment of fees and/or TOT to the City over a period of time. These approaches do not require the city to incur upfront costs, which currently could only be funded by General Fund Reserves that have a current balance of approximately \$350,000 beyond the 20% minimum fund balance, General Fund operating budget, or a loan from the Sewer Operations Fund. Further use of General Fund Reserves beyond the 20% minimum fund balance policy would reduce the ability of the Council to fund other important projects or needs.

## **ALTERNATIVES**

The Council has the following alternatives to consider:

1. Provide direction to staff on Urban Commons' request for financial assistance; or
2. Continue the item to the October 17, 2016 Council meeting in order to consider additional information; or
3. Provide alternate direction to staff.

## **RECOMMENDATION**

It is recommended that the City Council provide direction to staff on Urban Commons' request for financial assistance.

## **FISCAL IMPACT**

If the Council elects to provide financial assistance to Urban Commons, the fiscal impact to the City would vary depending on the type of assistance. If the assistance is in the form of a deferral of a fee or TOT, the City would still collect the entire amount of the revenue, however, the cash flows to the city would be reduced during the deferral period, but increased in the years of repayment. A lump sum payment with no reimbursement would immediately impact cash reserves. A reimbursement payment over several years, such as indexing TOT, reduces revenues to the City, but still allows revenues to be collected based on the amount of financial assistance and the length of the reimbursement period.

## **PUBLIC NOTIFICATION**

The agenda was posted in accordance with the Brown Act. A copy of this staff report and the meeting agenda were provided to Urban Commons.

## **ATTACHMENTS**

1. Urban Commons Letter dated September 29, 2016
2. Transient Occupancy Tax Projections from Urban Commons
3. Change Order from GCS Dated August 26, 2016

September 29, 2016

Dear Mr. Bronson,

I wanted to initially thank you for your time in meeting with us in regards to our project at 950 El Camino Real in the city of Grover Beach. We appreciate your patience and willingness to assist us in moving the project along for the mutual benefit of Urban Commons/ and the City of Grover Beach. Below is a list of terms that we would like to present to the Grover Beach City Council for consideration;

1. Split the cost of the potable water supply line 50% with Urban Commons in the form of a reimbursement after the line is installed (total reimbursement cost \$689,786).
2. City to split 50% all future development connection cost to the water line installed along El Camino Real.
3. Split the cost of the private sewer line (60% Grover Beach/40% Urban Commons) with Urban Commons in the form of a reimbursement after the line is installed (total reimbursement cost \$452,000).
4. Reduce the Transient Occupancy Tax to the City for a period of 5 years in the form of an escalating scale (Current City of Grover Beach Transient Occupancy Tax Rate 10%).

Year 1 - 0% Transient Occupancy Tax

Year 2 - 0% Transient Occupancy Tax

Year 3 - 30% Transient Occupancy Tax

Year 4 - 60% Transient Occupancy Tax

Year 5 - 90% Transient Occupancy Tax

Please take the time to consider this list of terms and please send over a reply at your earliest convenience.

Sincerely

Gerald Wooten

**Attachment 2**

**ADR**            \$120  
**Occupancy**    72%  
**Room Count**   134  
**TOT Rate**      10%

Year	Occupancy	Room Count	Daily	Weekly	Annual Gross Income	TOT Total (10%)	Reimbursement to Urban Commons
Year 1	60%	80	\$ 9,648.00	\$ 67,536.00	\$ 3,579,408.00	\$ 357,940.80	\$ 357,940.80
Year 2	65%	87	\$10,452.00	\$ 73,164.00	\$ 3,877,692.00	\$ 387,769.20	\$ 387,769.20
Year 3	68%	91	\$10,934.40	\$ 76,540.80	\$ 4,056,662.40	\$ 405,666.24	\$ 283,966.37
Year 4	70%	94	\$11,443.60	\$ 80,105.20	\$ 4,245,575.60	\$ 424,557.56	\$ 169,823.02
Year 5	72%	96	\$12,060.00	\$ 84,420.00	\$ 4,474,260.00	\$ 447,426.00	\$ 44,742.60
						\$ 2,023,359.80	\$ 1,244,241.99



GCS Inc.  
3512 Seagate Way, Suite 130  
Oceanside, CA 92056  
P: (760) 659-4015

### CHANGE ORDER REQUEST

**Title:** COR#2R Off Site Utilities (from Phase 1) **Date:** 08/26/2016

**Project:** Holiday Inn - Grover Beach Phase Two **COR:** 2  
950 El Camino Real  
Grover Beach, CA 93433

**To Owner:** Grover Beach Capital, LLC **Job #:** 2015-07-166  
3334 E. Coast Highway # 350  
Corona Del Mar, CA 92625

**Extension of Time:** 0

---

**Item 1 Description:** The COR below reflects the costs for all offsite water, storm drain, and sewer work. Please note that any underground obstructions or not native to the ground will be documented as an unforeseen condition and treated as a separate COR for any additional work required to complete the offsite scope. In addition, any Cal Trans fees or additional requirements for offsite work is excluded and if any requirements or fees are imposed by Cal Trans after work as commenced it will be treated as a change order. In addition and due to the work going in Arroyo Grande and the paving moratorium they have initiated, any additional work required by the City of Arroyo Grande due to their new pavement work above and beyond the scope listed is excluded. If additional work is required by Arroyo Grande to meet the parameters of their paving work and moratorium it will be treated as a separate change order.

Per plans we are to install a City water line along El Camino Real Northbound lane and Oak Park Blvd from Sta 82.08.96 to CL Nacimiento Ave Sta 20 00. CL N. 12th Street Sta 10 00 down Northbound lane of El Camino Real.

The new offsite utility plans call for a 12" water line to be installed along El Camino Real in the City of Grover Beach with a connection at Nacimiento Ave and 12th St. in the City of Arroyo Grande. This water line will have a termination point at 950 El Camino Real, to supply water to the future connection point for the new Holiday Inn Hotel in Grover Beach.

Sewer lateral to be installed on the west side of El Camino Real from STa 37 62.06 to Line 'C' approx Sta 47 60. And installation of approx 430' sewer pipe, Jack and bore installation in the riparian environmentally sensitive area.

Work includes, but is not limited to, excavation for water line, install 12" water pipe and sewer lateral, backfill trench and follow up with grind and paving overlay of Northbound lane to center line. All work to be done per approved plans, City permits, and Cal Trans and City Traffic Control regulations.

GCS is estimating 3 months or 13 weeks to complete this change order work and requires a remobilization fee due to length of time that project has been put on hold.

Costs for this work include the following:

- 02-500 OffSite Water Grover: \$1,156,810.00
- 02-500 OffSite Water Arroyo: \$222,762.00
- 02-511 Sewer \$451,151.00

- 02-250 Jack & Bore \$302,642.00
- 01-010 Survey \$5,000.00 ALLOWANCE
- 01-314 Project Mgmt \$16,250.00 (3 months)
- 01-300 Supervision \$37,050.00 (3 months)
- 01-450 Compaction Testing \$5,500.00 ALLOWANCE
- 01-100 Remobilization Fee \$5,000.00
- 02-630 OffSite Storm Drainage \$25,094.00
- 02-500 Utility Credit (\$269,095.00)

SUBTOTAL: \$1,958,164.00

Note: if the scope of this work is able to be performed concurrent with the Phase 2 base contract work a credit for the additional project management and supervision will be provided.

Note: a credit for Off-Site Utility work, bid item 02-500 is applied to this COR. Our bid item 02-500 included offsite utility work with all of the onsite utility work in the bid amount. The subcontractor did not have the full scope of offsite utility work or the final plans at the time of bidding. We have deducted the onsite work from our original bid amount for a total credit of (\$269,095.00) for offsite utility work.

Note: it has been brought to our attention that El Camino Real may have an old concrete road and/or debris under the existing pavement. If additional costs are incurred during the course of trenching for the water and/or sewer lines due to any unforeseen obstructions GCS will track additional cost at T&M rates. The Jack and Bore sewer line in the riparian area to be completed upon the receipt of permits for this area.

Exclusions: soils testing, compaction test, prevailing wage rates, permitting (permits to be issued as separate COR once final costs are determined), Cal Trans fees or special requirements, unforeseen conditions.

Determination of the delay in the completion of the contract due to the work specified by this change will be deferred until completion of the contract.

02-500.S	Utility Services	\$1,156,810.00
02-511.S	Water/Sewer Piping	\$451,151.00
01-010.S	Surveying	\$5,000.00
01-314.L	Project Manager	\$16,250.00
01-300.L	Superintendent	\$37,050.00
02-500.S	Utility Services	\$222,762.00
02-500.S	Utility Services	(\$269,095.00)
01-450.M	Testing Special Inspections	\$5,500.00
02-400.S	Tunnelling, Boring & Jacking	\$302,642.00
01-001.OH	General Conditions	\$5,000.00
02-630.S	Storm Drainage	\$25,094.00
	<b>Item Total:</b>	<b>\$1,958,164.00</b>
	<b>Insurance:</b>	<b>\$22,272.59</b>
	<b>Overhead:</b>	<b>\$67,485.95</b>
	<b>Fee:</b>	<b>\$0.00</b>
	<b>Total:</b>	<b>\$2,047,922.54</b>

Approved By:

\_\_\_\_\_  
Taylor Woods

\_\_\_\_\_  
Date

# D-KALEngineering, Inc.

P.O. Box 1919  
San Luis Obispo, Ca. 93406

## PROPOSAL

To: Brad Block  
Firm: Global Construction Services, Inc.

Phone: 760-659-4015  
Fax: 760-659-4016  
Email: [brad@g-c-s-inc.com](mailto:brad@g-c-s-inc.com)

Job: Holiday Inn – Off Site Water

### El Camino Real and 12<sup>th</sup> Street

Item	Description	UOM	QTY	TOTALS
1	Construction Coordination	LS		\$16,535.00
2	Traffic Control	LS		\$82,945.50
3	Saw Cutting	LF		\$29,179.00
4	Asphalt Removal	Ton		\$13,907.50
5	8" Fire Service Laterals	EA		\$7,887.00
6	2" Water Service Laterals	EA		\$22,880.00
7	6" Fire Hydrant Laterals	EA		\$18,372.00
8	12" Water Main	LF		\$498,910.00
9	Gate Valves	EA		\$61,950.00
10	Blow Offs	EA		\$8,500.00
11	Air Vac Reliefs	EA		\$17,850.00
12	Water Sampling Station	EA		\$6,440.00
13	Pavement Restoration	SqFt		\$185,179.00
14	Mill and Fill Asphalt	SqFt		\$98,250.00
15	Bridge Crossing	LS		\$42,650.00
16	Pipeline Testing	LS		\$9,250.00
17	Tie-Ins	LS		\$36,125.00

**TOTAL: \$1,156,810.00**

### Arroyo Grande Tie In

Item	Description	UOM	QTY	TOTALS
1	12" C900	FT		\$120,542.00
2	Tie Into Main, Night Work	LS		\$15,575.00
3	Water Invert	EA		\$13,495.00
4	12" Isolation Valves	EA		\$8,600.00
5	1" Air Vac	EA		\$4,650.00
6	A/C Patch Back	SqFt		\$50,400.00
7	Additional Mobilization	EA		\$9,500.00

**TOTAL: \$222,762.00**

#### Includes:

In general, provide labor, equipment and materials to install off-site water main and appurtenances for items listed above. Provide traffic control, saw cut, demo, disposal of rubble, excavation, dewater, installation, pipe testing, backfill, pave, stripe.

**Excludes**

Bonds, permit fees, water fees, compaction testing, QCQA survey, Cal Trans special requirements, Concrete under a/c pavement.

# D-KALEngineering,Inc.

P.O. Box 1919  
San Luis Obispo, Ca. 93406

## PROPOSAL

To: Brad Block  
Firm: Global Construction Services, Inc.

Phone: 760-659-4015  
Fax: 760-659-4016  
Email: [brad@g-c-s-inc.com](mailto:brad@g-c-s-inc.com)

Job: Holiday Inn – Sewer Forcemain

### Sewer Forcemain

Item	Description	UOM	QTY	TOTALS
1	Construction Coordination	LS		\$8,990.00
2	Traffic Control	LS		\$26,466.00
3	SWR Manhole(s)	EA		\$22,554.00
4	Sewer Forcemain Air Vac	EA		\$37,056.00
5	SWR Forcemain Cleanout	EA		\$63,808.00
6	Core and Rechannel Existing Manhole	EA		\$1,960.00
7	3" HDPE Forcemain SWR	LF		\$93,293.00
8	Sawcut/Pavement Resurfacing	EA		\$81,500.00
9	SWR Isolation Manhole	EA		\$8,328.00
10	Boring Pits	EA		\$87,300.00
11	Sheeting, Shoring, Bracing	EA		\$17,856.00
12	Potholing	EA		\$2,040.00

**TOTAL: \$451,151.00**

### Jack and Bore

Item	Description	UOM	QTY	TOTALS
1	Jack and Bore	LS		\$302,642.00

**TOTAL: \$302,642.00**

#### Includes:

In general, provide labor, equipment and materials to install force main and appurtenances for items listed above. Provide traffic control, saw cut, demo, disposal of rubble, excavation, dewater, installation, pipe testing, backfill, pave, stripe.

#### Excludes

Bonds, permit fees, water fees, compaction testing, QCQA survey.

# **D-KALEngineering,Inc.**

P.O. Box 1919  
San Luis Obispo, Ca. 93406

## **PROPOSAL**

To: Brad Block  
Firm: Global Construction Services, Inc.

Phone: 760-659-4015  
Fax: 760-659-4016  
Email: [brad@g-c-s-inc.com](mailto:brad@g-c-s-inc.com)

Job: Holiday Inn – 12th Street Storm Drain

### **12<sup>th</sup> Street Storm Drain**

<b>Item</b>	<b>Description</b>	<b>UOM</b>	<b>QTY</b>	<b>TOTALS</b>
1	Construction Coordination	LS		\$360.00
2	Traffic Control	LS		\$645.00
3	Storm Drain Catch Basin	EA		\$15,464.00
4	Storm Drain Junction Structure	EA		\$8,625.00

**TOTAL: \$25,094.00**

#### **Includes:**

In general, provide labor, equipment and materials to install force main and appurtenances for items listed above. Provide traffic control, saw cut, demo, disposal of rubble, excavation, dewater, installation, pipe testing, backfill, pave, stripe.

#### **Excludes**

Bonds, permit fees, water fees, compaction testing, QCQA survey.