

**CITY OF OAKLAND**  
**AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2009 NOV 18 PM 5:56

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Public Works Agency  
DATE: December 1, 2009

RE: **A Resolution 1) Determining Unpaid Assessments For The City's Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; 2) Authorizing And Directing Payment Of Twenty Four Thousand Seven Hundred Thirty Seven Dollars And Thirty Six Cents (\$24,737.36) For Assessments On City Property; 3) Requesting County Auditor To Collect The Remaining Unpaid Assessments; And 4) Determining Annual Assessment For Administrative Costs And Making Determinations With Respect Thereto; and**

**A Resolution 1) Providing For The Issuance Of Not To Exceed Three Million Eight Hundred Thirty Thousand Dollars (\$3,830,000.00) Of Improvement Bonds Pursuant To The Improvement Bond Act Of 1915 For Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1; 2) Approving A Fiscal Agent Agreement; 3) Authorizing Services For The Bonds; 4) Approving A Bond Purchase Agreement And Sale Of The Bonds; 5) Approving Preliminary Official Statement; 6) Approving Continuing Disclosure Agreement; 7) Authorizing Contracting With A Firm To Assist With The Administration Of The Assessment District; And 8) Authorizing Related Actions**

---

**SUMMARY**

Subsequent to the passage of Council Resolution No. 81476 C.M.S. and Council Resolution No. 81477 C.M.S. on July 15, 2009, regarding the creation of Special Assessment District No. 2007-232, for the Underground Utility District No. 232, Piedmont Pines Area, there was an election held among the property owners in the project area, and the result was that 75% of the ballots cast approved the creation of the assessment district. The proposed assessment will pay for a portion of the costs to convert the overhead utility facilities to an underground system in the Underground Utility District No. 232, Piedmont Pines Phase 1, on Ascot Drive, between Mountain Boulevard and Skyline Boulevard, and on Burton Drive and Wilton Drive.

Item: 9

Public Works and Finance & Management Committee  
December 1, 2009

Two resolutions have been prepared the first of which provides for the following actions:

1. Determination of Unpaid Assessments for the Assessment District No. 2007-232.
2. Authorization of the Direct Payment of \$24,737.36 for the Assessments on City Property.
3. Requesting the County Auditor to Collect the Remaining Unpaid Assessments.
4. Authorization of the Annual Assessment for Administrative Costs.

The second resolution describes the final steps necessary to form Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1, and provides for the following actions:

1. The Issuance of \$3,830,000.00 of Improvement Bonds for the Assessment District No. 2007-232.
2. Approval of the Fiscal Agent Agreement.
3. Authorization of Services for the Bonds.
4. Approval of the Bond Purchase Agreement and Sale of the Bonds.
5. Approval of the Preliminary Official Statement.
6. Approval of the Continuing Disclosure Agreement.
7. Authorization to Contract with a Firm to Assist with the Administration of the Assessment District.
8. Authorization of Related Actions, Including Appropriations of Funds from the Bonds Sale to cover City costs and repayment of Seed Monies.

### **FISCAL IMPACT**

The cost of the Underground Utility District No.232, Piedmont Pines Area is \$3,830,000.00 and it will be paid for by the property owners that reside in the district. The assessment pays for the City's cost of implementing the underground utility project and includes the street lighting, the

City's costs of the substructure and also reimburses the City all the seed monies expended over the time that the underground utility project was in development. This primarily includes the repayment of funds from various City resources used to establish and coordinate the issues surrounding the district. Public Works will provide documentation of funds for reimbursement.

Of the two hundred sixty two (262) parcels in the District:

1. Forty two (42) parcels have already paid the assessment of \$12,368.68 in cash for their properties.
2. The City of Oakland owns two properties in the project area, known as Assessment No. 267 and No. 268. These properties will be assessed \$12,368.68 each, for a total of \$24,737.36. The City will elect to use the cash payment option; the assessment payment amount for the two parcels would be made from any lawful funds suitable for the payment of City tax or assessment obligations. The funds for this payment will be charged to the following: Measure B Actia Fund (2211), Capital Projects – Electrical Projects (92228), Streetlight Enhancement Project (C321610), and
3. The remaining two hundred and eighteen (218) parcels will pay through the County assessments.

## **BACKGROUND**

### Established Underground Utility District No. 232, Piedmont Pines Area

Council established the Underground Utility District No. 232, Piedmont Pines Area by Resolution No. 75652 C.M.S. on May 2, 2000, pursuant to Ordinance No. 7769 C.M.S.

### Created Assessment District No. 2007-232

In 2007, the property owners in the Piedmont Pines Phase 1 project area submitted to the City a petition for the formation of a special assessment district to pay for the costs of implementing the Underground Utility District No. 232, Piedmont Pines Area. The property owners in favor of creating the assessment district represent 75% of the voting owners, within the proposed area of the Assessment District. On May 6, 2008, the City Council adopted Resolution No. 81272 C.M.S. an intention to form the Assessment District and Resolution No. 81273 C.M.S. preliminarily approving the Engineer's Report and setting a public hearing and election on July 15, 2008, for the proposed assessment district. The City of Oakland, as owner of record for six properties, voted in favor for creation of the assessment district.

Item: \_\_\_\_\_

Public Works and Finance & Management Committee  
December 1, 2009

## KEY ISSUES AND IMPACTS

Two resolutions have been prepared the first of which provides for the following actions:

### Determination of Unpaid Assessments for the Assessment District No. 2007-232

The Assessment Engineer compiled a list of 269 properties together with their individual assessments, which was included in the Final Engineer's Report for Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1), dated June 9, 2008, on file with the City Clerk. These are the properties that will be impacted by the undergrounding of the utility lines in the project area, and the assessment has been made in conformance with state regulations. Out of the list, the Assessment Engineer identified 262 properties for assessment, and the remaining 7 properties would have zero dollar assessments because of no benefits associated with the undergrounding. The Treasury Manager of the City has filed with the City Clerk a list of all payments received on account for assessments levied in the Assessment District and a list of all assessments or portions of assessments unpaid after sixty days. Assessment notices were sent to the owners' address of record on August 25, 2009, noting the stipulation that if paid before October 28, 2009, the cash payment would be \$12,368.68 and if paid after the cash payment period the confirmed assessment of \$14,720.96 would be financed through the issue of improvement bonds.

### Authorization of the Direct Payment of \$24,737.36 for the Assessments on City Properties

The City owns two parcels of land in the Assessment District on which assessments have been levied. These are City Property Assessments and the City is obligated to make the payment to warrant the cash discount. The authorization would be to make prepayment of \$24,737.36 from any lawfully available funds, to be made on or prior to the date of issuance of the Bonds.

### Requesting the County Auditor to Collect the Remaining Unpaid Assessments

Authorize the City Clerk to transmit paid/unpaid list of Assessments to the County Auditor and request the County Auditor to collect the unpaid assessments through their annual tax notices.

### Authorization of the Annual Assessment for Administrative Costs

Authorize the assessment for annual administrative costs, to be set at three percent (3.0%) of the principal and interest annually posted to the tax roll, and collected through the County tax roll, beginning with fiscal year 2010-2011, until changed by Council resolution. Council finds that this annual assessment exceeds neither the maximum annual assessment nor the reasonable estimate of administrative costs actually incurred or likely to be incurred.

Item: \_\_\_\_\_

Public Works and Finance & Management Committee  
December 1, 2009

The second resolution addresses the final steps necessary to form Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1:

The Issuance of \$3,830,000.00 of Improvement Bonds for the Assessment District No. 2007-232

Authorize the issuance of up to \$3,830,000.00 in Improvement Bonds to cover City costs and repayment of Seed Monies. Specifically, authorize the issuance of the City of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1 Limited Obligation Improvement Bonds, pursuant to the Bond Law and as set forth in the Fiscal Agent Agreement.

Approval of a Fiscal Agent Agreement

Authorize and approve the Finance Director/City treasurer to execute a Fiscal Agent Agreement between Wells Fargo Bank, National Association, as the Fiscal Agent and the City. The Fiscal Agent Agreement shall be attested by the City Clerk, in the form on file with the City Clerk, together with such additions thereto and changes therein as recommended by City Attorney and Bond Counsel.

Authorization of Services for the Bonds

Authorize the Finance Director/ City Treasurer to perform and pay costs of services for the Bonds and the Assessment District. Such services shall include, but are not limited to printing the Bonds, printing the disclosure documents, legal services, financial consultant's services, Fiscal Agent's services and any other services appropriate for the issuance of the Bond. These costs for such services are to be paid from Bond proceeds out of the Costs of Issuance Fund established by the Fiscal Agent Agreement.

Approval of the Bond Purchase Agreement and Sale of the Bonds

Authorize and approve the Finance Director/ City Treasurer to execute a bond purchase Agreement for the sale of the Bonds. The aggregate principal amount of the Bonds contained in the Purchase Contract shall not exceed the principal amount of \$3,830,000.00, the true interest cost on the Bonds shall not exceed 8.00% per annum and the underwriter's discount shall not exceed 1.5% of the principal amount of the Bonds. Prior to delivery of the Purchase Contract, Finance Director/ City Treasurers shall consult with the City Attorney and Bond Counsel for changes in or additions to the agreement.

Approval of the Preliminary Official Statement

Authorize the Finance Director/ City Treasurer to deem "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") the Preliminary Official Statement for the bonds prior to its distribution by the Underwriter to prospective purchasers of the Bonds.

Item: \_\_\_\_\_

Public Works and Finance & Management Committee

December 1, 2009

Authorize the Finance Director/ City Treasurer to bring the Preliminary Official Statement into the form of a Final Official Statement and authorize the City Administrator to execute the Final Official Statement.

Approval of the Continuing Disclosure Agreement

Authorize the Finance Director/ City Treasurer to execute a Continuing Disclosure Agreement in the form described in the Preliminary Official Statement.

Authorization to Contract with a Firm to Assist with the Administration of the Assessment District

Authorize the Treasury Manager to contract with a firm to assist with the administration of the Assessment District.

Authorization of Related Actions

Authorize the Appropriation of Funds to cover City costs and the repayment of Seed Monies expended on the Underground Utility District No. 232 (Piedmont Pines Area) and as summarized in Appropriations to Cover City Costs and the Repayment of Seed Monies (*Exhibit A*) attached to the Bond Issuance Resolution.

**PROJECT DESCRIPTION**

The Underground Utility District No. 232, Piedmont Pines Area consists of approximately 14 miles of roadways in the Piedmont Pines hill area. The area is heavily wooded and is located east of Highway 13, between Joaquin Miller Park to the south and Shepherd Canyon Road to the north. There are approximately 6.5 miles of 20A undergrounding, 4.5 miles of 20B undergrounding, and the rest is considered not suitable for undergrounding. The 20A portions of the project are divided into three phases:

1. Piedmont Pines Phase 1. Estimated length of 2.6 miles, including the following streets – Mountain, Ascot, Skyline, Burton, and Wilton. The property owners approved the creation of the special assessment district. Construction will occur during 2010 – 2012. PG&E is the lead for this phase of the project.
2. Piedmont Pines Phase 2. Estimated length of 1.7 miles, including the following streets – Chelton, Darnby, Carisbrook. The City is in the process of appointing an Assessment Engineer, who would render an Assessment Report. The property owners will have to vote on the creation of a special assessment district. This is planned to occur during 2010. The City will execute this phase after completion of Phase 1.

Item: \_\_\_\_\_

3. Piedmont Pines Phase 3. Estimated length of 2.1 miles, including the following streets – Mountain Gate, Castle, and Skyline. The City will execute this phase after completion of Phase 2.

The project complies with the requirements of the California Environmental Quality Act Requirements (CEQA) because, without limitation, it is exempt from review pursuant to CEQA Guidelines Section 15302.

### **SUSTAINABLE OPPORTUNITIES**

Economic: When the Utility Underground Assessment District No. 232, Piedmont Pines Area Phase 1 is implemented, it will provide the opportunity to use local contractors who will employ Oakland residents thus strengthening the local economy.

Environmental: Implementation of the project will eliminate overhead utility lines and service drops. It will improve the aesthetics and safety for the neighborhood and reduce the potential for fire, electric danger, or utility outage resulting from trees falling or touching overhead wires. Furthermore, the undergrounding of overhead cables and equipment, and wood poles, will enhance emergency evacuation in times of catastrophe.

Social Equity: Implementation of the project will be at the property owners cost through self assessment. This is proper for undergrounding projects where the parties that benefit from the undergrounding pay all the costs.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

The replacement of overhead lines and wood poles with a new underground system, and the installation of new underground street lighting will allow the disabled and senior citizens to move safely along unobstructed walkways.

### **RECOMMENDATIONS AND RATIONALE**

Staff recommends that the City Council adopt a resolution to determine the unpaid assessments for Utility Underground Assessment District No. 2007-232 Piedmont Pines Phase 1, authorize payment of \$24,737.36 for two City properties, request the County Auditor to collect unpaid assessments and authorize the annual assessment for administrative costs.

Item: \_\_\_\_\_

Public Works and Finance & Management Committee

December 1, 2009

Staff recommends that the City Council adopt a resolution to provide for the issuance of \$3,830,000.00 of Improvement Bonds for the implementation of the Underground Utility District No. 232 Piedmont Pines Area Phase 1, approve a Fiscal Agreement, authorize Services for Bonds, approve a Bond Purchase Agreement and Sale of the Bonds; approve Preliminary Official Statement, approve Continuing Disclosure Agreement, authorize contracting with a firm to assist with the Fiscal Administration of the Assessment District, and authorize related actions including Appropriations to cover City costs and the repayment of Seed Monies.

#### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests that the following actions be taken:

1. Determine the Unpaid Assessments for the Assessment District No. 2007-232
2. Authorize and Direct payment of \$24,737.36 for the Assessments on City Properties.
3. Request the County Auditor to Collect the Remaining Unpaid Assessments.
4. Authorize the Annual Assessment for Administrative Costs.
5. Provide for the Issuance of \$3,830,000.00 of Improvement Bonds for the Assessment District No. 2007-232.
6. Approve the Fiscal Agent Agreement.
7. Authorize Services for the Bonds.
8. Approve the Bond Purchase Agreement and Sale of the Bonds.
9. Approve the Preliminary Official Statement.
10. Approve the Continuing Disclosure Agreement.
11. Authorize Contracting with a Firm to Assist with the Administration of the Assessment District.
12. Authorize Appropriations to cover City costs and the repayment of Seed Monies as per *Exhibit A* in the Bond Issue Resolution.

Item: \_\_\_\_\_

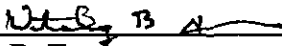
Public Works and Finance & Management Committee

December 1, 2009



The documents relating to the issuance of the improvement bonds will be on file with the City Clerk's office for public viewing. The bond documents include the Preliminary Official Statement, Fiscal Agent Agreement, and Bond Purchase Agreement.

Respectfully submitted,

  
\_\_\_\_\_  
Vitaly B. Troyan  
Public Works Agency Interim Director

Reviewed by:  
Bruce Saunders, Assistant Director  
Department of Infrastructure and Operations

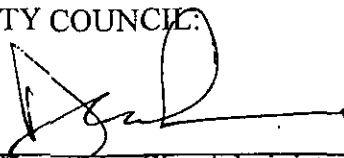
Reviewed by:  
Daniel Clanton, Manager, Electrical Service Division  
Katano Kasaine, Manager, Treasury Department

Prepared by:  
Paul Chan, Project Manager, Electrical Service Division  
David Jones, Principal Financial Analyst, Treasury Dept.

Attachments:

- Attachment A: General Description of Improvements to be Financed by the Assessment District
- Attachment B: Project Schedule of Underground Utility District No. 232 (Piedmont Pines Area), October 20, 2009
- Attachment C: Resolution 75652 Establishing Underground Utility District No. 232

APPROVED AND FORWARDED TO THE  
CITY COUNCIL:

  
\_\_\_\_\_  
Office of the City Administrator

Item: 9  
Public Works and Finance & Management Committee  
December 1, 2009

## Attachment A

### GENERAL DESCRIPTION OF IMPROVEMENTS TO BE FINANCED BY THE ASSESSMENT DISTRICT

The project includes the construction of the following public improvements, including all planning, design, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications to be approved by the City of Oakland. Public improvement construction may be phased as necessary and convenient for the City of Oakland. Phasing will be undertaken in a manner that results in a complete and functional portion of each system described below.

The following improvements are proposed to be constructed and installed in the general location referred to as Utility Underground Assessment District No. 2007-232 (Piedmont Pines Phase 1).

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes, pull boxes and surface-located transformers and like structures.
2. Construction of service conduit and appurtenances to property line.
3. Installation of new conductor within said conduit and underground structures by the utility companies.
4. Installation of replacement street lights.
5. Removal of existing overhead power, telephone and cable wires, poles and streetlights.

The improvements will be designed by PG&E, ATT, Comcast, and the City of Oakland (street lighting). The City of Oakland will inspect the work to ensure conformance to City standards and specifications where applicable.

Note: The foregoing improvements do not include any individual service connections which connect the public utilities in the joint trench to each individual residence or facility.

**9**  
**FINANCE & MANAGEMENT CMTE.**  
DEC 01 2009

City of Oakland  
PWA DIO Electrical Services Division  
P. Chan

ID	Task Name	Duration	Start	Finish	Predec
1	Piedmont Pines Underground Utility District No. 232 Project	2950 days	Tue 9/20/05	Thu 1/5/17	
2	Planning, Engineering, Funding, Scheduling	585 days	Tue 9/20/05	Mon 12/17/07	
3	Start of Piedmont Pines Underground Project	0 days	Tue 9/20/05	Tue 9/20/05	
4	Community Meeting - Streetlight Options and Cost	1 day	Thu 10/27/05	Thu 10/27/05	3
5	Plans, schedule, and funding for Assessment Engineer	100 days	Fri 10/28/05	Thu 3/16/06	4
6	Council District and PWA Advance Funding	50 days	Fri 3/17/06	Thu 5/25/06	5
7	Coordinate with PG&E, AT&T and Comcast on 20A Streets	100 days	Fri 5/26/06	Thu 10/12/06	6
8	RFP for Assessment Engineers	36 days	Fri 10/13/06	Fri 12/1/06	7
9	Revise Maps of Assessment Districts to PG&E, AT&T, Comcast	29 days	Mon 12/4/06	Thu 1/11/07	8
10	PG&E, AT&T, Comcast agree on the phasing in writing	35 days	Fri 1/12/07	Thu 3/1/07	9
11	Award Contract for Assessment Engineers	56 days	Fri 3/2/07	Fri 5/18/07	10
12	Notice to Proceed	1 day	Mon 5/21/07	Mon 5/21/07	11
13	Riser Pole Locations	90 days	Tue 5/22/07	Mon 9/24/07	12
14	Administration Cost Estimate, Funding, Update Schedule	60 days	Tue 9/25/07	Mon 12/17/07	13
15					
16	Phase 1 Wilton Burton Skyline Ascot Mountain (15,100 lf)	1149 days	Tue 9/25/07	Wed 2/15/12	
17	Establish Assessment District for Phase 1	224 days	Tue 9/25/07	Wed 7/30/08	
18	Preliminary Engineer's Report Preparation	129 days	Tue 9/25/07	Thu 3/20/08	
19	Research and Prepare Database	5 days	Tue 9/25/07	Mon 10/1/07	13
20	Develop Benefit Methodology	5 days	Tue 10/2/07	Mon 10/8/07	19
21	Prepare Boundary Map & Assessment Diagram	28 days	Tue 10/9/07	Thu 11/15/07	20
22	Preliminary Cost Estimates Review	5 days	Fri 11/16/07	Thu 11/22/07	21
23	1st Draft Preliminary Engineer's Report	11 days	Fri 11/23/07	Fri 12/7/07	22
24	2st Draft Preliminary Engineer's Report	10 days	Mon 12/10/07	Fri 12/21/07	23
25	Review Methodology and Estimates with Community	2 days	Mon 12/24/07	Tue 12/25/07	24
26	Research Property Owner Comments to Methodology	13 days	Wed 12/26/07	Fri 1/11/08	25
27	Property Owner Information Meeting	1 day	Mon 1/14/08	Mon 1/14/08	26
28	Organizing Committee circulates Petition	9 days	Tue 1/15/08	Fri 1/25/08	27
29	Property Owner Information Meeting	1 day	Mon 1/28/08	Mon 1/28/08	28
30	Finalized Preliminary Engineer's Report and Resolutions	9 days	Tue 1/29/08	Fri 2/8/08	29
31	Petitions certified	1 day	Mon 2/11/08	Mon 2/11/08	30
32	Staff Report I to PWA Manager	10 days	Tue 2/12/08	Mon 2/25/08	31
33	Staff Report I to PWA Director and FMA Director	14 days	Tue 2/26/08	Fri 3/14/08	32
34	Staff Report I to City Administrator	5 days	Sat 3/15/08	Thu 3/20/08	33
35	Establishment Proceeding	76 days	Thu 3/20/08	Wed 7/2/08	
36	Rules Committee meeting	1 day	Thu 3/20/08	Thu 3/20/08	
37	PW Committee and Finance Committee meeting	13 days	Fri 3/21/08	Tue 4/8/08	36
38	Council meeting approving Petition/Preliminary Report	5 days	Wed 4/9/08	Tue 4/15/08	37
39	Complete Staff Report II & Resolutions	4 days	Wed 4/16/08	Mon 4/21/08	38
40	Boundary Map filed with City Clerk & County Recorder	11 days	Wed 4/16/08	Wed 4/30/08	38
41	Staff Report to PWA Manager	12 days	Tue 4/22/08	Wed 5/7/08	39
42	Notice/Ballot Production and Mailing	2 days	Thu 5/8/08	Fri 5/9/08	41

Project Schedule: Underground Utility District 232 (Piedmont Pines Area)  
Date: October 20, 2009

Task		Summary	
Progress		Rolled Up Task	
Milestone		Rolled Up Milestone	

ID		Task Name	Duration	Start	Finish	Predec
43		Property Owner Information Meeting	1 day	Mon 5/12/08	Mon 5/12/08	42
44		Staff Report II to PWA Director and FMA Director	15 days	Mon 5/12/08	Fri 5/30/08	42
45		Staff Report II to City Administrator	4 days	Mon 6/2/08	Thu 6/5/08	44
46		Rules Committee meeting	0 days	Thu 6/5/08	Thu 6/5/08	45
47		PW Committee and Finance Committee meeting	14 days	Fri 6/6/08	Tue 6/24/08	46
48		45-Day Noticing/Balotting Period	38 days	Mon 5/12/08	Tue 7/1/08	42
49		Public Hearing/ Ballot Tabulation/ Reso of Formation	0 days	Tue 7/1/08	Tue 7/1/08	48
50		Record Notice of Assessment with County	1 day	Wed 7/2/08	Wed 7/2/08	49
51		Special Assessment District #1 Formed	0 days	Wed 7/2/08	Wed 7/2/08	50
52		Activities After Formation	21 days	Wed 7/2/08	Wed 7/30/08	
53		Notice of Assessment Production and Mailing	3 days	Wed 7/2/08	Fri 7/4/08	48
54		30-Day Challenge Period	20 days	Wed 7/2/08	Tue 7/29/08	48
55		Compilation of Paid/Unpaid List	1 day	Wed 7/30/08	Wed 7/30/08	54
56		Design of District Phase 1	420 days	Thu 7/31/08	Wed 3/10/10	
57		Design by City, PG&E, Comcast and AT&T	250 days	Thu 7/31/08	Wed 7/15/09	55
58		Composite Plans by PG&E	80 days	Thu 7/16/09	Wed 11/4/09	57
59		Easement with Property Owners	60 days	Thu 11/5/09	Wed 1/27/10	58
60		Review, Comments, Revisions and Contracts	30 days	Thu 1/28/10	Wed 3/10/10	59
61		Bond Issuance	354 days	Thu 7/16/09	Tue 11/23/10	
62		Prepare Staff Report III (authorize issue of bonds)	50 days	Thu 7/16/09	Wed 9/23/09	57
63		Rules Committee meeting	1 day	Thu 9/24/09	Thu 9/24/09	62
64		PW Committee and Finance Committee meeting	48 days	Fri 9/25/09	Tue 12/1/09	63
65		Council meeting - approval of Report III	5 days	Wed 12/2/09	Tue 12/8/09	64
66		First Annual Installment on Property Tax Bills (Dec)	250 days	Wed 12/9/09	Tue 11/23/10	65
67		Construction of District Phase 1	505 days	Thu 3/11/10	Wed 2/15/12	
68		Substructure & laterals	200 days	Thu 3/11/10	Wed 12/15/10	60
69		Cable, Equipment and Streetlight Installation	124 days	Thu 12/16/10	Tue 6/7/11	68
70		Panel Conversions	75 days	Wed 6/8/11	Tue 9/20/11	69
71		Cutover	75 days	Wed 9/21/11	Tue 1/3/12	70
72		Pole Removal	30 days	Wed 1/4/12	Tue 2/14/12	71
73		Phase 1 Complete	1 day	Wed 2/15/12	Wed 2/15/12	72
74						
75		Phase 2 Carisbrook Darnby Chelton (10,100 lf)	981 days	Thu 3/11/10	Thu 12/12/13	
76		Establish Assessment District for Phase 2	307 days	Thu 3/11/10	Fri 5/13/11	
77		Preliminary Engineer's Report Preparation	75 days	Thu 3/11/10	Wed 6/23/10	
78		Research and Prepare Database	5 days	Thu 3/11/10	Wed 3/17/10	60
79		Develop Benefit Methodology	5 days	Thu 3/18/10	Wed 3/24/10	78
80		Prepare Boundary Map & Assessment Diagram	5 days	Thu 3/25/10	Wed 3/31/10	79
81		Preliminary Cost Estimates Review	5 days	Thu 4/1/10	Wed 4/7/10	80
82		1st Draft Preliminary Engineer's Report	8 days	Thu 4/8/10	Mon 4/19/10	81
83		2st Draft Preliminary Engineer's Report	8 days	Tue 4/20/10	Thu 4/29/10	82
84		Review Methodology and Estimates with Community	8 days	Fri 4/30/10	Tue 5/11/10	83

Project Schedule: Underground Utility District 232 (Piedmont Pines Area) Date: October 20, 2009	Task		Summary	
	Progress		Rolled Up Task	
	Milestone		Rolled Up Milestone	

## OAKLAND CITY COUNCIL

RESOLUTION NO. 75652 C. M. S.INTRODUCED BY COUNCILMEMBER \_\_\_\_\_  


RESOLUTION ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 232 (PIEDMONT PINES AREA) PURSUANT TO ORDINANCE NO. 7769 C.M.S. AND AUTHORIZING THE UTILITIES TO IMPLEMENT CALIFORNIA PUBLIC UTILITIES COMMISSION 100-FOOT RULE TO INSTALL SERVICE LATERALS AND ELECTRIC SERVICE PANEL CONVERSIONS

WHEREAS, by this Resolution a public hearing has been called for May 2, 2000 at the hour of 7:30 p.m. in Oakland, California, to ascertain whether the public necessity, health, safety or welfare requires the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar or associated service within Underground Utility District No. 232 comprising the area hereinafter described on the attached; and

WHEREAS, notice of such hearing has been given to all affected property owners as shown on the last equalized assessment roll and to utilities concerned in the matter and for the time required by law; and

WHEREAS, such hearing has been duly and regularly held and all persons interested have been given an opportunity to be heard; now, therefore, be it

RESOLVED: That the City Council of the City of Oakland hereby adopts and incorporates herein the findings of the Public Works Agency Interim Director as set forth in her report dated May 2, 2000, and finds that the public necessity, health, safety and welfare require the removal of poles, overhead wires and associated overhead structures and the underground installation of wires and facilities for supplying electric, communication and similar associated services; and further finds that the streets, roads or rights-of-way in the district are public and meet at least one of the funding criteria as outlined in the said report, and hereby declares that the above-described area is established as Underground Utility District No. 232; and be it

FURTHER RESOLVED: That the City Council of the City of Oakland authorizes the City Manager or his designee to direct Pacific Gas and Electric Company (PG&E) and Pacific Bell (PacBell) to provide a substantial portion of the necessary installation of service laterals and electric service panels on affected properties within Underground Utility District No. 232, to be paid for with PG&E Rule 20A and PacBell Rule 32A; and be it

FURTHER RESOLVED: That PG&E or the entity that undertakes the underground installation of its facilities, shall use the underground conversion allocation computed pursuant to the decision of the California Public Utilities Commission (CPUC) for the purpose of providing to those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual electric service trenching and conductor, as well as backfill, surface restoration and conduit, and electric service panel if and when required; and be it

FURTHER RESOLVED: That Pacific Bell, or the entity that undertakes the underground installation of its facilities, shall fund, pursuant to the decision of the CPUC, for the purpose of providing those premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual telephone service trenching and conductor, as well as backfill, paving and conduit, if and when required; and be it

FURTHER RESOLVED: That AT&T Cable Services, or the entity that undertakes cable television service, shall participate and fund, pursuant to agreement with the City of Oakland, the underground installation of its facilities for the purpose of providing these premises designated by the City within Underground Utility District No. 232 a maximum of one hundred feet of individual cable television service trenching and conductor, as well as backfill, surface restoration and conduit, if and when required; and be it

FURTHER RESOLVED: That underground installation by the utility companies shall be made to coordinate with planned street reconstruction within the limits of Underground Utility District No. 232; and be it

FURTHER RESOLVED: That the underground installations by the utility companies, AT&T Cable Services Company (AT&T) and the City, as well as the removal of poles, overhead wires and associated overhead structures by the utility companies within Underground Utility District No. 232, shall be completed no later than February 2005; and be it

FURTHER RESOLVED: That the City Manager or his designee is hereby authorized to enter into a funding agreement with owners of properties within Underground Utility District No. 232, if need be, to accept such funds, and to contract with the Utilities and approve the expenditures related to: street lighting including other City facilities, service conversion work from the public right-of-way to the dwellings at the request of the respective homeowners, the design/construction of a joint trench substructure system in the public right-of-way and associated services for the successful completion of the project; and be it

FURTHER RESOLVED: That the City Attorney and Budget Manager have approved this resolution, and a copy is on file in the City Clerk's Office; and be it

FURTHER RESOLVED: That pursuant to Section 6 of the Underground Utility Ordinance, Ordinance No. 7769 C.M.S., that the following exceptions to the order for the removal and underground installation are hereby authorized:

Electroliers, and surface mounted equipment, enclosures required in the respective designs of PG&E, PacBell and AT&T.

Pole and down guy on Mountain Boulevard in front of property at 2555 Mountain Boulevard.

Pole between 2300 and 2500 Mountain Boulevard, by CalTrans fence.

Pole on Camino Lenada, between 2623 and 2615 Camino Lenada.

Pole on Las Aromas, between 2663 and 2669 Las Aromas.

Pole on La Questa, between 2607 and 2615 La Questa.

Pole on Scout Road, near the intersection of Ascot Drive and Scout Road, across from the vacant lot behind the property at 5685 Scarborough Drive.

Pole on Skyline Boulevard, below 8898 Skyline Boulevard and diagonally across from property at 8899 Skyline Boulevard.

Telephone pole on Skyline Boulevard near the intersection of Skyline Boulevard, Castle Drive and Melville Drive.

Pole on Girvin Drive, between 6363 and 6399 Girvin Drive.

Pole on Exeter Drive, behind Carisbrook Lane cul-de-sac.

Pole on Westover Drive, at corner of property at 6403 Shelterwood Drive.

Pole on Westover Drive, at corner of property at 6472 Westover Drive.

Pole on Chelton Drive, across from property at 6533 Chelton Drive.

FURTHER RESOLVED: That the City Clerk is hereby instructed to notify or cause to notify all affected utilities and all persons owning real property within Underground Utility District No. 232 of the adoption of this resolution within ten (10) days after the date of such adoption. Said City Clerk shall further notify or cause to notify said property owners of the necessity that, if they or any person occupying such property desire to continue to receive electric, communication or other similar or associated service, they or such occupant shall, by the designated date, provide all necessary facility changes on their premises so as to receive such service from the lines of the supplying utility or utilities on file with the Public Utilities Commission of the State of California. Such notification shall be by mailing a copy of this resolution together with a copy of said Ordinance No. 7769 C.M.S. to affected property owners as such as shown on the last equalized assessment roll and to the affected utilities.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution passed by the City Council of the City of Oakland on     MAY - 2, 2000    .

CEDA FLOYD

City Clerk and Clerk of the Council

Per

Onetha Middleton

Deputy



Sincerely,  
AEC Engineers, INC

*David Clow*

David Clow, P.E

CC: PG&E-Mike Gigliotti

City of Oakland- Vern Chang

City of Oakland- Frank Aawayan

R&M - Marcelo Cosentino

R&M - Bala Rajappan



LEGEND

— BOUNDARY LINE  
OF PROPOSED  
DISTRICT.

PROPOSED PIEDMONT PINES AREA  
UNDERGROUND UTILITY DISTRICT

# OAKLAND CITY COUNCIL

*[Signature]*  
City Attorney

OFFICE OF THE CITY CLERK  
OAKLAND

RESOLUTION NO. \_\_\_\_\_

C.M.S.  
2009 NOV 18 PM 5:56

Introduced by Councilmember \_\_\_\_\_

**A RESOLUTION 1) DETERMINING UNPAID ASSESSMENTS FOR THE CITY'S UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232, PIEDMONT PINES PHASE 1; 2) AUTHORIZING AND DIRECTING PAYMENT OF TWENTY FOUR THOUSAND SEVEN HUNDRED THIRTY SEVEN DOLLARS AND THIRTY SIX CENTS (\$24,737.36) FOR ASSESSMENTS ON CITY PROPERTY; 3) REQUESTING COUNTY AUDITOR TO COLLECT THE REMAINING UNPAID ASSESSMENTS; AND 4) DETERMINING ANNUAL ASSESSMENT FOR ADMINISTRATIVE COSTS AND MAKING DETERMINATIONS WITH RESPECT THERETO**

**WHEREAS**, the City Council (the "Council") of the City of Oakland (the "City") has heretofore undertaken proceedings pursuant to the Municipal Improvement Act of 1913, being Division 12 of the Streets and Highways Code of the State of California (the "Act"), and has confirmed assessments upon lands within an assessment district described in Resolution No. 81272 C.M.S. adopted by the Council on May 6, 2008 (the "Resolution of Intention") expressing the intention of the Council to establish the City of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1 (the "Assessment District"); and

**WHEREAS**, the Treasury Manager of the City has filed with the City Clerk a list of all payments received on account of assessments levied in the Assessment District, and a list of all assessments or portions of assessments unpaid after sixty days following written notice to the owners of property in the Assessment District specifying a date by which they may pay their respective assessments in cash; and

**WHEREAS**, the City owns two parcels of land in the Assessment District on which assessments have been levied (the "City Property Assessments") and the Council now desires to authorize and direct the prepayment in full of the City Property Assessments; and

**WHEREAS**, the project is exempt from the California Environmental Quality Act pursuant to, without limitation, CEQA Guidelines section 15302; and

**WHEREAS**, the Council now also desires to determine the remaining unpaid assessments in the Assessment District and to provide for their collection.

**RESOLVED**, by the City Council of the City of Oakland as follows:

1. The Treasury Manager of the City has filed with the City Clerk a list (the "Paid/Unpaid List") of all payments received on account of assessments levied in the Assessment District and all assessments or portions of assessments unpaid (other than the City Property Assessments to be prepaid as provided in Section 2 below), a copy of which Paid/Unpaid List is on file in the office of the City Clerk. The City may issue improvement bonds under the provisions of the

Improvement Bond Act of 1915 of the State of California (the "Bonds") upon the security of the assessments shown as unpaid on the Paid/Unpaid List.

2. The Finance Director/City Treasurer of the City is hereby authorized and directed to use any lawfully available funds in the amount of \$24,737.36 to prepay, in cash, the City Property Assessments, with such prepayment to be made on or prior to the date of issuance of the Bonds.
3. The City Clerk shall transmit a copy of this Resolution and a copy of the Paid/Unpaid List to the County Auditor. The County Auditor is requested to comply with the provisions of Section 8682 of the California Streets and Highways Code in the collection of installments of these assessments on the Alameda County tax roll for ad valorem taxes.
4. Pursuant to Section 10312 (b) of the California Streets and Highways Code, the annual assessment for administrative costs is hereby set at three percent (3.0%) of the principal and interest annually posted to the tax roll, and shall be collected on the County tax roll, beginning with fiscal year 2010-2011, until changed by resolution of this Council. The Council finds that this annual assessment exceeds neither the maximum annual assessment nor the reasonable estimate of administrative costs actually incurred or likely to be incurred.
5. The project complies with the requirements of CEQA because, without limitation, it is exempt from review pursuant to CEQA Guidelines section 15302.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 20\_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

# OAKLAND CITY COUNCIL

*Kathleen Sullivan*  
City Attorney

RESOLUTION NO. \_\_\_\_\_

C.M.S.

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2009 NOV 18 PM 5:56

Introduced by Councilmember \_\_\_\_\_

**A RESOLUTION 1) PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED THREE MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS (\$3,830,000.00) OF IMPROVEMENT BONDS PURSUANT TO THE IMPROVEMENT BOND ACT OF 1915 FOR UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 2007-232, PIEDMONT PINES PHASE 1; 2) APPROVING A FISCAL AGENT AGREEMENT; 3) AUTHORIZING SERVICES FOR THE BONDS; 4) APPROVING A BOND PURCHASE AGREEMENT AND SALE OF THE BONDS; 5) APPROVING PRELIMINARY OFFICIAL STATEMENT; 6) APPROVING CONTINUING DISCLOSURE AGREEMENT; 7) AUTHORIZING CONTRACTING WITH A FIRM TO ASSIST WITH THE ADMINISTRATION OF THE ASSESSMENT DISTRICT; AND 8) AUTHORIZING RELATED ACTIONS**

**WHEREAS**, the City Council (the "Council") of the City of Oakland (the "City") has heretofore undertaken proceedings pursuant to the Improvement Bond Act of 1915, being Division 10 of the Streets and Highways Code of the State of California (the "Bond Law"), for and has confirmed assessments (the "Assessments") upon lands within an assessment district described in Resolution No. 81272 C.M.S. adopted by the Council on May 6, 2008 (the "Resolution of Intention") expressing the intention of the Council to establish the City of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1 (the "Assessment District"); and

**WHEREAS**, said proceedings provided for the issuance of bonds pursuant to the Bond Law, and it is necessary to establish terms and provisions of such issuance; and

**WHEREAS**, it is also desired to establish the denominations of the bonds to represent assessments and the amount to mature each year, and to otherwise approve the documents necessary to issue the bonds and all actions necessary in connection therewith.

**RESOLVED**, by the City Council of the City of Oakland as follows:

1. Issuance of the Bonds. Pursuant to the Bond Law, the issuance of the City of Oakland Utility Underground Assessment District No. 2007-232, Piedmont Pines Phase 1 Limited Obligation Improvement Bond (the "Bonds"), as set forth in the Fiscal Agent Agreement (as described below), is hereby authorized. The Bonds shall be in a principal amount not to exceed the lesser of \$3,830,000.00 or the aggregate principal amount of the unpaid Assessments levied in the Assessment District, and shall mature in the principal amounts and on the dates, and pay interest at the rates, set forth in the Fiscal Agent Agreement.
2. Execution of Bonds. The Bonds shall be executed by the Finance Director/City Treasurer and by the City Clerk, by manual or facsimile signature, and the corporate seal of the City

shall be imprinted on the Bonds in a similar manner. The Bonds shall then be delivered to the Fiscal Agent for authentication and registration.

3. **Fiscal Agent Agreement.** The Fiscal Agent Agreement, by and between Wells Fargo Bank, National Association, as fiscal agent (the "Fiscal Agent") and the City (the "Fiscal Agent Agreement"), in the form on file with the City Clerk, is hereby approved. The Fiscal Agent Agreement shall be executed by the Finance Director/City Treasurer and attested to by the City Clerk, in the form on file with the City Clerk, together with such additions thereto and changes therein as are recommended by the City Attorney and Bond Counsel, and approved the officer executing the same, with such approval to be conclusively evidenced by the execution and delivery by the City of the Fiscal Agent Agreement.
4. **Performance of Duties by Officers.** Each and every officer of the City is authorized to perform his or her services on behalf of the City required under the Fiscal Agent Agreement and otherwise required in connection with the establishment and administration of the Assessment District. The Finance Director/City Treasurer is authorized to pay the costs of such services as are necessary to affect the issuance of the Bonds. Such services shall include, but are not limited to, printing the Bonds, printing the disclosure documents, legal services, financial consultant's services, Fiscal Agent's services and any other services appropriate for the issuance of the Bonds. These costs shall be paid from Bond proceeds out of the Costs of Issuance Fund established by the Fiscal Agent Agreement.
5. **Bond Purchase Contract.** The Bond Purchase Agreement (the "Purchase Contract"), in the form on file with the City Clerk, is hereby approved. The Finance Director/City Treasurer is hereby authorized and directed, for and in the name and on behalf of the City, to accept the offer of Stone and Youngberg, LLC (the "Underwriter") to purchase the Bonds contained in the Purchase Contract (provided that the aggregate principal amount of the Bonds sold thereby is not in excess of the principal amount approved in Section 1 above, the true interest cost on the Bonds is not in excess of 8.0% per annum and the underwriter's discount is not in excess of 1.5% of the principal amount of the Bonds) and to execute and deliver the Purchase Contract in said form, with such additions thereto or changes therein as are recommended or approved by the officer executing said document for the City upon consultation with the City Attorney and Bond Counsel, the approval of such additions or changes to be conclusively evidenced by the execution and delivery by the City of the Purchase Contract.
6. **Official Statement.** The City Council hereby approves the preliminary official statement for the Bonds (the "Preliminary Official Statement") in the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by the Finance Director/City Treasurer upon consultation with Disclosure Counsel. The City Council authorizes and directs the Finance Director/City Treasurer, on behalf of the City, to deem "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") the Preliminary Official Statement prior to its distribution by the Underwriter to prospective purchasers of the Bonds.

The Underwriter, on behalf of the City, is authorized and directed to cause the Preliminary Official Statement to be distributed to such municipal bond broker-dealers, to such banking institutions and to such other persons as may be interested in purchasing the Bonds.

The Finance Director/City Treasurer is authorized and directed to assist the Disclosure Counsel in causing the Preliminary Official Statement to be brought into the form of final official statement (the "Final Official Statement"), and the City Administrator is hereby

authorized and directed to execute the Final Official Statement. The Finance Director/City Treasurer is hereby authorized and directed to execute a statement that the facts contained in the Final Official Statement, and any supplement or amendment thereto (which shall be deemed an original part thereof for the purpose of such statement) were, at the time of sale of the Bonds, true and correct in all material respects and that the Final Official Statement did not, on the date of sale of the Bonds, and do not, as of the date of delivery of the Bonds contain any untrue statement of material fact or omit to state material facts required to be stated where necessary to make any statement made therein not misleading in the light of the circumstances under which it was made. The execution and delivery by the City of the Final Official Statement, which shall include such changes and additions thereto deemed advisable by the Finance Director/City Treasurer and such information permitted to be excluded from the Preliminary Official Statement pursuant to the Rule, shall be conclusive evidence of the approval of the Final Official Statement by the City.

The Final Official Statement, when prepared, is approved for distribution in connection with the offering and sale of the Bonds.

7. Disclosure Document. The Finance Director/City Treasurer is hereby authorized and directed to approve and execute a continuing disclosure certificate for the Bonds in the form described in the Preliminary Official Statement. The execution by the City of such disclosure certificate shall be conclusive evidence of approval by the City of any such disclosure certificate.
8. The Treasury Manager of the City is hereby authorized to contract with a firm to assist in the administration of the Assessment District and the levy of the assessments therein; provided that any compensation due to such firm shall be payable as a cost of issuance of the Bonds or from administrative charges collected with the Assessments.
9. Ratification of Previous Actions; Future Actions. All actions heretofore taken by officers and agents of the City with respect to the authorization of the construction of the improvements to be funded by the Assessment District and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Mayor, the City Administrator, the City Director of Public Works, the City Electrical Services Manager, the Finance Director/City Treasurer, the Treasury Manager and the City Clerk and the other officers of the City are hereby authorized and directed to take any actions and execute and deliver any and all documents as are necessary to accomplish the issuance, sale, and delivery of the Bonds in accordance with the provisions of this Resolution and the documents herein approved.
10. Other Officers. The officers responsible for the execution of any of the agreements, orders, or covenants contained in any of the foregoing Sections or in any other document heretofore approved in these proceedings are hereby authorized and directed to take any actions and execute and deliver any and all further documents, agreements or certificates as are necessary to accomplish the issuance and sale of the Bonds.
11. Appropriations of Funds as per Exhibit A: Appropriations to Cover City Costs and the Repayment of Seed Monies.

12. California Environmental Quality Act Requirements. The project complies with the requirements of CEQA because, without limitation, it is exempt from review pursuant to CEQA Guidelines section 15302.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 20\_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

Exhibit A: Appropriations to Cover City Costs and the Repayment of Seed Monies



Exhibit A

October 20, 2009

Appropriations to Cover City Costs and Repayment of Seed Monies

UNDERGROUND UTILITY DISTRICT NO. 232 (PIEDMONT PINES AREA) PHASE 1

Project Number: C254410

Streetlights funding Code: 92228 C254410 W740

Payee Name and Address	Date Funds are Needed	Purpose of Obligation	Amount
PWA Electrical, 7101 Edgewater Dr., Bldg. 2, Oakland, CA 94621	2/15/2010	City Material, PG&E permits, Recapture, Design, Assessment Engineer, City Process Management, Construction Management PWA Electrical	
92228 52511 C254410 W740		Streetlight Material	\$ 240,000
92228 53511C254410 W740		PG&E Engineering Deposit	\$ 17,500
		Subtotal	\$ 257,500
		20% Contingency	\$ 51,500
		Subtotal with Contingency	\$ 309,000
30528 51912 C254410 W740		Design	\$ 250,000
2211 92228 78811 C321610 IN07		Incidental Expenses - Assessment Engineer	\$ 60,000
2211 92228 78811 C321610 IN07		Recapture Electrical Report, District Formation, Coordination, etc. From 1987 to 2007	\$ 225,000
30528 51912 C254410 W740		City Process Management	\$ 100,000
30528 51912 C254410 W740		Construction Management - PWA Electrical	\$ 300,000
		Subtotal to PWA Electrical on 1/15/2010	\$ 1,244,000
PWA Electrical, 7101 Edgewater Dr., Bldg. 2, Oakland, CA 94621	8/15/2010	City Substructure, Labor, ROW Inspector, City portion of Composite Cost	
92228 54919 C254410 W740		Trenching	\$ 624,000
92228 54919 C254410 W740		Surface Restoration	\$ 48,000
92228 54919 C254410 W740		Streetlight Foundation	\$ 144,000
92228 54919 C254410 W740		Streetlight Curb Box	\$ 144,000
30528 56611 C254410 W740		PWA Electrical construction of streetlights	\$ 170,000
88343 56611 C254410 W740		ROW Inspector	\$ 100,000
92228 54919 C254410 W740		City portion of Composite Engineering Cost	\$ 200,000
		Subtotal	\$ 1,430,000
		20% Contingency	\$ 286,000
		Subtotal to PWA Electrical on 7/15/2010	\$ 1,716,000
		<b>Total to PWA for Engineering &amp; Construction Costs</b>	<b>\$ 2,960,000</b>
Treasury Department, 150 Ogawa, Oakland, CA 94612	2/15/2010	Incidental Expenses - City Treasury	\$ 258,000
		Financing Costs	\$ 612,000
		<b>Total to Treasury for Finance Costs</b>	<b>\$ 870,000</b>
		<b>Total Project Costs</b>	<b>\$ 3,830,000</b>