

CHECKLIST FOR TURNKEY PARKS				
FOR REIMBURSEMENT/CREDIT AGREEMENT RELATING TO DESIGN AND CONSTRUCTION OF PARK IMPROVEMENTS IN NORTH NATOMAS				
Name of Project:				
Size in Acres:				
Budget:				
Completion Date:				
<u>ARTICLE 1-DESIGN AND CONSTRUCTION OF PARK IMPROVEMENTS:</u>				
		<u>COMPLETED</u>		
Liquidated Damages:	\$500 per day			
Construction Documents:				
Prepare & Submit at:	35%	75%	100%	
Approved by LAS:	Yes	No		
Bid Documents				
After plans & specs approved by LAS, bids submitted to LAS	Yes	No		
Environmental Review				
Required and to be on file	Yes	No		
Approved by LAS	Yes	No		
Final Budget				
City & Developer Review Before approval of Bid Documents	Yes	No		
Contract Award				
Developer to Request no fewer than bids from 3 contractors	Yes	No		
LAS Notice to Proceed	Yes	No		
Construction				
In Compliance with all Approved Plans & Specs	Yes	No		
Representatives				
Developer to provide site construction superintendent and the City to provide a project manager	Yes	No		
Commencement and Completion				
Commence construction within 3 months after approval of bid docs or such longer period specified by LAS	Yes	No		
Inspection				

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City or Representative to be permitted to inspect project	Yes	No		
Prevailing Wages Must be Paid	Yes	No		
Unforeseen Cost Increase				
Performance, Labor and Material Bonds				
Developer to comply with any and all requirements				
Letters of Credit, bonds or other Security Instruments okay	Type Used:			
Insurance				
Certificate(s) to be furnished to City Minimum of PL & PD	Yes	No		
Contracts and Change Orders				
All change orders to be approved by LAS				
<u>ARTICLE 2-CITY ACCEPTANCE, CONVEYANCE AND MAINTENANCE</u>				
Acceptance and Conveyance				
Developer to convey title to City	Yes	No		
Park Maintenance				
Developer to maintain all Park improvements for 12 months during 12 month warranty period	Yes	No		
Release of Liens				
Upon completion, developer to provide, in form accepted by LAS, evidence that all costs of the project have been paid	Yes	No		
<u>ARTICLE 3-REIMBURSEMENT FROM PARK FACILITIES ACCOUNT</u>				
Park Development Fee Reimbursement Amount				
Amount as determined in Exhibit E				

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Sources for Reimbursement				
Park Fees to be located in the same city Planning Area as the park site				
City Administration Costs	2.5% to administer the Fee Program			
Timing of Reimbursement				
Occupancy in Benefiting Service				
Area- Exhibit G- greater than 50%	Yes	No		
OR Pre-paid park credits	Yes	No		
<u>ARTICLE 4-PARK DEVELOPMENT FEE CREDITS</u>				
Funding City's Costs				
Amount funded				
Reduction of Prepaid Park Development Fee Deposit				
Park Fees may be paid by Third Party Builders				
Less 2.5% Administration Fee				
Further Availability of Credits				
Irrevocable Standby Letter of Credit	Yes	No		
Exhibits E and E-1				
Fee Deferral	Yes	No		
City may adopt a Fee Deferral Plan				
<u>ARTICLE 5-ASSIGNMENTS OF REIMBURSEMENTS AND CREDITS</u>				
Assignment Permitted				
Developer may assign the rights to receive reimbursements from the Park Facilities Account and take credits against the Fee to be assessed against any Development Projects in the same City Planning Area				
<u>ARTICLE 6-REIMBURSEMENT FROM OTHER FUNDING SOURCES</u>				
Additional reimbursement				
If Exhibit E identifies improvements be funded by other funding sources developer is entitled to reimbursement				
Total Reimbursement/Credit Amount				
Total amount of reimbursement(s) and/or credits from any funding sources cannot exceed total amount of Project Costs				
<u>ARTICLE 7-UNFUNDED IMPROVEMENTS</u>				

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Additional Reimbursement for Unfunded Add Alternates					
Unfunded Add Alternates in exhibit E:					
Not reimbursable UNLESS future increase in Park Fee includes a specified incremental amount to provide additional funding					
<u>ARTICLE 8-MISCELLANEOUS</u>					
This agreement represents the entire agreement of the parties					
Effective Date					
Agreement shall become effective upon its execution by all parties					
Fee Ordinance					
Parties governed to provisions of the Fee Ordinance in effect on the date of this Agreement					
Preparation Fees	Yes	No			
Developer to pay City Attorney \$1,500 to negotiate and draft this Agreement					
Exhibits					
Exhibit A-Developer Property Description	Yes	No			
Exhibit B- Parksite Description	Yes	No			
Exhibit C- Project Improvements	Yes	No			
Exhibit D- Task Allocation	Yes	No			
Exhibit D-1 Resolution No. 2002-591	Yes	No			
Exhibit E- Park Development Budget Summary	Yes	No			
Exhibit E-1- Calculation of Fee Credit Amount	Yes	No			
Exhibit F- Representatives	Yes	No			
Exhibit G- Intentionally Deleted	Yes	No			
Exhibit H- Hazardous Substances	Yes	No			