
File ID: 2026-01514

8/25/2026

[Contract] Install 35 Tiny Homes to Expand the Roseville Road Campus (G23000200)

File ID: 2026-01514

Location: 3900 Roseville Road, District 2

Recommendation: Pass a **Motion** authorizing the City Manager or designee to: 1) award a construction contract to G&G Builders, Inc. for installation of 35 additional tiny homes at the Roseville Road Campus in an amount not to exceed \$479,695; and 2) authorizing the City Manager or designee to execute the contract specified above.

Contact: Brian Pedro, Director, (916) 808-7816, bpedro1@cityofsacramento.org, Department of Community Response

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Contract - G&G Builders, Inc.
- 3-Presentation

Description/Analysis

Issue Detail: City Council adopted Ordinance 2023-0015 on August 1, 2023, granting the City Manager or designee authority to do all things necessary and convenient to establish new temporary shelter spaces. This authority includes executing agreements up to \$5 million necessary to implement and administer the temporary shelter program without complying with the competitive bidding procedures in Title 3 of the Sacramento City Code and without obtaining specific authorization from the City Council.

Under this authority, G&G Builders, Inc. was selected by City staff based on its qualifications and experience and has performed work associated with the Roseville Road Campus and other temporary shelter facilities.

The proposed \$479,695 contract for installation of the additional 35 tiny homes would bring the cumulative amount over the \$5 million threshold. Bringing this action to Council also provides transparency regarding the additional expenditure and continued work at the Roseville Road

Campus.

Policy Considerations: Ordinance 2023-0015 authorizes the City Manager or designee to execute agreements up to \$5 million necessary to implement and administer the temporary shelter program without complying with applicable competitive bidding procedures in Title 3 of the Sacramento City Code and without obtaining specific authorization from the City Council.

The recommended action does not establish new competitive bidding authority or request that Council suspend competitive bidding. Rather, staff is requesting Council authorization for the additional \$479,695 contract with G&G Builders, Inc. The proposed contract would bring cumulative contracting over the \$5 million threshold. Bringing this action to Council also provides transparency regarding the additional expenditure and continued work at the Roseville Road Campus.

Economic Impacts: The recommended contract is expected to create 3.55 jobs (2.25 direct jobs and 1.30 jobs through indirect and induced activities) and create \$468,433 in total economic output (\$300,278 of direct output and another \$168,155 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates, and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations:

California Environmental Quality Act: The City considered the potential effects on the environment at the time the site was proposed and approved for operation. The City concluded that it could determine with certainty that no significant effects would result from establishing and operating the Roseville Road Campus, and pursuant to CEQA Guidelines section 15061(b)(3), the activities were exempt from the California Environmental Quality Act (CEQA). This action includes minor improvements to a developed site, with negligible ground disturbance. A Notice of Exemption was posted on Jan. 8, 2024.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Installation of the 35 additional tiny homes will expand temporary shelter capacity at the Roseville Road Campus. G&G Builders, Inc. previously installed the same BOSS Homes tiny homes at the site, and the contractor and its electrical subcontractor are familiar with the existing infrastructure, site constraints, and installation requirements.

City staff reviewed the proposed cost against previous tiny home installation costs at RRC North and

RRC South and determined that the proposed pricing is consistent with prior work. Staff recommends Council authorize the additional \$479,695 contract. Upon approval, cumulative contracting at the Roseville Rd Campus for this work exceeded the \$5 million threshold.

Financial Considerations: The Roseville Road Campus Expansion Project is funded by State Encampment Resolution Funding, not by the City of Sacramento's General Fund. Sufficient funding is available in the ERF4L Community Response Grant Project (G23000200), Operating Grants Fund (Fund 2702), to execute an agreement with G&G Builders, Inc. for an amount not to exceed \$479,695 and to cover the remaining project costs.

Local Business Enterprise (LBE): G&G Builders, Inc. is not an LBE.

..End

CONTRACT #: PRC00
CONTRACT NAME: **Install 35 Tiny Homes to Expand the Roseville Road Campus**
AGREEMENT TERM: NA
AUTHORIZED RENEWALS: NA
DEPARTMENT/DIVISION: Public Works Facilities and Real Property Management

PROJECT: G2300202
NOT-TO-EXCEED AMOUNT: \$479,695.00
SOLICITATION: O2023-0015 CM Authority
LBE (Y/N): N
COUNCIL FILE ID: 2026-01514

AGREEMENT

(Construction Contract Over \$25,000)

THIS AGREEMENT, dated for identification _____, 2026, is made and entered into between the CITY OF SACRAMENTO, a municipal corporation ("City"), and **G & G Builders, Inc., 4524 Contractor Place, Livermore, CA 94551** ("Contractor").

The City and Contractor hereby mutually agree as follows:

1. CONTRACT DOCUMENTS

The Contract Documents, sometimes also referred to as the "Contract," consist of the following items, which are hereby incorporated by reference as if set forth in full in this Agreement:

- Notice to Contractors
- Proposal Form submitted by the Contractor
- Instructions to Bidders
- Subcontractor and Local Business Enterprise Participation Form
- Drug-Free Workplace Policy and Affidavit
- Construction and Demolition (C&D) Debris Recycling Requirements
- Workers' Compensation Insurance Certification
- Federal or State funding requirements (if applicable)
- Local Business Enterprise (LBE) Requirements
- Requirements of the Non-Discrimination in Employee Benefits Code
- Ban-The-Box Requirements
- CWTA Requirements (if applicable)
- Addenda, if any
- This Agreement
- Standard Specifications
- Special Provisions
- Plans and Technical Specifications
- The drawings and other data and all developments thereof prepared by City pursuant to the Contract
- Project Progress Payment Application
- Any modifications of any of the foregoing made or approved by City, including but not limited to duly authorized change orders

Unless specifically noted otherwise, references to the "Standard Specifications" shall mean and refer to the Standard Specifications for Public Construction of the City of Sacramento approved by the Sacramento City Council on November 10, 2020 (Resolution No. 2020-0354), and any subsequent amendments thereto approved by the Sacramento City Council or the

Sacramento City Manager. Work called for in any one Contract Document and not mentioned in another is to be performed and executed as if mentioned in all Contract Documents. The table of contents, titles and headings contained in the Contract Documents are provided solely to facilitate reference to various provisions of the Contract Documents and in no way affect or limit the interpretation of the provisions to which they refer.

2. DEFINITIONS

Unless otherwise specifically provided herein, all words and phrases defined in the Standard Specifications shall have the same meaning and intent in this Agreement.

3. AGREEMENT CONTROLS

In the event of a conflict between any of the terms and conditions set forth in this Agreement and the terms and conditions set forth in other Contract Documents, the terms and conditions set forth in this Agreement shall prevail, except that the provisions of any duly authorized change order shall prevail over any conflicting provisions of this Agreement.

4. SCOPE OF CONTRACT

Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor, material and transportation necessary to perform and complete in a good and workmanlike manner to the satisfaction of City, all the Work called for in the Contract Documents entitled:

Install 35 Tiny Homes to Expand the Roseville Road Campus (PN: G2300202)

Including the Work called for in the following alternative bid items described in the Proposal Form:

Contractor agrees to perform such Work in the manner designated in and in strict conformity with the Contract Documents.

5. CONTRACT AMOUNT AND PAYMENTS

City agrees to pay and Contractor agrees to accept, as complete payment for the above Work, in accordance with the schedule and procedures set forth in the Contract Documents and subject to deductions, withholdings and additions as specified in the Contract Documents, a total sum that shall not exceed **\$479,695.00, (FOUR HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED NINETY-FIVE DOLLARS AND ZERO CENTS)**, as set forth in Contractor's Proposal Form. In addition, subject to deductions, withholdings and additions as specified in the Contract Documents, payment for individual items of the Work shall be computed as follows:

- A. For items of the Work for which a lump sum price is specified in Contractor's Proposal Form, Contractor shall be paid the lump sum price(s) specified in Contractor's Proposal Form; and

- B. For items of the Work for which a unit price is specified in Contractor's Proposal Form, Contractor shall be paid the sum computed at such unit price, or computed at a different price if such different price is determined by City in accordance with the Standard Specifications, based on the actual amount of each such item performed and/or furnished and incorporated in the Work; provided that in no event shall the total sum for a unit price item exceed the total bid amount set forth for such item in the Contractor's Proposal Form, unless authorized by Change Order.

6. PROGRESS PAYMENTS

Subject to the terms and conditions of the Contract, City shall cause payments to be made upon demand of Contractor as follows:

- A. On or about the first of the month, the Engineer, as defined in section 1-25 of the Standard Specifications ("Engineer"), shall present to the Contractor a statement, which may be in the form of a Project Progress Payment Application, showing the amount of labor and materials incorporated in the Work through the twentieth (20) calendar day of the preceding month. After both Contractor and Engineer approve and execute the statement in writing, and the City's labor compliance officer provides written approval, the City shall issue a certificate for payment of ninety-five (95) percent of the amount in the statement it shall find to be due, subject to any deductions or withholdings authorized or required under the Contract or any applicable Laws or Regulations.
- B. Contractor's written approval and execution of the statement shall contain a signed certification under penalty of perjury under the Laws of the State of California that all items, units, prices, and quantities listed in the monthly estimate are correct, and that all Work has been performed, and materials supplied in full accordance with the conditions of applicable laws, rules, and regulations, and the Contract Documents.
- C. No inaccuracy or error in said monthly statements or estimates shall operate to release Contractor from damages arising from such Work or from enforcement of each and every provision of the Contract Documents, and City shall have the right subsequently to correct any error made in any statement, certificate, or estimate for payment.
- D. Contractor shall not be paid for any defective or improper Work.
- E. The remaining five (5) percent of the value of the Work performed under the Contract, if unencumbered and subject to any deductions or withholdings authorized or required under the Contract or any applicable Laws or Regulations, shall be released not later than sixty (60) days after completion and final acceptance of the Work by City. Acceptance by Contractor of the final payment shall constitute a waiver of all claims against the City arising under the Contract Documents, except for disputed claims in stated amounts that the Contractor specifically reserves in writing, but only to the extent that the Contractor has complied with all procedures and requirements applicable to the presentation and

processing of such claim(s) under the Contract Documents. Contractor shall be entitled to substitute securities for retention or to direct that payments of retention be made into escrow, as provided in Public Contract Code Section 22300, upon execution of the City's Escrow Agreement for Security Deposits in Lieu of Retention.

- F. The parties agree that, for purposes of the timely progress payment requirements specified in Public Contract Code Section 20104.50, the date that the City receives a statement jointly approved by the Contractor and the Engineer as provided above shall be deemed to constitute the date that City receives an undisputed and properly submitted payment request from the Contractor. Progress payments not made within 30 days after this date may be subject to payment of interest as provided in Public Contract Code Section 20104.50.
- G. This Contract is subject to compliance monitoring and enforcement by the California Department of Industrial Relations, as specified in California Labor Code section 1771.4.

7. PUBLIC WORKS REQUIREMENTS

- A. Payment of Prevailing Wages: Contractor and any subcontractor(s) performing any Public Work shall comply with the provisions of Sacramento City Code section 3.60.180 and applicable provisions of the California Labor Code, which require, among other things, that Contractor and all subcontractors pay not less than the prevailing rate of wages, as determined by the Director of the California Department of Industrial Relations ("DIR") in accordance with California Labor Code section 1773. Contractor and every subcontractor shall maintain payroll records and submit certified payrolls and other labor compliance documentation electronically when and as required by CITY. In addition, Labor Code Section 1771.4 requires the Contractor and any subcontractor performing any Public Work to furnish electronic payroll records directly to the Labor Commissioner. Contractor shall include these requirements in every subcontract.

This Agreement is subject to compliance monitoring and enforcement by the DIR, as specified in California Labor Code section 1771.4. The Contractor and any subcontractor will be subject to withholding and penalties for violation of prevailing wage requirements in accordance with applicable law, including Labor Code Sections 1726, 1741, 1771.5, and 1775, and City Code Section 3.60.180. Questions regarding the City's Labor Compliance Program should be directed to the City Representative.

- B. DIR Registration: California Labor Code Section 1725.5 requires the Contractor and all subcontractors performing Public Works services to be currently registered with the DIR, as specified in California Labor Code Section 1725.5. California Labor Code Section 1771.1 provides that a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal (subject to the requirements of Section 4104 of the California Public Contract Code), or engage in the performance of any contract for

Public Work, unless currently registered and qualified to perform Public Work in accordance with California Labor Code Section 1725.5.

Further information can be found on DIR's website at <http://www.dir.ca.gov/Public-Works/Contractors.html>. The above summary is provided solely for informational purposes and does not in any way affect the Contractor's and subcontractors' obligation to comply in all respects with all other applicable laws and regulations. The Contractor shall disseminate these provisions to all subcontractors.

Before the performance of work by Contractor or any subcontractor(s) under this Contract, Contractor shall furnish Contractor's and any subcontractors' current DIR registration number(s). The Contractor's current DIR registration number and the current DIR registration number of all subcontractors will be listed on the Subcontractor and LBE Participation Verification Form, incorporated herein.

- C. Workers' Compensation Certification. In accordance with California Labor Code Section 1861, by signing this Contract, Contractor acknowledges and represents that Contractor is aware of the provisions of section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and that Contractor will comply with the provisions of the Labor Code before commencing performance under this Contract.
- D. Apprentices. If this Contract is for the performance of any Public Work, and the amount of the Contract is \$30,000 or more, the Contractor and any subcontractors performing any Public Work under this Contract must comply with and be subject to enforcement under, the provisions of Sacramento City Code Section 3.60.190, Section 1777.5 et seq. of the California Labor Code, and implementing regulations set forth in Title 8 of the California Code of Regulations, governing the employment of apprentices. The Contractor and any subcontractors performing Public Work will be subject to penalties for apprenticeship violations in accordance with Labor Code Section 1777.7.
- E. Working Hours. If this Contract is for the performance of any Public Work, Contractor and any subcontractors performing any Public Work under this Contract must comply with and be subject to enforcement under, the provisions of Sacramento City Code Section 3.60.180 and California Labor Code Section 1810 et seq., governing the working hours of employees performing Public Work.
- F. Failure to Comply with Labor Compliance. If all applicable labor compliance requirements are not met, the City will have the right to withhold or reject a payment request and/or invoice, in whole or in part, without in any way relieving Contractor or its subcontractors of any obligations under this Contract.
- G. Subcontractors. The Contractor shall include these provisions A through F in every subcontract or sub-agreement for any subcontractors performing work under this Contract.

8. PERFORMANCE AND PAYMENT BONDS

Contractor must provide a Performance Bond and a Payment Bond to the City, each for a sum equal to one-hundred percent (100%) of the Contract amount. Each Bond shall be executed by a surety insurer admitted and duly authorized to transact business in the State of California. If the amount of this Contract is increased, Contractor shall increase the amount of the Performance and/or Payment bond if and to the extent required by the City.

9. RETENTION OF SUMS CHARGED AGAINST CONTRACTOR

When, under the provisions of this Contract or any applicable Laws or Regulations, City is authorized or required to withhold, deduct or charge any sum of money against Contractor, City may deduct and retain the amount of such charge from the amount of the next succeeding progress estimate(s), or from any other moneys due or that may become due Contractor from City. If, on completion or termination of the Contract, sums due Contractor are insufficient to pay City's charges, City shall have the right to recover the balance from Contractor or its Sureties.

10. COMMENCEMENT AND PROSECUTION OF WORK

Contractor shall commence the Work not later than fifteen (15) working days after the date of the written Notice to Proceed from City to Contractor and shall diligently prosecute the Work to final completion. The phrase "commence the Work" means to engage in a continuous program on-site including, but not limited to, site clearance, grading, dredging, land filling and the fabrications, erection, or installation of the Work. The Notice to Proceed shall be issued within fifteen (15) calendar days following execution of the Agreement by the City and the filing by Contractor of the required Bonds and proof of insurance, provided that the Engineer may delay issuance of the Notice to Proceed if the Engineer determines in the Engineer's sole discretion that conditions on the site of the Work are unsuitable for commencement of the Work. After the Notice to Proceed is issued, the continuous prosecution of Work by Contractor shall be subject only to Excusable Delays as defined in this Agreement.

11. TIME OF COMPLETION

The entire Work shall be brought to completion in the manner provided for in the Contract Documents on or before **ONE HUNDRED AND EIGHTY CALENDAR (180)** days from the date of the Notice to Proceed (hereinafter called the "Completion Date") unless extensions of time are granted in accordance with the Contract Documents.

Failure to complete the entire Work by the Completion Date and in the manner provided for in the Contract Documents shall subject Contractor to liquidated damages as provided in this Agreement. Time is and shall be of the essence in the performance of the Contract and the Work.

12. PAYMENTS DO NOT IMPLY ACCEPTANCE OF WORK

The payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the Work or any portion thereof and shall in no way reduce the liability of Contractor to replace unsatisfactory work or material, whether or not the unsatisfactory character of such work or material was apparent or detected at the time such payment was made.

13. ACCEPTANCE NOT RELEASE

Contractor shall correct immediately any defective or imperfect work or materials that may be discovered before final acceptance of the entire Work, whether or not such defect or imperfection was previously noticed or identified by the City. The inspection of the Work, or any part thereof, shall not relieve Contractor of any of its obligations to perform satisfactory work as herein specified.

Failure or neglect on the part of City or any of its officers, employees or authorized agents to discover, identify, condemn or reject defective or imperfect work or materials shall not be construed to imply an acceptance of such work or materials, if such defect or imperfection becomes evident at any time prior to final acceptance of the entire Work, nor shall such failure or neglect be construed as barring City from enforcing Contractor's warranty(ies) or otherwise recovering damages or such a sum of money as may be required to repair or rebuild the defective or imperfect work or materials whenever City may discover the same, subject only to any statutes of limitation that may apply to any such claim.

14. CITY'S RIGHT TO TAKE POSSESSION OF THE WORK IN WHOLE OR IN PART

The City shall have the right at any time to enter upon the Work and perform work not covered by this Contract, or to occupy and use a portion of the Work, prior to the date of the final acceptance of the Work as a whole, without in any way relieving Contractor of any obligations under this Contract.

15. NO WAIVER OF REMEDIES

Neither the inspection by City, its officers, employees or agents, nor any certificate or other approval for the payment of money, nor any payment for, nor acceptance of the whole or any part of the Work by City, nor any extensions of time, nor any position taken by City, its officers, employees or its agents shall operate as a waiver of any provision of the Contract Documents nor of any power herein reserved to City or any right to damages herein provided, nor shall any waiver of any breach of this Agreement be held to be a waiver of any other or subsequent breach. All remedies provided in the Contract Documents shall be taken and construed as cumulative; in addition to each and every other remedy herein provided, the City shall have any and all equitable and legal remedies that it would in any case have.

16. WARRANTY

Except as otherwise expressly provided in the Contract Documents, and excepting only items of routine maintenance, ordinary wear and tear and unusual abuse or neglect by City, Contractor warrants and guarantees all Work executed and all supplies, materials and devices of whatsoever nature incorporated in or attached to the Work, or otherwise provided as a part of the Work pursuant to the Contract, to be absolutely free of all defects of workmanship and materials for a period of one year after final acceptance of the entire Work by the City. Contractor shall repair or replace all work or material, together with any other work or material that may be displaced or damaged in so doing, that may prove defective in workmanship or material within this one year warranty period without expense or charge of any nature whatsoever to City.

In the event that Contractor shall fail to comply with the conditions of the foregoing warranty within ten (10) days after being notified of the defect in writing, City shall have the right, but shall not be obligated, to repair, or obtain the repair of, the defect and Contractor shall pay to City on demand all costs and expense of such repair. Notwithstanding anything herein to the contrary, in the event that any defect in workmanship or material covered by the foregoing warranty results in a condition that constitutes an immediate hazard to public health or safety, or any property interest, or any person, City shall have the right to immediately repair, or cause to be repaired, such defect, and Contractor shall pay to City on demand all costs and expense of such repair. The foregoing statement relating to hazards to health, safety or property shall be deemed to include both temporary and permanent repairs that may be required as determined in the sole discretion and judgment of City.

In addition to the above, the Contractor shall make a written assignment of all manufacturer's and other product warranties to the City, prior to completion and final acceptance of the Work by City.

The Contractor's Performance Bond shall secure the performance of the Contractor's obligations under this Section 16, and the Contractor and its Surety shall be jointly and severally liable for these obligations.

17. LIQUIDATED DAMAGES IF WORK NOT COMPLETED ON TIME

- A. The actual fact of the occurrence of damages and the actual amount of the damages that City would suffer if the entire Work, and/or any specified portion thereof, were not completed within the time(s) specified herein are dependent upon many circumstances and conditions that could prevail in various combinations, and for this reason, it is impracticable and extremely difficult to fix the actual damages. Damages that City would suffer in the event of such delay include: loss of the use of the project; expenses of prolonged assignment to the project of an architectural and/or engineering staff; prolonged costs of administration, inspection, and supervision;

increased operational expenses and/or impaired operation of other facilities dependent upon completion of the project; and the loss and inconvenience suffered by the public within the City of Sacramento by reason of the delay in the completion of the project or portion thereof. Accordingly, the parties agree, and by execution of this Agreement, Contractor acknowledges that it understands and agrees, that the amount(s) set forth herein as liquidated damages reflect the parties' best efforts at the time of entering into the Contract to estimate the damages that may be incurred by City and the public due to the Contractor's delay in completion of the Work and/or any specified portion thereof, and shall be presumed to be the amount of damages sustained by the failure of Contractor to complete the entire Work and/or any specified portion thereof within the time(s) specified herein.

- B. Contractor shall pay liquidated damages to City for failure to complete the entire Work by the Completion Date (as extended in accordance with the Contract Documents, if applicable) in the amount of **\$1000 DOLLARS A DAY** for each calendar day after the Completion Date (as extended in accordance with the Contract Documents, if applicable), continuing to the time at which the entire Work is completed. Such amount is the actual cash value agreed upon by the City and Contractor as the loss to City and the public resulting from Contractor's default.

The parties agree, and by execution of this Agreement, Contractor acknowledges that it understands and agrees, that the foregoing provisions provide for the imposition of liquidated damages from the Completion Date (as extended in accordance with the Contract Documents, if applicable) until the date of completion of the entire Work as determined by the Engineer in accordance with Section 8-4 of the Standard Specifications, whether or not the Work or any portion thereof is claimed or determined to be substantially complete prior to such date of completion.

- C. In the event Contractor shall become liable for liquidated damages, City, in addition to all other remedies provided by law, shall have the right to withhold any and all payments that otherwise would be or become due Contractor until the liability of Contractor under this section is finally determined. City shall have the right to use and apply such payments, in whole or in part, to reimburse City for all liquidated damages due or to become due to City. Any remaining balance of such payments shall be paid to Contractor only after discharge in full of all liability incurred by Contractor under this section or otherwise under any provision of the Contract Documents or any applicable Law or Regulation. If the sum so retained by City is not sufficient to discharge all such liabilities of Contractor, Contractor shall continue to remain liable to City until all such liabilities are satisfied in full. No failure by City to withhold any payment as specified above shall in any manner be construed to constitute a release of any such liabilities nor a waiver of the City's right to withhold payment for such liabilities.

18. INDEMNITY AND HOLD HARMLESS

- A. Contractor shall defend, hold harmless and indemnify the City, its officers, employees, and agents, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, whether arising on or off the site of the Work, including, but not limited to, any fees and/or costs reasonably incurred by City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with performance of or failure to perform the Work by the Contractor, any subcontractor or agent, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder, or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense to the extent arising from (i) the sole negligence or willful misconduct of, or defects in design furnished by, City, its agents, servants, or independent contractors who are directly responsible to City, or (ii) the active negligence of City.
- B. The existence or acceptance by City of any of the insurance policies or coverages described in this Agreement shall not affect or limit any of City's rights under this Section 18, nor shall the limits of such insurance limit the liability of Contractor hereunder. The provisions of this Section 18 shall survive any expiration or termination of the Contract.

19. CONTRACTOR SHALL ASSUME RISKS

Until the completion and final acceptance by City of all Work under this Contract, the Work shall be under Contractor's responsible care and charge, and Contractor, at no cost to City, shall rebuild, repair, restore and make good all injuries, damages, re-erections, and repairs occasioned or rendered necessary by accidental causes of any nature, to all or any portions of the Work.

20. GENERAL LIABILITY OF CONTRACTOR

Except as otherwise herein expressly stipulated, Contractor shall perform all the Work and furnish all the labor, materials, tools, equipment, apparatus, facilities, transportation, power and light, and appliances, necessary or proper for performing and completing the Work herein required in the manner and within the time herein specified. The mention of any specific duty or liability of Contractor shall not be construed as a limitation or restriction of any general liability or duty of Contractor, and any reference to any specific duty or liability shall be construed to be solely for the purpose of explanation.

21. INSURANCE

During the entire term of the Contract, Contractor shall maintain the insurance coverage described in this Section 21.

Full compensation for all premiums that Contractor is required to pay for the insurance coverage described herein shall be included in the compensation specified for the Work performed by Contractor under this Contract. No additional compensation will be provided for Contractor's insurance premiums. Any available insurance proceeds in excess of the specified minimum limits and coverages shall be available to the City.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown below, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

A. Minimum Scope & Limits of Insurance Coverage

- (1) Commercial General Liability Insurance is required providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, arising out of activities performed by or on behalf of Contractor and its subcontractors, products and completed operations of Contractor and its subcontractors, and premises owned, leased, or used by Contractor and its subcontractors, with limits of not less than two million dollars (\$2,000,000) per occurrence. The policy shall provide contractual liability and products and completed operations coverage for the term of the policy. If a general aggregate limit applies, either the general aggregate limit shall apply separately (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

The City, its officials, employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects general liability arising out of: activities performed by or on behalf of Contractor and subcontractors; products and completed operations of Contractor and subcontractors; and premises owned, leased, or used by Contractor and subcontractors.

- (2) Automobile Liability Minimum Scope and Limits of Insurance Coverage.
(Check the applicable provision)

 X Automobile Liability Insurance is required providing coverage at least as broad as ISO Form CA 00 01 for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide coverage

for owned, non-owned and/or hired autos as appropriate to the operations of the Contractor.

The City, its officials, employees and volunteers shall be covered by policy terms or endorsement as additional insureds as respects auto liability.

— No automobile liability insurance is required, and by signing this Contract, Contractor certifies as follows:

“Contractor certifies that a motor vehicle will not be used in the performance of any work or services under this agreement. If, however, Contractor does transport items under this Contract, or this Contract is amended to require any employees of Contractor to use a vehicle to perform services under the Contract, Contractor understands that it must maintain and provide evidence of Automobile Liability Insurance providing coverage at least as broad as ISO Form CA 00 01 for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than one million dollars (\$1,000,000) per occurrence. The policy shall provide coverage for owned, non-owned and/or hired autos as appropriate to the operations of the Contractor.”

- (3) Excess Insurance: The Contractor may use Umbrella or Excess Policies to meet the required liability limits. This form of insurance will be acceptable provided that any umbrella or excess policies provide all of the insurance coverages required and meet the other requirements for the primary policies as set forth in this Agreement. Umbrella and/or Excess policies shall be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided in the underlying primary policy.

Umbrella or excess policies shall contain, or be endorsed to provide that the City, its officials, employees, and volunteers shall be covered as additional insureds, as well as a provision that it will apply on a primary basis for the benefit of the City. Any insurance or self-insurance maintained by City, its officials, employees, or volunteers will be in excess of Contractor's umbrella or excess coverage and will not contribute to it. No insurance or self-insurance maintained by the City that applies to a loss covered herein, whether Primary or Excess, and which also applies to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's Primary and Excess liability policies are exhausted.

(4) Workers' Compensation Minimum Scope and Limits of Insurance Coverage. *(Check all applicable provisions)*

- X Workers' Compensation Insurance is required with statutory limits and Employers' Liability Insurance with limits of not less than one million dollars (\$1,000,000). The Workers' Compensation policy shall include a waiver of subrogation in favor of the City.
- No work or services will be performed on or at CITY facilities or CITY Property, therefore a Workers' Compensation waiver of subrogation in favor of the CITY is not required.
- No Workers' Compensation insurance is required, and by signing this Contract, Contractor certifies as follows:

"Contractor certifies that its business has no employees, and that it does not employ anyone, and is therefore exempt from the legal requirements to provide Workers' Compensation insurance. If, however, Contractor hires any employee during the term of this Contract, Contractor understands that Workers' Compensation with statutory limits and Employer's Liability Insurance with a limit of not less than one million dollars (\$1,000,000) is required. The Workers' Compensation policy will include a waiver of subrogation in favor of the City."

B. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

- (1) Contractor's insurance coverage, including excess insurance, shall be primary and non-contributory insurance as respects City, its officials, employees, and volunteers. Any insurance or self-insurance maintained by City, its officials, employees, or volunteers will be in excess of Contractor's insurance and will not contribute with it.
- (2) Any failure to comply with reporting provisions of the policies will not affect coverage provided to City, its officials, employees, or volunteers.
- (3) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (4) City will be provided with thirty (30) days written notice of cancellation or material change in the policy language or terms.

C. Waiver of Subrogation.

Contractor hereby grants to City a waiver of any right to subrogation which any insurer may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from an insurer.

D. Acceptability of Insurance

Insurance shall be placed with insurers with a Bests' rating of not less than A:VI. Self-insured retentions, policy terms or other variations that do not comply with the requirements of this Section 21 must be declared to and approved by the City in writing prior to execution of this Contract.

E. Verification of Coverage

(1) Contractor shall furnish City with certificates and required endorsements evidencing the insurance required. Copies of policies shall be delivered to the City on demand. Certificates of insurance must be signed by an authorized representative of the insurance carrier. Copies of policies shall be delivered to the City Representative on demand.

(2) Contractor shall send all insurance certificates and endorsements, including policy renewals, during the term of this Contract directly to:

City of Sacramento
c/o Exigis LLC
PO Box 947
Murrieta, CA 92564

(3) Certificate Holder must be listed as:

City of Sacramento
c/o Exigis LLC
PO Box 947
Murrieta, CA 92564

(4) The City may withdraw its offer of contract or cancel this Contract if the certificates of insurance and endorsements required have not been provided prior to execution of this Contract. The City may withhold payments to Contractor or cancel the Contract if the insurance is canceled or Contractor otherwise ceases to be insured as required herein.

F. Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance coverage that meets the minimum scope and limits of insurance coverage specified in this Section 21.

22. FAILURE TO MAINTAIN BONDS OR INSURANCE

If, at any time during the performance of this Contract, Contractor fails to maintain any item of the bonds and/or insurance required under the Contract in full force and effect, Contractor shall immediately suspend all work under the Contract and notify City in writing of such failure. After such notice is provided, or if City discovers such failure and notifies Contractor, the City thereafter may withhold all Contract payments due or that become due until notice is received by City that such bonds and/or insurance have been restored in full force and effect and that the premiums therefor have been paid for a period satisfactory to the Division of Risk Management. Contractor shall not resume work until notified by City to do so, and the City shall have no responsibility or liability for any costs incurred by Contractor as a result of such suspension of Work.

In addition to the foregoing, any failure to maintain any item of the required bonds and/or insurance at any time during the performance of this Contract will be sufficient cause for termination of the Contract by City.

The Contractor shall be solely responsible for, and shall defend, indemnify and hold harmless the City, its officers, employees and agents against and from, any and all damages, claims, losses, actions, costs or other expenses of any kind incurred by any party as a direct or indirect result of any suspension of Work or termination of the Contract under the provisions of this Section 22.

23. EXCUSABLE DELAYS

For the purpose of these Contract Documents, the term "Excusable Delay" shall mean, and is limited to, delay caused directly by: acts of God; acts of a public enemy; fires; inclement weather as determined by the Engineer; riots; insurrections; epidemics; quarantine restrictions; strikes; lockouts; sitdowns; acts of a governmental agency; priorities or privileges established for the manufacture, assemble, or allotment of materials necessary in the Work by order, decree or otherwise of the United States or by any department, bureau, commission, committee, agent, or administrator of any legally constituted public authority; changes in the Work ordered by City insofar as they necessarily require additional time in which to complete the Work; the prevention of Contractor from commencing or prosecuting the Work because of the acts of others, excepting Contractor's subcontractors or suppliers; or the prevention of Contractor from commencing or prosecuting the Work because of a Citywide failure of public utility service.

The term "Excusable Delay" shall specifically not include: (i) any delay that could have been avoided by the exercise of care, prudence, foresight and diligence on the part of Contractor; (ii) any delay in the prosecution of any part of the Work that does not constitute a Controlling

Operation, whether or not such delay is unavoidable; (iii) any reasonable delay resulting from time required by City for review of any Contractor submittals and for the making of surveys, measurements and inspection; and, (iv) any delay arising from an interruption in the prosecution of the Work on account of reasonable interference by other Contractors employed by City that does not necessarily prevent the completion of the entire Work within the time specified. Excusable Delays, if any, shall operate only to extend the Completion Date (not in excess of the period of such delay as determined by City) and shall not under any circumstances increase the amount City is required to pay Contractor except as otherwise provided in these Contract Documents.

24. CONTRACTOR TO SERVE NOTICE OF DELAYS

Whenever Contractor foresees any delay in the prosecution of the Work, and in any event as soon as possible (not to exceed a period of ten (10) calendar days) after the initial occurrence of any delay that Contractor regards as or may later claim to be an Excusable Delay, the Contractor shall notify the Engineer in writing of such delay and its cause, in order that the Engineer: (i) may take immediate steps to prevent if possible the occurrence or continuance of the delay; or (ii) if this cannot be done, may determine whether the delay is to be considered excusable, how long it continues, and to what extent the prosecution and completion of the Work are delayed thereby. Said written notice shall constitute an application for an extension of time only if the notice requests such an extension and sets forth the Contractor's estimate of the additional time required together with a full description of the cause of the delay relied upon.

After the completion of any part or whole of the Work, the Engineer, in estimating the amount due Contractor, will assume that any and all delays that may have occurred in its prosecution and completion were not Excusable Delays, except for such delays for which the Contractor has provided timely written notice as required herein, and that the Engineer has found to be excusable. Contractor shall not be entitled to claim Excusable Delay for any delay for which the Contractor failed to provide such timely written notice.

25. EXTENSION OF TIME

If the Contractor complies with Section 24, above, and the Engineer finds a delay claimed by the Contractor to be an Excusable Delay, the Contractor shall be allowed an extension of time to complete the Work that is proportional to the period of Excusable Delay determined by the Engineer, subject to the approval by City of a change order granting such time extension. During a duly authorized extension for an Excusable Delay, City shall not charge liquidated damages against the Contractor for such delay.

If the City extends the time to complete the Work as provided herein, such extension shall in no way release any warranty or guarantee given by Contractor pursuant to the provisions of the Contract Documents, nor shall such extension of time relieve or release the sureties of the Bonds provided pursuant to the Contract Documents. By executing such Bonds, the Sureties shall be deemed to have expressly agreed to any such extension of time. The

granting of any extension of time as provided herein shall in no way operate as a waiver on the part of City of its rights under this Contract, excepting only extension of the Completion Date for such period of Excusable Delay as may be determined by the Engineer and approved by a duly authorized change order.

26. NO PAYMENT FOR DELAYS

No damages or compensation of any kind shall be paid to Contractor or any subcontractor because of delays in the progress of the Work whether or not such delays qualify for extension of time under this Agreement; except that this provision shall not preclude the recovery of damages for a delay caused by the City that is unreasonable under the circumstances and that is not within the contemplation of the parties, provided that the Contractor timely submits all such written notice(s) and fully complies with such other procedures as may be specified in the Contract Documents or any Laws or Regulations for Contractor to claim damages for such delay.

27. CHANGES IN THE WORK

Changes in the Work authorized or directed in accordance with the Contract Documents and extensions of time of completion made necessary by reason thereof shall not in any way release any warranty or guarantee given by Contractor pursuant to the provisions of the Contract Documents, nor shall such changes in the Work relieve or release the Sureties on Bonds provided pursuant to the Contract Documents. By executing such Bonds, the Sureties shall be deemed to have expressly agreed to any such change in Work and to any extension of time made by reason thereof.

28. TERMINATION AFTER COMPLETION DATE

In addition to any other rights City may have, if any services or work required under the Contract (including but not limited to punch list items) are not completed as of the Completion Date (as adjusted by any extensions of time for Excusable Delays granted pursuant to the Contract Documents), City may terminate the Contract at any time after the Completion Date (as adjusted by any extensions of time for Excusable Delays granted pursuant to the Contract Documents), by providing a written notice to Contractor specifying the date of termination. Such notice also may specify conditions or requirements that Contractor must meet to avoid termination of the Contract on such date. If Contractor fails to fulfill all such conditions and requirements by such termination date, or, if no such conditions or requirements are specified, Contractor shall cease rendering services and performing work on such termination date, and shall not be entitled to receive any compensation for services rendered or work performed after such termination date. In the event of such termination, Contractor shall remain liable to City for liquidated damages incurred for any period of time prior to the termination date.

In addition to any other charges, withholdings or deductions authorized under the Contract or any Laws or Regulations, if City terminates the Contract pursuant to this section, City may withhold and deduct from any payment and/or retention funds otherwise due Contractor any sum necessary to pay the City's cost of completing or correcting, or contracting for the

completion or correction of, any services or work under the Contract that are not completed to the satisfaction of the City or that otherwise are deficient or require correction as of such termination date, including but not limited to incomplete punch list items. Such costs shall include all of the City's direct and indirect costs incurred to complete or correct such services or work, including the City's administrative and overhead costs. If the amount of payment(s) and/or retention funds otherwise due the Contractor are insufficient to pay such costs, City shall have the right to recover the balance of such costs from the Contractor and/or its Surety(ies).

29. TERMINATION FOR CONVENIENCE

Upon written notice to the Contractor, the City may at any time, without cause and without prejudice to any other right or remedy of the City, elect to terminate the Contract for the convenience of City. In such case, the Contractor shall be paid (without duplication of any items, and after deduction and/or withholding of any amounts authorized to be deducted or withheld by the Contract Documents or any Laws or Regulations):

- A. For Work executed in accordance with the Contract Documents prior to the effective date of termination and determined to be acceptable by the Engineer, including fair and reasonable sums for overhead and profit on such Work;
- B. For reasonable claims, costs, losses, and damages incurred in settlement of terminated contracts with subcontractors, suppliers, and others; and
- C. For reasonable expenses directly attributable to termination.

Contractor shall not be paid for any loss of anticipated profits or revenue for any Work not performed prior to termination, nor for any economic loss arising out of or resulting from such termination, except for the payments listed in this section. Contractor's warranty under Section 16 of this Agreement shall apply, and Contractor shall remain responsible for all obligations related to such warranty, with respect to all portions of the Work performed prior to the effective date of the termination for convenience pursuant to this section. The City shall be entitled to have any or all remaining Work performed by other contractors or by any other means at any time after the effective date of a termination for convenience pursuant to this section.

30. TERMINATION FOR BREACH OF CONTRACT

If Contractor abandons the Work under this Contract, or if the Contract or any portion of the Contract is sublet or assigned without the consent of the City, or if the Engineer determines in the Engineer's sole discretion that the conditions of the Contract in respect to the rate of progress of the Work are not being fulfilled or any part thereof is unnecessarily delayed, or if Contractor violates or breaches, or fails to execute in good faith, any of the terms or

conditions of the Contract, or if Contractor refuses or fails to supply enough properly skilled labor or materials or refuses or fails to make prompt payment to subcontractors for material or labor, or if Contractor disregards any Laws or Regulations or proper instruction or orders of the Engineer, then, notwithstanding any provision to the contrary herein, the City may give Contractor and its Sureties written notification to immediately correct the situation or the Contract shall be terminated.

In the event that such notice is given, and, in the event such situation is not corrected, or arrangements for correction satisfactory to the City are not made, within ten (10) calendar days from the date of such notice or within such other period of time as may be specified by the City in the notice, the Contract shall upon the expiration of said period cease and terminate. In the event of any such termination, City may take over the Work and prosecute the Work to completion, or otherwise, and the Contractor and its Sureties shall be liable to City for any cost occasioned City thereby, as hereinafter set forth.

In the event City completes the Work, or causes the Work to be completed, no payment of any kind shall be made to Contractor until the Work is complete. The cost of completing the Work, including but not limited to, extra costs of project administration and management incurred by City, both direct or indirect, shall be deducted from any sum then due, or that becomes due, to Contractor from City. If sums due to Contractor from City are less than the cost of completing the Work, Contractor and its Sureties shall pay City a sum equal to this difference on demand. In the event City completes the Work, and there is a sum remaining due to Contractor after City deducts the costs of completing the Work, then City shall pay such sum to Contractor. The Contractor and Contractor's Sureties shall be jointly and severally liable for all obligations imposed on Contractor hereunder.

No act by City before the Work is finally accepted, including, but not limited to, exercise of other rights under the Contract, actions at law or in equity, extensions of time, payments, assessments of liquidated damages, occupation or acceptance of any part of the Work, waiver of any prior breach of the Contract or failure to take action pursuant to this section upon the happening of any prior default or breach of Contractor, shall be construed to be a waiver or estoppel of the City's right to act pursuant to this Section upon any subsequent event, occurrence or failure by Contractor to fulfill the terms and conditions of the Contract. The rights of City to terminate the Contract pursuant to this Section and pursuant to Sections 28 and 29 are cumulative and are in addition to all other rights of City pursuant to the Contract and at law or in equity.

31. CONTRACTOR BANKRUPT

If Contractor should commence any bankruptcy proceeding, or if Contractor is adjudged a bankrupt, or if Contractor makes any assignment for the benefit of creditors, or if a receiver is appointed on account of Contractor's insolvency, then the City may, without prejudice to any other right or remedy, terminate the Contract and complete the work by giving notice as provided in Section 30 above.

32. SURETIES' OBLIGATIONS UPON TERMINATION

If the City terminates the Contract pursuant to Section 30 or Section 31 above:

- A. The Surety under Contractor's performance bond shall be fully responsible for all of the Contractor's remaining obligations of performance under the Contract as if the Surety were a party to the Contract, including without limitation Contractor's obligations, as provided in the Contract Documents, to complete and provide a one-year warranty of the entire Work, pay liquidated damages and indemnify, defend and hold harmless City, up to the full amount of the performance bond.
- B. The Surety under Contractor's payment bond shall be fully responsible for the performance of all of the Contractor's remaining payment obligations for work, services, equipment or materials performed or provided in connection with the Work or any portion thereof, up to the full amount of the payment bond.

33. ACCOUNTING RECORDS OF CONTRACTOR

During performance of the Contract and for a period of three (3) years after completing the entire Work, Contractor shall maintain all accounting and financial records related to the Contract and performance of the Work in accordance with generally accepted accounting practices, and shall keep and make such records available for inspection and audit by representatives of the City upon reasonable written notice.

34. REPRESENTATIVES OF THE PARTIES.

A. City Engineer.

- (1) The Engineer for this Contract is:

James Christensen
5730 24th Street, Building 4
Sacramento, CA 95822
Phone 916-808-5863 /Email: jechristensen@cityofsacramento.org

- (2) All Contractor questions and correspondence pertaining to this Contract must be addressed to the Engineer. In the event the City hires a third-party consultant to assist with construction management, the Engineer may direct Contractor to copy such consultant on questions and correspondence, but such a request does not constitute a delegation of authority to the third-party consultant to serve as the Engineer (i.e., any alterations, deviations, additions to, or deletions from the Work or any of the Contract Documents, must be authorized by the Engineer, not a third-party consultant, pursuant to a properly executed change order).

B. Contractor Representative.

- (1) The Contractor Representative for this Contract is:

Tom Stavropoulos
4524 Contractor Place
Livermore, CA 94551
Phone: 570-882-3478/Email: tom@ggbuildersinc.com

- (2) All City questions pertaining to the Contract shall be referred to the Contractor Representative. All correspondence to Contractor shall be addressed to the Contractor Representative.

- C. Notice. Whenever the Contract Documents require that notice be provided to the other party, notice will be deemed to have been validly given: (i) if delivered in person to the individual intended to receive such notice; (ii) four (4) days after being sent by registered or certified mail, postage prepaid to the address indicated in the Contract; or (iii) if transmitted by email, by the time stated on the intended recipient's email.

35. USE TAX REQUIREMENTS

During the performance of this Agreement, Contractor, for itself, its assignees and successors in interest, agrees as follows:

- A. Use Tax Direct Payment Permit: For all leases and purchases of materials, equipment, supplies, or other tangible personal property used to perform the Agreement and shipped from outside California, the Contractor and any subcontractors leasing or purchasing such materials, equipment, supplies or other tangible personal property shall obtain a Use Tax Direct Payment Permit from the California State Board of Equalization ("SBE") in accordance with the applicable SBE criteria and requirements.
- B. Sellers Permit: For any construction contract and any construction subcontract in the amount of \$5,000,000 or more, Contractor and the subcontractor(s) shall obtain sellers permits from the SBE and shall register the jobsite as the place of business for the purpose of allocating local sales and use tax to the City. Contractor and its subcontractors shall remit the self-accrued use tax to the SBE, and shall provide a copy of each remittance to the City.
- C. The above provisions shall apply in all instances unless prohibited by the funding source for the Agreement.

36. NON-DISCRIMINATION IN EMPLOYEE BENEFITS

This Agreement may be subject to the requirements of Sacramento City Code Chapter 3.54, Non-Discrimination in Employee Benefits by City Contractors. The Contract

Documents include a summary of the requirements of Sacramento City Code Chapter 3.54, entitled "Requirements of the Non-Discrimination in Employee Benefits Code." By signing this Agreement, Contractor acknowledges and represents that Contractor has read and understands these requirements and agrees to fully comply with all applicable requirements of Sacramento City Code Chapter 3.54. If requested by City, Contractor agrees to promptly provide such documents and information as may be required by City to verify Contractor's compliance. Any violation by Contractor of Sacramento City Code Chapter 3.54 constitutes a material breach of this Agreement, for which the City may terminate the Agreement and pursue all available legal and equitable remedies.

37. CONSIDERING CRIMINAL CONVICTION INFORMATION IN THE EMPLOYMENT APPLICATION PROCESS

This Agreement may be subject to the requirements of Sacramento City Code Chapter 3.62, Procedures for Considering Criminal Conviction Information in the Employment Application Process. The Contract Documents include a summary of the requirements of Sacramento City Code Chapter 3.62, entitled "Ban-The-Box Requirements." By signing this Agreement, Contractor acknowledges and represents that Contractor has read and understands these requirements and agrees to fully comply with all applicable requirements of Sacramento City Code Chapter 3.62. If requested by City, Contractor agrees to promptly provide such documents and information as may be required by City to verify Contractor's compliance. Any violation by Contractor of Sacramento City Code Chapter 3.62 constitutes a material breach of this Agreement, for which the City may terminate the Agreement and pursue all available legal and equitable remedies. Contractor agrees to require its subcontractors to fully comply with all applicable requirements of Sacramento City Code Chapter 3.62, and include these requirements in all subcontracts covered by Sacramento City Code Chapter 3.62.

38. DEBARMENT CERTIFICATION

A. Pursuant to 2 CFR, Part 200, and applicable Executive Orders, the City is restricted in its ability to contract with certain parties that are debarred, suspended, or otherwise excluded or ineligible for participating in Federal assistance programs or activities. By signing this Agreement, CONTRACTOR warrants and certifies under penalty of perjury under the laws of the State of California that Contractor, including any owner, partner, director, officer, or principal of the CONTRACTOR, or any person in a position with management responsibility or responsibility for the administration of federal funds:

- (1) Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency;
- (2) Has not within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to

obtain, or performing a public transaction or contract (federal, state, or local); violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, receiving stolen property, or other criminal felony;

- (3) Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (b) above; or
- (4) Has not, within a three-year period preceding this certification, had one or more public contracts (federal, state, or local) or transactions terminated for cause or default.
- (5) Has not been notified, within a three-year period preceding this certification, been notified of any delinquent Federal taxes in an amount that exceeds \$3,500 for which the liability remains unsatisfied. Federal taxes are considered delinquent if the tax liability has been finally determined and the taxpayer is delinquent in making payment, as defined in Section 52.209-5 of the Federal Acquisition Regulations.

- B. Contractor further warrants and certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department/agency. Any exceptions to the warranties and certifications in this Section must be disclosed to the City.
- C. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining Contractor's responsibility. Disclosures must indicate to whom exceptions apply, the initiating agency, and dates of action.
- D. City will review the Federal Government's System for Award Management Exclusions maintained by the General Services Administration for eligibility, prior to the execution of this Agreement. The Contractor shall provide immediate written notice to the City if, at any time prior to execution, the Contractor learns this certification is erroneous or has become erroneous by reason of changed circumstances. If it is later determined that the Contractor's warranties and certification in this Section were erroneous, the City may terminate this Agreement for default.

39. **COMMUNITY WORKFORCE TRAINING AGREEMENT** *(Check below if the engineer's estimate of the total construction cost of the project or the actual cumulative bid amounts submitted by Contractor exceed \$1,000,000.)*

_____ The work to be completed under this Agreement is subject to the City's Community Workforce Training Agreement ("CWTA") and CWTA Program. A

copy of the CWTA and summary of its requirements are attached hereto as Exhibit X.

Prior to executing this Agreement, Contractor has executed Addendum A to the CWTA. All subcontractors (listed or hired after the time of bid or award) must also execute Addendum A to the CWTA prior to performing any Work.

Contractor must include the provisions of this section, as well as a copy of Exhibit X, in every subcontract for Work covered by the CWTA.

Failure to sign and submit Addendum A shall be grounds for subcontractor substitution and/or for the City to withhold payment for the Work performed in the absence of the necessary Addendum A. Failure to satisfy the requirements of the CWTA and demonstrate a good faith effort to meet any Local Hire and Priority Apprentice Goals (if applicable), may result in a determination that the Contractor does not meet the City's minimum qualifications to bid on future projects for the City of Sacramento.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the date set for opposite their names.

CONTRACTOR

Under penalty of perjury, I certify that the taxpayer identification number and all other information provided here are correct.

DATE _____

BY _____

Print Name

Title

BY _____

Print Name

Title

DIR Registration #

Federal ID#

State ID#

City of Sacramento Business Operation Tax
Certificate No. (City will not award contract until
Certificate Number is obtained)

Type of Business Entity (*check one*):

_____ Individual/Sole Proprietor

_____ Partnership

_____ Corporation

_____ Limited Liability Company

_____ Other (*please specify:* _____)

CITY OF SACRAMENTO

a municipal corporation

DATE _____

BY _____

For: Maraskeshia Smith, City Manager

Original Approved As To Form:

Attest:

City Attorney

City Clerk



G&G Builders, Inc.
Powered by RedTeam

PROPOSAL

7/20/2026

Zane Jackson
City of Sacramento
915 I Street
Sacramento, CA 95814

Re: Our Proposal 2150016 for **Safe Ground Site Expansion**

Facility City of Sacramento
Name:

Safe Ground Site Phase 4, 3900 Roseville Rd, Sacramento, CA 95821

This Proposal is for the Project 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 furnish the following:

02 - Bond

1. Bond
Bond 1%

010000 - General Requirements

1. On-Site Supervision
2. Project Management/Admin
3. General Labor/Progressive Clean-up
4. Portable Restrooms & Hand Wash Stations
5. Misc. Tools, Equipment & Training
6. Temporary Construction Fencing
Approx. 300LF at North Side, 3-month Rental included.
7. Dumpster

010000 - Overhead & Profit

1. Overhead & Profit
Overhead & Profit

061500 - Wood Step Decks (South)

1. Fabrication/Assembly - Carpenter
2. Fabrication/Assembly - Laborer
3. Lumber Material & Fasteners

076000 - Sheet Metal Flashing & Trim

1. Installation Labor
2. Material - 4" 18GA x 100' Sheet Metal Rolls

096000 - Flooring

1. Labor - Vinyl Sheet Flooring Installation
Excludes Vinyl Flooring Material and adhesive, to be furnished by Boss Homes.

104400 - Fire Protection

1. Labor - Fire Extinguisher Installation
2. Material - Fire Extinguisher
Qty, (8) - U-Line S-14434 Class ABC Fire Extinguisher - 20-lb.
3. Material - Fire Extinguisher Bracket
Qty, (8) - U-Line H-5938 Fire Extinguisher Bracket - 20 lb. Heavy Duty Mount
4. Material - Fire Extinguisher Sign
Qty, (8) - U-Line S-14801V - Fire Extinguisher Arrow Down Sign - Vinyl, Adhesive-Backed
5. Fire Extinguisher Shipping Costs
6. Fire Extinguisher Sales Tax
7. Fire Extinguisher Tagged & Certification

133400 - Fabricated Engineered Structures

1. Labor to Accept Delivery & Off-Load
2. Telehandler 6,000 - 7,000 lb. Equipment Rental
3. Equipment Rental Delivery/Pick-up Fees
4. Dispose of packaging material & Pallets from Boss Homes
5. Boss Homes Layout
6. Boss Homes Assembly Labor - Carpenter
(35) Boss Homes modular buildings, (30) at North side and (5) at South side.
7. Boss Homes Assembly Labor - Laborer
8. AEA PE-L90 Penetrator 90-degree bracket
(4) per building, (140) total
9. AEA PE10: 10" Penetrator Anchors
(4) per building/bracket, (140) total
10. AEA Freight/Shipping Costs
11. Vapor Barrier
Stego Wrap 15 Mil Vapor Barrier for (5) modular buildings on the South side and (30) modular buildings on the North side.
12. Liquid Membrane for Plywood
Only applied at (5) modular buildings on the South side.

208000 - Insurance

1. Insurance
Insurance

260000 - Electrical

1. Collins Electrical Proposal dated 07/20/2026
Includes:
 - Drawings E-101 and E-1 dated 06/30/2026
 - Provide and install all necessary labor, materials and equipment to required for an electrical system per the bid documents acknowledged above.
 - Electrical work required for the (35) modular buildings, (30) on the North side and (5) on the South side
 - Single-point connection to equipment shown on electrical plans.
 - Excavation, backfill, patch back, saw cutting, and compaction for electrical underground
 - As-built drawings (for bid contract work only)
 - GPR
 - Excludes procurement and/or installation of exterior lights, to be furnished/install by modular building manufacture

312200 - Grading

1. Prep & Grading Labor - Laborer
2. Loader Equipment Delivery & Pick-up

Price: **\$ 479,695.00** *Four Hundred Seventy Nine Thousand Six Hundred Ninety Five Dollars and Zero Cents*

Time: The duration of the Work to achieve Substantial Completion will be **90 calendar days** and the duration of Punch to achieve Final Completion will be another 5 calendar days.

Terms: NET30, 0.00% Retainage

Clarification(s):

- Includes Prevailing Wage
- Excludes Special Inspections, to be completed by the City of Sacramento's contracted Special Inspection Agency.

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

Please contact me at 510-882-3478 or via e-mail tom@ggbuildersinc.com if you have any questions or require additional information.

Regards,

G&G Builders, Inc.

Tom Stavropoulos, Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Work. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by **G&G Builders, Inc.** may result in additional charges. Invoices for Work completed shall be presented at least monthly and shall be due within 30 days. In the event **G&G Builders, Inc.** is required to pursue any collection efforts to be paid, Customer shall be responsible for all of **G&G Builders, Inc.**'s attorney's fees and costs incurred pre-suit, in litigation, and any appeals which ensue, together with interest on all unpaid amounts at 1 1/2 % per month.

Client Signature:

City of Sacramento

Date:



G&G Builders, Inc.
Powered by RedTeam

NEGOTIATED PRICING
Including Item Details

2150016 - Safe Ground Site Expansion

Manager: Tom Stavropoulos

As of 7/20/2026

Original Scope

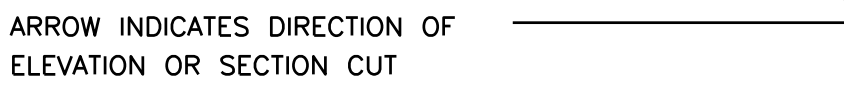
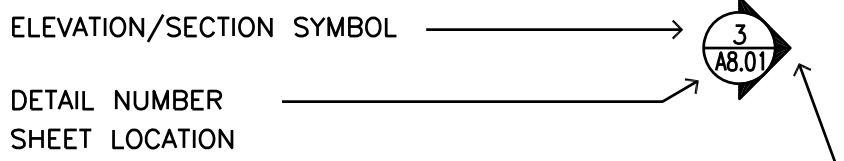
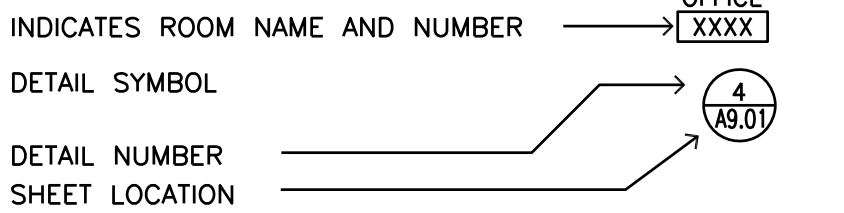
Phase		Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
-	010000	General Requirements	1.00	l/s	67,600.00	5,000.00	0.00	12,000.00	5,000.00	89,600.00
		On-Site Supervision	8.00	wks	Labor @	3,750.00	=			30,000.00
		Project Management/Admin	8.00	wks	Labor @	1,500.00	=			12,000.00
		General Labor/Progressive Clean-up	8.00	wks	Labor @	3,200.00	=			25,600.00
		Portable Restrooms & Hand Wash Stations	2.00	mths	Equipment @	750.00	=			1,500.00
		Misc. Tools, Equipment & Training	1.00	cf	Material @	5,000.00	=			5,000.00
		Temporary Construction Fencing <i>Approx. 300LF at North Side, 3-month Rental included.</i>	3.00	mths	Equipment @	3,500.00	=			10,500.00
		Dumpster	1.00	l/s	Other @	5,000.00	=			5,000.00
-	061500	Wood Step Decks (South)	1.00	l/s	5,072.00	2,500.00	0.00	0.00	0.00	7,572.00
		Fabrication/Assembly - Carpenter	32.00	hrs	Labor @	116.00	=			3,712.00
		Fabrication/Assembly - Laborer	16.00	hrs	Labor @	85.00	=			1,360.00
		Lumber Material & Fasteners	1.00	l/s	Material @	2,500.00	=			2,500.00
-	076000	Sheet Metal Flashing & Trim	1.00	l/s	3,400.00	1,470.00	0.00	0.00	0.00	4,870.00
		Installation Labor	40.00	hrs	Labor @	85.00	=			3,400.00
		Material - 4" 18GA x 100' Sheet Metal Rolls	5.00	ea	Material @	294.00	=			1,470.00
-	096000	Flooring	1.00	l/s	0.00	0.00	11,543.00	0.00	0.00	11,543.00
		Labor - Vinyl Sheet Flooring Installation	1.00	l/s	Subcontract @	11,543.00	=			11,543.00
		Excludes Vinyl Flooring Material and adhesive, to be furnished by Boss Homes.								
-	104400	Fire Protection	1.00	l/s	2,720.00	2,547.30	200.00	0.00	0.00	5,467.30
		Labor - Fire Extinguisher Installation	32.00	hrs	Labor @	85.00	=			2,720.00
		Material - Fire Extinguisher <i>Qty, (8) - U-Line S-14434 Class ABC Fire Extinguisher - 20-lb.</i>	8.00	ea	Material @	202.00	=			1,616.00
		Material - Fire Extinguisher Bracket <i>Qty, (8) - U-Line H-5938 Fire Extinguisher Bracket - 20 lb. Heavy Duty Mount</i>	8.00	ea	Material @	70.00	=			560.00
		Material - Fire Extinguisher Sign <i>Qty, (8) - U-Line S-14801V - Fire Extinguisher Arrow Down Sign - Vinyl, Adhesive-Backed</i>	8.00	ea	Material @	8.00	=			64.00
		Fire Extinguisher Shipping Costs	1.00	l/s	Material @	77.55	=			77.55
		Fire Extinguisher Sales Tax	1.00	l/s	Material @	229.75	=			229.75
		Fire Extinguisher Tagged & Certification	8.00	ea	Subcontract @	25.00	=			200.00
-	133400	Fabricated Engineered Structures	1.00	l/s	118,680.00	8,889.20	0.00	5,400.00	0.00	132,969.20
		Labor to Accept Delivery & Off-Load	32.00	hrs	Labor @	85.00	=			2,720.00

		Telehandler 6,000 - 7,000 lb. Equipment Rental	2.00	mths	Equipment @	2,500.00	=			5,000.00	
		Equipment Rental Delivery/Pick-up Fees	2.00	ea	Equipment @	200.00	=			400.00	
		Dispose of packaging material & Pallets from Boss Homes	16.00	hrs	Labor @	85.00	=			1,360.00	
		Boss Homes Layout	24.00	hrs	Labor @	85.00	=			2,040.00	
		Boss Homes Assembly Labor - Carpenter	560.00	hrs	Labor @	116.00	=			64,960.00	
		(35) Boss Homes modular buildings, (30) at North side and (5) at South side.									
		Boss Homes Assembly Labor - Laborer	560.00	hrs	Labor @	85.00	=			47,600.00	
		AEA PE-L90 Penetrator 90-degree bracket	140.00	ea	Material @	18.77	=			2,627.80	
		(4) per building, (140) total									
		AEA PE10: 10" Penetrator Anchors	140.00	ea	Material @	25.26	=			3,536.40	
		(4) per building/bracket, (140) total									
		AEA Freight/Shipping Costs	1.00	l/s	Material @	500.00	=			500.00	
		Vapor Barrier	3.00	ea	Material @	575.00	=			1,725.00	
		Stego Wrap 15 Mil Vapor Barrier for (5) modular buildings on the South side and (30) modular buildings on the North side.									
		Liquid Membrane for Plywood	1.00	l/s	Material @	500.00	=			500.00	
		Only applied at (5) modular buildings on the South side.									
-	260000	Electrical	1.00	l/s	0.00	0.00		140,909.00	0.00	0.00	140,909.00
		Collins Electrical Proposal dated 07/20/2026	1.00	l/s	Subcontract @	140,909.00	=			140,909.00	
		Includes:									
		- Drawings E-101 and E-1 dated 06/30/2026									
		- Provide and install all necessary labor, materials and equipment to required for an electrical system per the bid documents acknowledged above.									
		- Electrical work required for the (35) modular buildings, (30) on the North side and (5) on the South side									
		- Single-point connection to equipment shown on electrical plans.									
		- Excavation, backfill, patch back, saw cutting, and compaction for electrical underground									
		- As-built drawings (for bid contract work only)									
		- GPR									
		- Excludes procurement and/or installation of exterior lights, to be furnished/install by modular building manufacture									
-	312200	Grading	1.00	l/s	4,824.00	0.00		0.00	1,200.00	0.00	6,024.00
		Prep & Grading Labor - Operator	24.00	hrs	Labor @	116.00	=				2,784.00
		Grading									
		Prep & Grading Labor - Laborer	24.00	hrs	Labor @	85.00	=				2,040.00
		Loader Equipment Delivery & Pick-up	8.00	hrs	Equipment @	150.00	=				1,200.00
SUBTOTAL DIRECT COSTS Indirect Costs Indirect Cost Allocation Rates TOTAL DIRECT & INDIRECT COSTS Profit 202,296.00 0.00 0.00% 202,296.00 20,406.50 0.00 0.00% 20,406.50 152,652.00 0.00 0.00% 152,652.00 18,600.00 0.00 0.00% 18,600.00 5,000.00 0.00 0.00% 5,000.00 -0.00% -0.24											
Supplemental Markups:											
-	02	Bond	1.00	Percent of Total Price							4,796.95
-	010000	Overhead & Profit	15.00	Percent of Total Price							71,954.25
-	208000	Insurance	1.00	Percent of Total Direct, Indirect Costs & Fee							3,989.54
TOTAL PRICE											479,695.00

∠	ANGLE	I.D.	INSIDE DIAMETER/DIMENSION
⊙	AT	INSUL.	INSULATION
⊙	DIAMETER/ROUND	JAN.	JANITOR
(E)	EXISTING	JT.	JOINT
(N)	NEW	LAB.	LABORATORY
AC.	ASPHALTIC CONCRETE	LAM.	LAMINATE
ACUS.	ACOUSTICAL	LAV.	LAVATORY
APPROX.	APPROXIMATE		
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLKG.	BLOCKING	MFR.	MANUFACTURER
CAB.	CABINET	MIN.	MINIMUM
CER.	CERAMIC	MTD.	MOUNTED
C.J.	CONTROL JOINT	MTL.	METAL
CLG.	CEILING	MUL.	MULLION
CLKG.	CAULKING	(N)	NEW
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O/	OVER
		O.C.	ON CENTER
DBL.	DOUBLE	O.D.	OUTSIDE DIAMETER/DIMENSION
D.F.	DRINKING FOUNTAIN	O.H.	OVERHEAD
DIM.	DIMENSION	P.C.	PRECAST
DISP.	DISPENSER	PL.	PLATE
DN.	DOWN	P.M.	PRESS METAL
DS.	DOWNSPOUT	PLYWD.	PLYWOOD
DWG.	DRAWING	R.D.	ROOF DRAIN
EA.	EACH	REF.	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF.	REINFORCED
EMER.	EMERGENCY	REQ'D.	REQUIRED
ENCL.	ENCLOSURE	RESIL.	RESILIENT
E.P.	ELECTRICAL PANELBOARD	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
(E)	EXISTING	R.W.L.	RAIN WATER LEADER
EXP.	EXPANSION	SCHED.	SCHEDULE
(F)	FUTURE (N.I.C.)	SIM.	SIMILAR
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	SQ.	SQUARE
FDN.	FOUNDATION	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FLR.	FLOOR	STRUC.	STRUCTURAL
FLASH.	FLASHING	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE/CURB	SYM.	SYMMETRICAL
F.O.F.	FACE OF FINISH	S.H.	SPRINKLER HEAD
F.R.T.	FIRE RETARDANT TREATED	S.D.	SMOKE DETECTOR
FURR.	FURRING	TEL.	TELEPHONE
GA.	GAUGE	THK.	THICK
GALV.	GALVANIZED	T.O.	TOP OF
G.B.	GRAB BAR	TP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GND.	GROUND	VERT.	VERTICAL
GYP.	GYPSUM	W/	WITH
H.B.	HOSE BIBB	W.C.	WATER CLOSET
HDWD.	HARDWOOD	W/O	WITHOUT
H.M.	HOLLOW METAL	WP.	WATERPROOF
HORIZ.	HORIZONTAL	WSCT.	WAINSCOT
HR.	HOUR	WT.	WEIGHT
H.S.	HORN/STROBE		

ABBREVIATIONS

ROOM IDENTIFIER



SYMBOLS

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS, SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. NOTIFY THE ENGINEER. OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW THE AFFECTED SURFACE WITH THE RESPECTIVE UTILITY PROVIDER AND FACILITY OWNER.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORING, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE(S) AND COMPONENTS, ADJACENT SOIL, UTILITIES, AND RIGHT-OF-WAYS MY BE AFFECTED DURING CONSTRUCTION.
4. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

CONSTRUCTION DOCUMENTS

1. ALL DRAWINGS, ISSUED SEPARATELY AS CONSTRUCTION PACKAGES INCLUDING ALL DETAILS, SPECIFICATIONS, AND SCHEDULES, BOUND SEPARATELY, ARE A PART OF THE CONTRACT DRAWINGS.
2. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED.
3. DIMENSIONS:
 - A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWING.
 - B. ALL DIMENSIONS TO OPENINGS ARE TO THE FINISHED FACE UNLESS NOTED OTHERWISE.
 - C. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FINISH UNLESS NOTED F.O.S. (FACE OF STUD).
 - D. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
 - E. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
4. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL SIMILAR CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
6. PROVIDE AND INSTALL U.L. APPROVED FIRESTOPPING AND WRAPS AT ALL PENETRATIONS PER CHAPTER 7 OF THE CALIFORNIA BUILDING CODE AND THE UNIFORM FIRE CODE. SEE DRAWINGS FOR TYPICAL DETAILS.
7. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUITS,ETC.,THE LARGER STUD SIZE OR FURRING TO EXTEND FULL WIDTH OF WALL SURFACE WHERE FURRING OCCURS.
8. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, DRAPERY, AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
9. GYPSUM BOARD ON INTERIOR METAL STUDS SHALL BE 5/8" THICK UNLESS NOTED OTHERWISE.

TYPICAL NOTES

1. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLAN / ELEVATIONS.
2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.

GENERAL NOTES

IT IS THE PURPOSE OF THIS WORK TO PROVIDE NEW TEMPORARY HOUSING CABINS.

- ⊖ REMOVE EXISTING OBSTRUCTIONS, ABANDONED ELECTRICAL EQUIPMENT, AND PATCH (E) AC TO MEET SURROUNDING GRADE.
- ⊖ PROVIDE ELECTRICAL DISTRIBUTION SYSTEM FROM SERVICE SWITCHBOARD TO CABIN PANELS.
- ⊖ PROVIDE STRUCTURAL MOUNTING OF TEMPORARY HOUSING CABINS ON (E) GRADE.
- ⊖ PROVIDE CIVIL DESIGN PROVISIONS TO ADDRESS TRIPPING HAZARDS AND INGRESS/EGRESS.
- ⊖ PROVIDE SITE LIGHTING SUFFICIENT FOR SAFETY AND SECURITY OF ALL ON-SITE PERSONS.

SCOPE

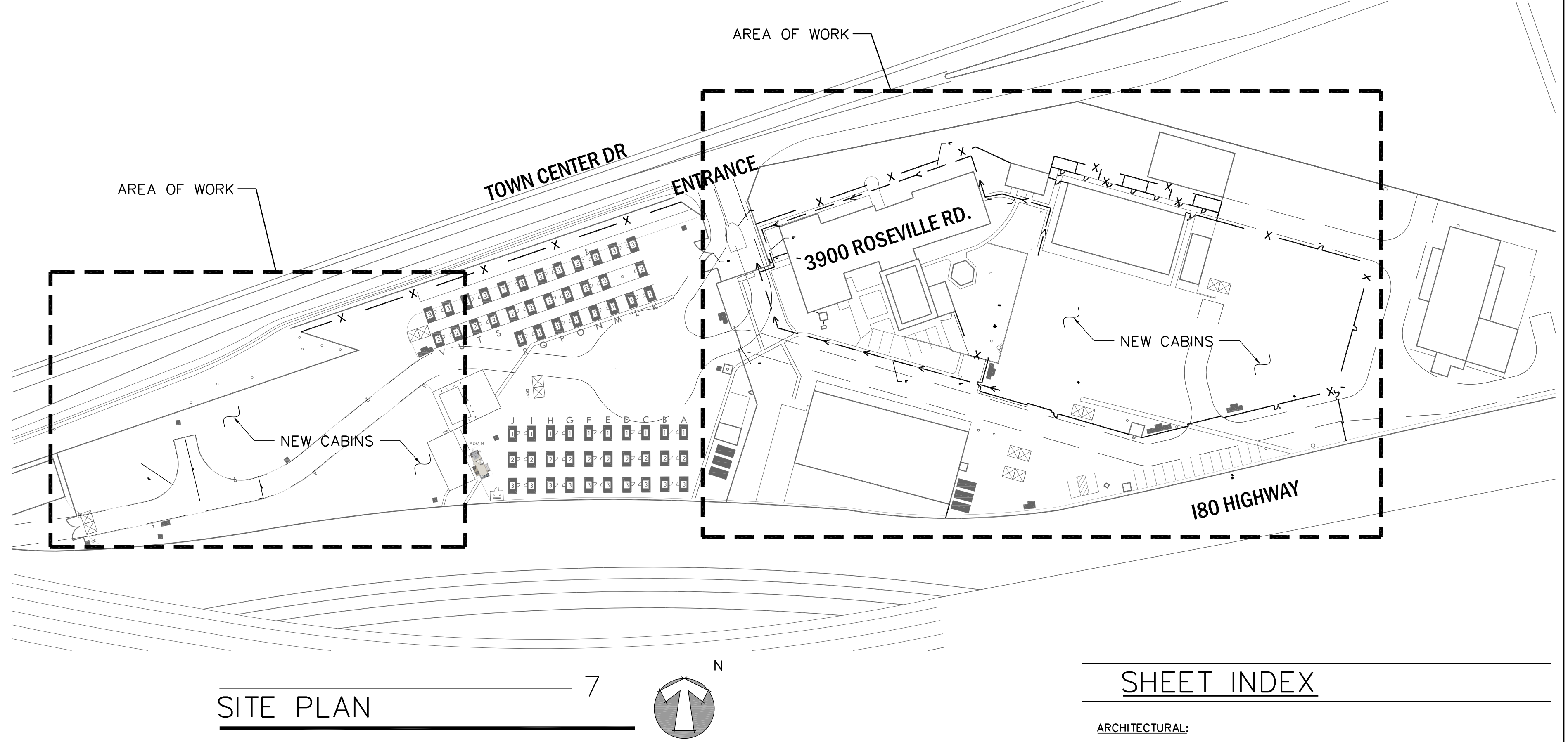
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
AND ALL LOCAL AMENDMENTS.

CODE ANALYSIS

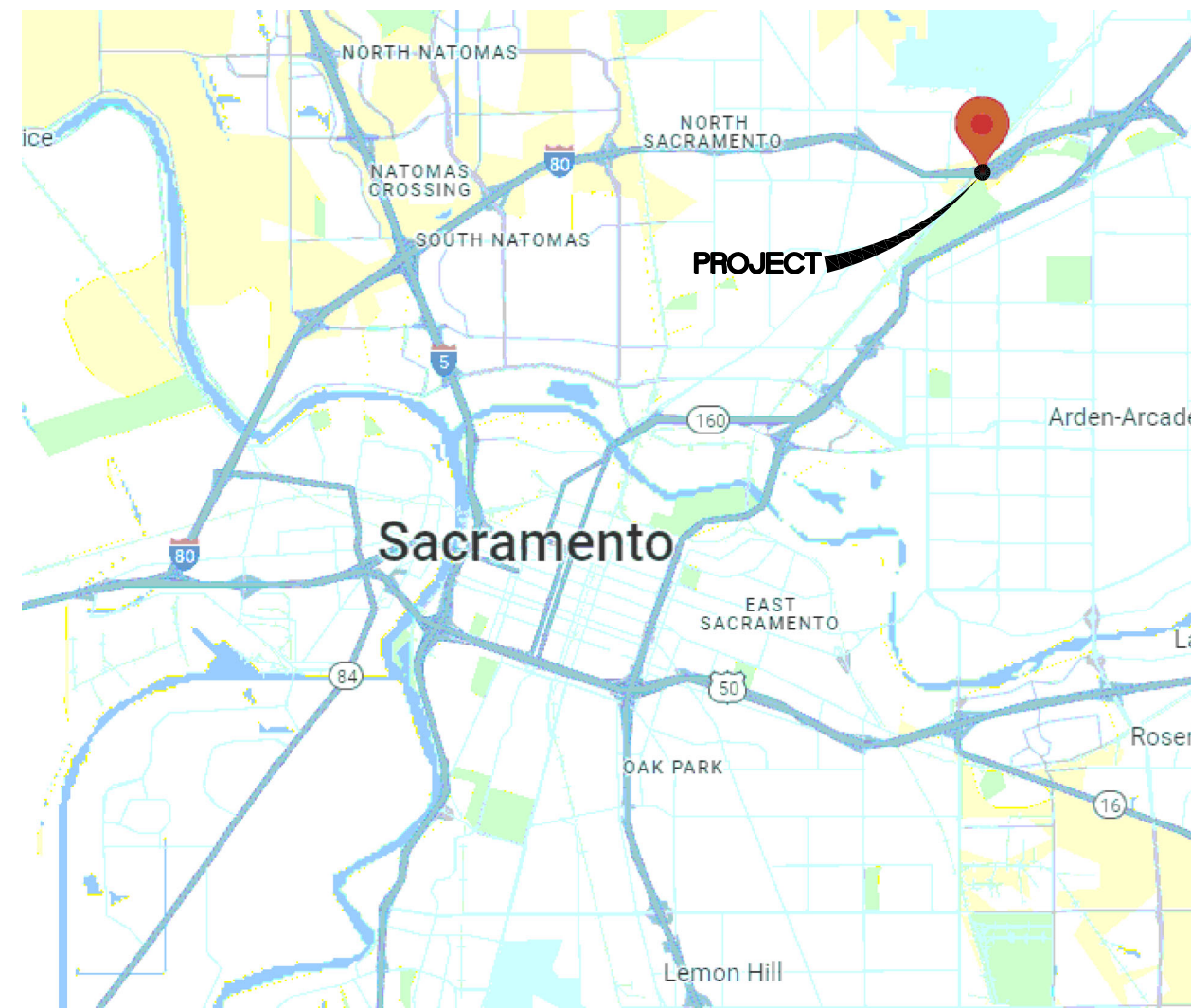
VERIFY EXISTING SERVICE & UTILITY LINES IN VICINITY OF PROJECT. LOCATIONS OF LINES SHOWN ON PLAN ARE APPROXIMATE BASED ON AVAILABLE INFORMATION AND TRENCHING MAY BE REQUIRED IN AREAS WHERE UTILITY & SERVICE LINES & LANDSCAPING EXIST. DETERMINATION OF DEPTH AND ROUTING OF NEW CONDUITS MAY HAVE TO BE MADE IN THE FIELD AFTER EXISTING LINES ARE LOCATED AND VERIFIED. IF EXISTING LINES, SYSTEMS OR PLANTINGS ARE DAMAGED OR REMOVED DUE TO WORK, CONTRACTOR SHALL REPAIR OR RESTORE THEM AT NO ADDITIONAL COST TO THE CITY. MATCH EXISTING MATERIALS AND PROVIDE SUITABLE BASE OR SUBSTANCE TREATMENT AS REQUIRED.

(SEE CITY OF SACRAMENTO STANDARDS FOR PROTECTION OF EXISTING IMPROVEMENTS SECTION 34-7)

SITE PLAN NOTES



SITE PLAN



VICINITY PLAN

SHEET INDEX

ARCHITECTURAL:

- G001 - COVER SHEET.
- G002 - FIRE ACCESS PLAN
- G003 - PEDESTRIAN ROUTE & SIGNAGE PLAN
- G101 - EXISTING SITE DEMO PLAN
- G102 - EXISTING SITE DEMO PLAN
- G111 - NEW SITE IMPROVEMENTS PLAN
- G112 - NEW SITE IMPROVEMENTS PLAN
- G113 - NEW SITE IMPROVEMENTS PLAN
- G211 - FLOOR PLAN, INTERIOR AND EXTERIOR ELEVATIONS
- G501 - PLAN SECTION VIEW AND DETAILS
- G502 - FENCE DETAILS

ELECTRICAL:

- E-001 ELECTRICAL LEGEND, SYMBOLS, NOTES & DETAILS
- E-100 SITE PLAN SOUTH CABINS
- E-101 SITE PLAN NORTH CABINS
- E-102 SITE PLAN NORTH CABINS
- E-103 SITE PLAN NORTH CABINS
- E-104 TRAILER REPLACEMENT CABINS
- E-111 ELECTRICAL DETAILS
- E-121 PANEL SCHEDULES

STRUCTURAL:

STRUCTURAL SHEETS ARE TO BE PROVIDED BY GENERAL CONTRACTOR AND COORDINATED IN THE FIELD WITH CITY PM AND CITY INSPECTOR.



City of Sacramento
Dept. of Public Works
Facilities / Real Property Mgt.
5730 24th Street
Bldg. #4
Sacramento, CA.95822
(916) 808-8300
(916) 808-8337 (Fax)
www.cityofsacramento.org

Approval:

Revisions / Issuances

No.	Description	Date.

CITY OF SACRAMENTO SAFE GROUND SITE Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821

Public Works

Project Name & Location:

Issue Date: 5/9/2025

Sheet Title:

COVER SHEET

Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	
Reviewed By:	
ZJ/JC	
Sheet Scale:	
SCALE	

G001

1 OF 11



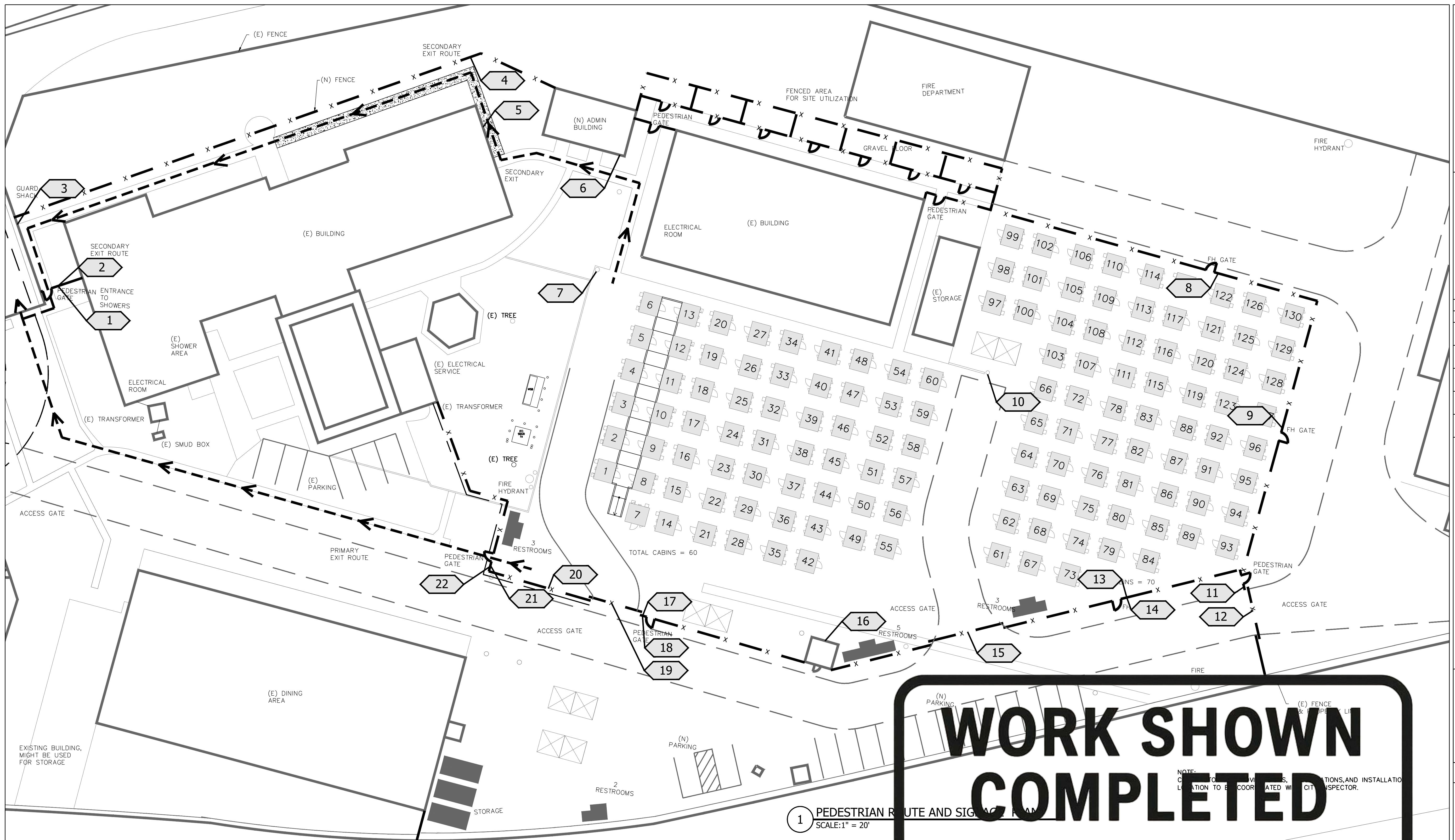
Revisions / Issuances		
No.	Description	Date.

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

Public

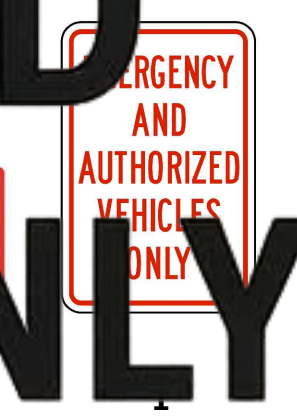
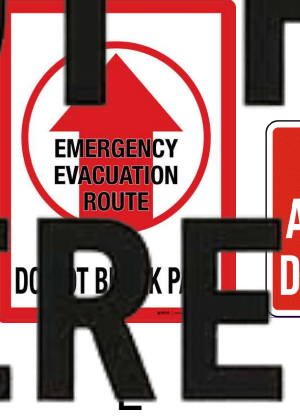
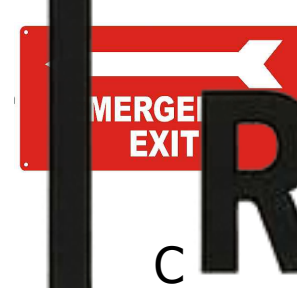
Sheet Title: PEDESTRIAN ROUTE & SIGNAGE PLAN	
Designed By:	Work Order No:
I.M./ZJ	WO#
Drawn By:	Sheet No:
I.M	G003
Reviewed By:	
ZJ/JC	
Sheet Scale:	
SCALE	3 OF 11

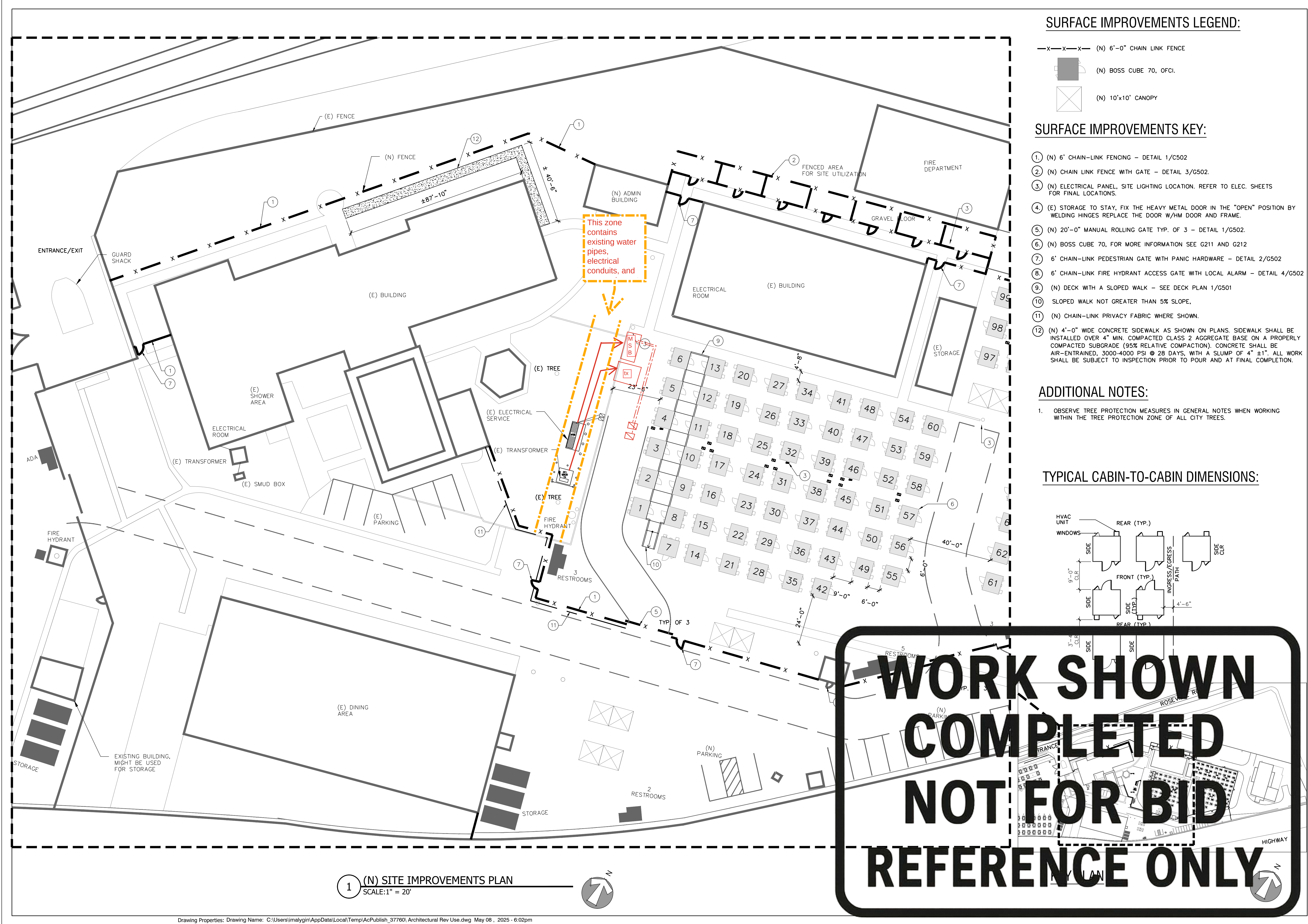
ACAD Print Date & Time: May 08, 2025 - 6:02pm



SIGN ID	VISUAL TEXT MESSAGE	MOUNTING LOCATION	IMAGE ID
			
1	STOP DO NOT ENTER	FENCE	A
2	EMERGENCY EXIT ONLY DOOR MUST REMAIN CLOSED AT ALL TIMES	FENCE	B
3	EMERGENCY EXIT WITH ARROW LEFT SIGN	FENCE	C
4	EMERGENCY EXIT WITH ARROW LEFT SIGN	FENCE	C
5	EMERGENCY EXIT WITH ARROW RIGHT SIGN	WALL	D
6	EMERGENCY EXIT WITH ARROW LEFT SIGN	WALL	C
7	EMERGENCY EXIT WITH ARROW STRAIT SIGN	POLE	E
8	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
9	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
10	EMERGENCY EXIT WITH ARROW LEFT SIGN	POLE	C
11	STOP DO NOT ENTER	FENCE	A

SIGN ID	VISUAL TEXT MESSAGE	MOUNTING LOCATION	IMAGE ID
			
12	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
13	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
14	FIRE ACCESS DOOR / DO NOT BLOCK	FENCE	F
15	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
16	EMERGENCY EXIT WITH ARROW RIGHT SIGN	WALL	D
17	EXIT	FENCE	H
18	EMPLOYEE ENTRANCE ONLY	FENCE	G
19	EMERGENCY AND AUTHORIZED VEHICLES ONLY	FENCE GATE	I
20	EMERGENCY EXIT WITH ARROW RIGHT SIGN	FENCE	D
21	EXIT	FENCE	H
22	MAIN ENTRY	FENCE	J





SURFACE IMPROVEMENTS LEGEND:

- (N) 6'-0" CHAIN LINK FENCE
- (N) BOSS CUBE 70, OFCI.
- (N) 10'x10' CANOPY

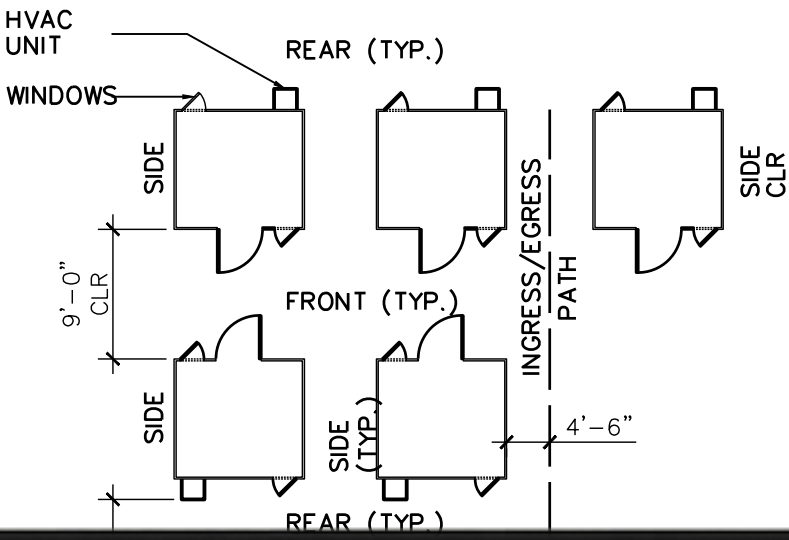
SURFACE IMPROVEMENTS KEY:

- (1) (N) 6' CHAIN-LINK FENCING - DETAIL 1/G502
- (2) (N) CHAIN LINK FENCE WITH GATE - DETAIL 3/G502.
- (3) (N) ELECTRICAL PANEL, SITE LIGHTING LOCATION. REFER TO ELEC. SHEETS FOR FINAL LOCATIONS.
- (4) (E) STORAGE TO STAY, FIX THE HEAVY METAL DOOR IN THE "OPEN" POSITION BY WELDING HINGES REPLACE THE DOOR W/HM DOOR AND FRAME.
- (5) (N) 20'-0" MANUAL ROLLING GATE TYP. OF 3 - DETAIL 1/G502.
- (6) (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
- (7) 6' CHAIN-LINK PEDESTRIAN GATE WITH PANIC HARDWARE - DETAIL 2/G502
- (8) 6' CHAIN-LINK FIRE HYDRANT ACCESS GATE WITH LOCAL ALARM - DETAIL 4/G502
- (9) (N) DECK WITH A SLOPED WALK - SEE DECK PLAN 1/G501
- (10) SLOPED WALK NOT GREATER THAN 5% SLOPE.
- (11) (N) CHAIN-LINK PRIVACY FABRIC WHERE SHOWN.
- (12) (N) 4'-0" WIDE CONCRETE SIDEWALK AS SHOWN ON PLANS. SIDEWALK SHALL BE INSTALLED OVER 4" MIN. COMPACTED CLASS 2 AGGREGATE BASE ON A PROPERLY COMPACTED SUBGRADE (95% RELATIVE COMPACTION). CONCRETE SHALL BE AIR-ENTRAINED, 3000-4000 PSI @ 28 DAYS, WITH A SLUMP OF 4" ±1". ALL WORK SHALL BE SUBJECT TO INSPECTION PRIOR TO POUR AND AT FINAL COMPLETION.

ADDITIONAL NOTES:

- 1. OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.

TYPICAL CABIN-TO-CABIN DIMENSIONS:



1 (N) SITE IMPROVEMENTS PLAN
SCALE: 1" = 20'



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SAFE GROUND SITE
Phase 4

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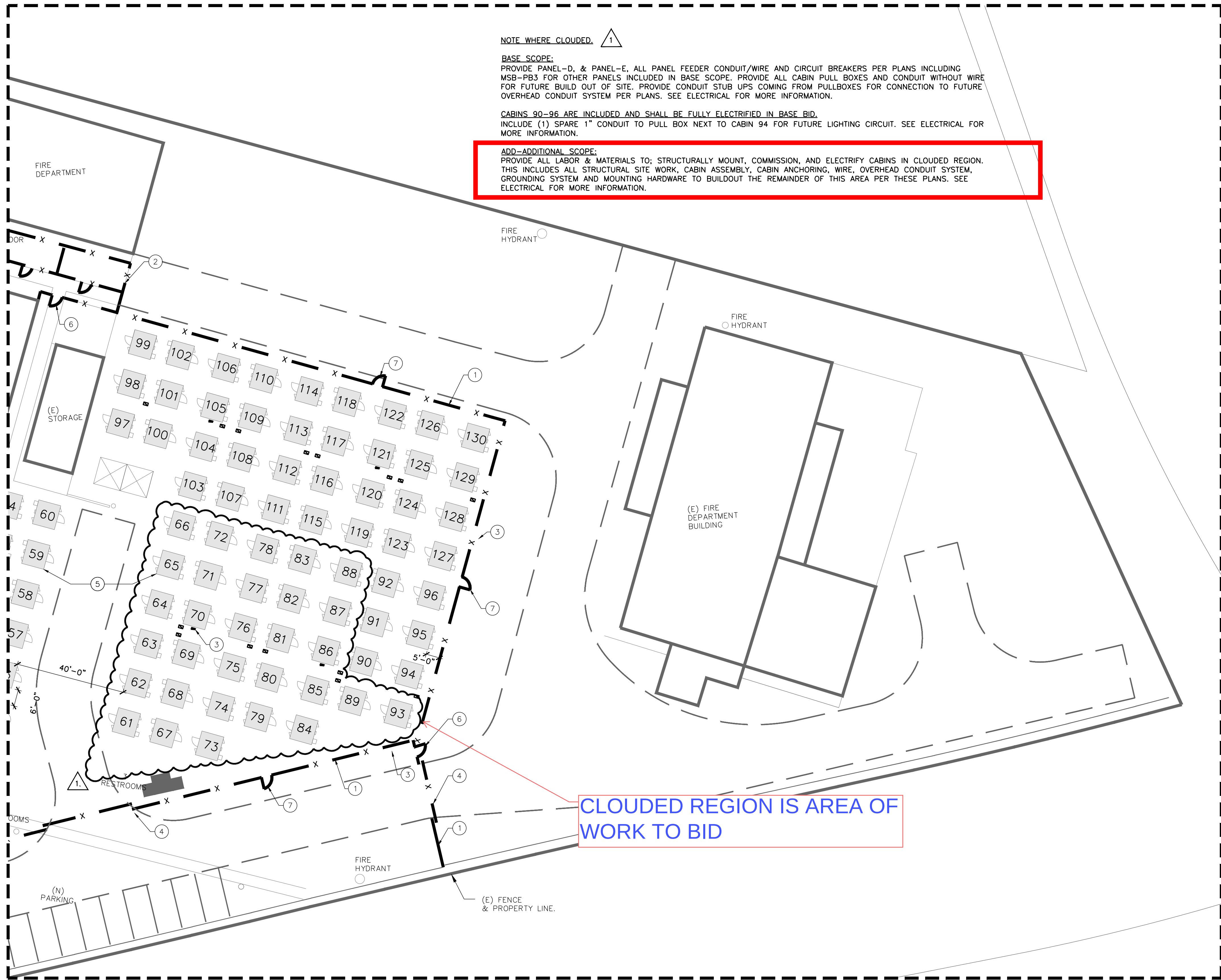
Public Works

Issue Date: 5/9/2025

Sheet Title:

NEW SITE
IMPROVEMENTS
PLAN

Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	G111
Reviewed By:	
ZJ/JC	
Sheet Scale:	6 OF 11
SCALE	



SURFACE IMPROVEMENTS LEGEND:

- X—X—X— (N) 6'-0" CHAIN LINK FENCE
- (N) BOSS CUBE 70, OFCI.
- (N) 10'x10' CANOPY

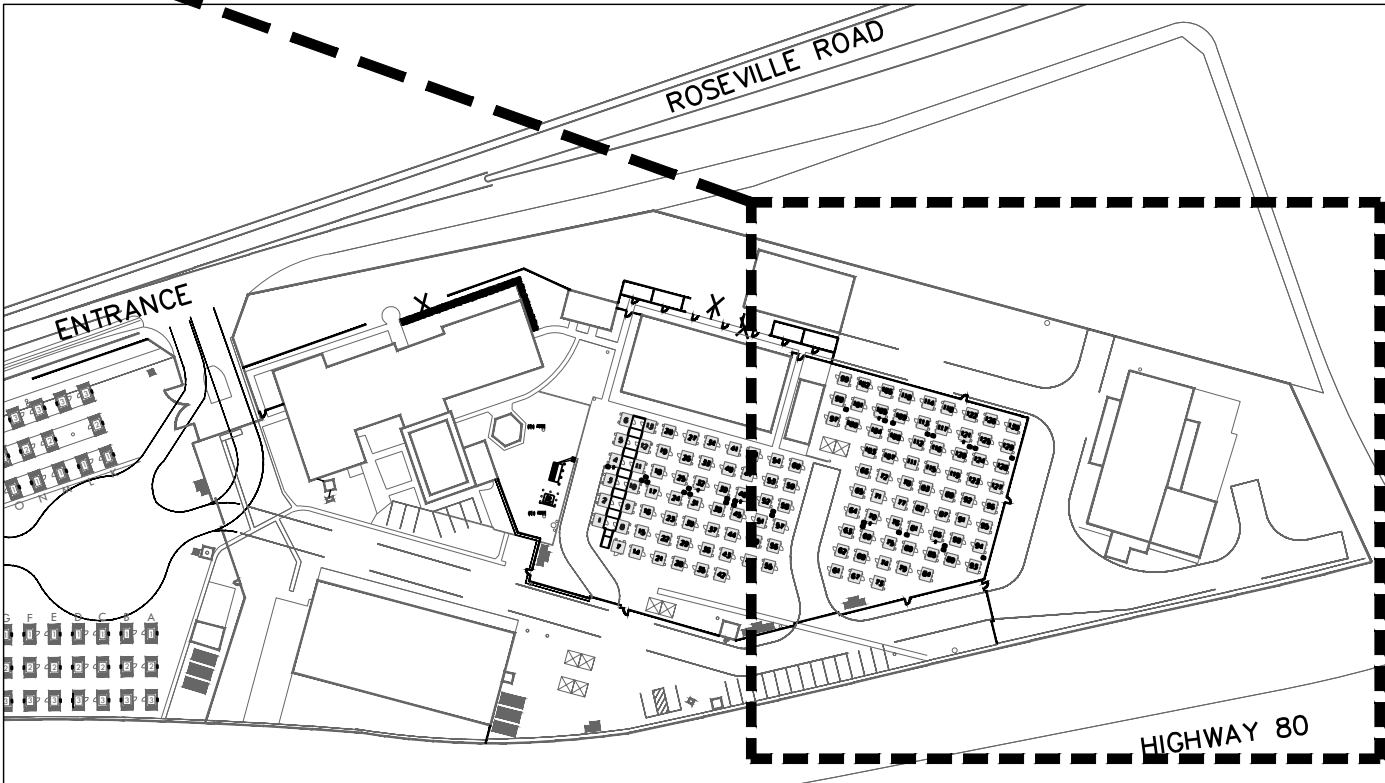
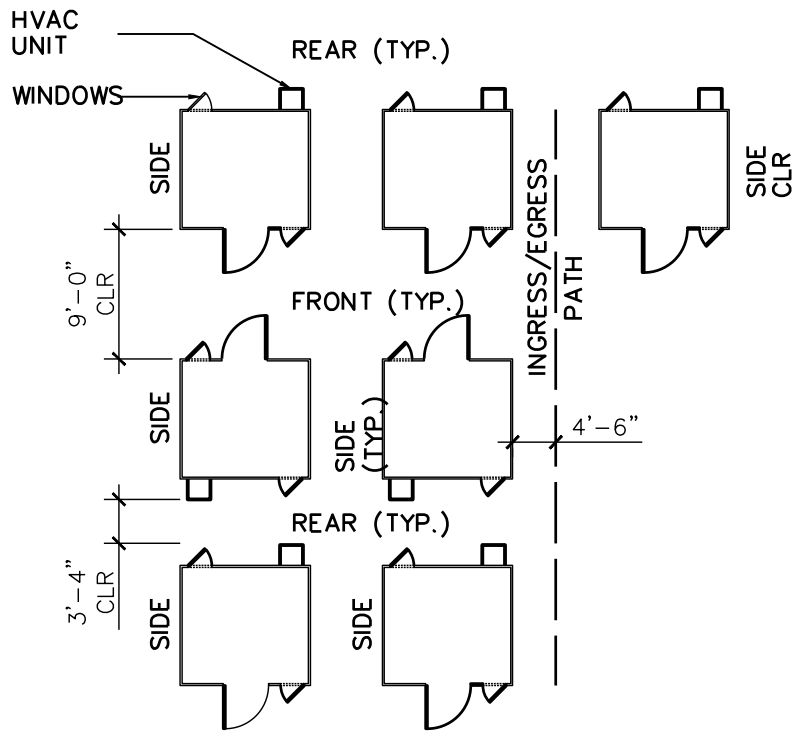
SURFACE IMPROVEMENTS KEY:

- 1 (N) 6' CHAIN-LINK FENCING - DETAIL 1/G502
- 2 (N) CHAIN LINK FENCE WITH DOORS - DETAIL 3/G502.
- 3 ELECTRICAL PANEL, SITE LIGHTING LOCATION. REFER TO ELEC. SHEETS FOR FINAL LOCATIONS.
- 4 (N) 20'-0" MANUAL ROLLING GATE TYP. OF 3 SEE DETAIL 1/G502
- 5 (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
- 6 6' CHAIN-LINK PEDESTRIAN GATE WITH PANIC HARDWARE - DETAIL 2/G502
- 7 6' CHAIN-LINK FIRE DEPARTMENT ACCESS GATE WITH LOCAL ALARM - DETAIL 4/G502

ADDITIONAL NOTES:

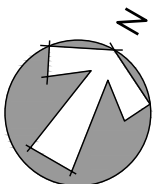
1. OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.

TYPICAL CABIN-TO-CABIN DIMENSIONS:



KEY PLAN

1 (N) SITE IMPROVEMENTS
SCALE: 1" = 20'



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Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821

Public Works

Issue Date: 5/9/2025

Sheet Title:

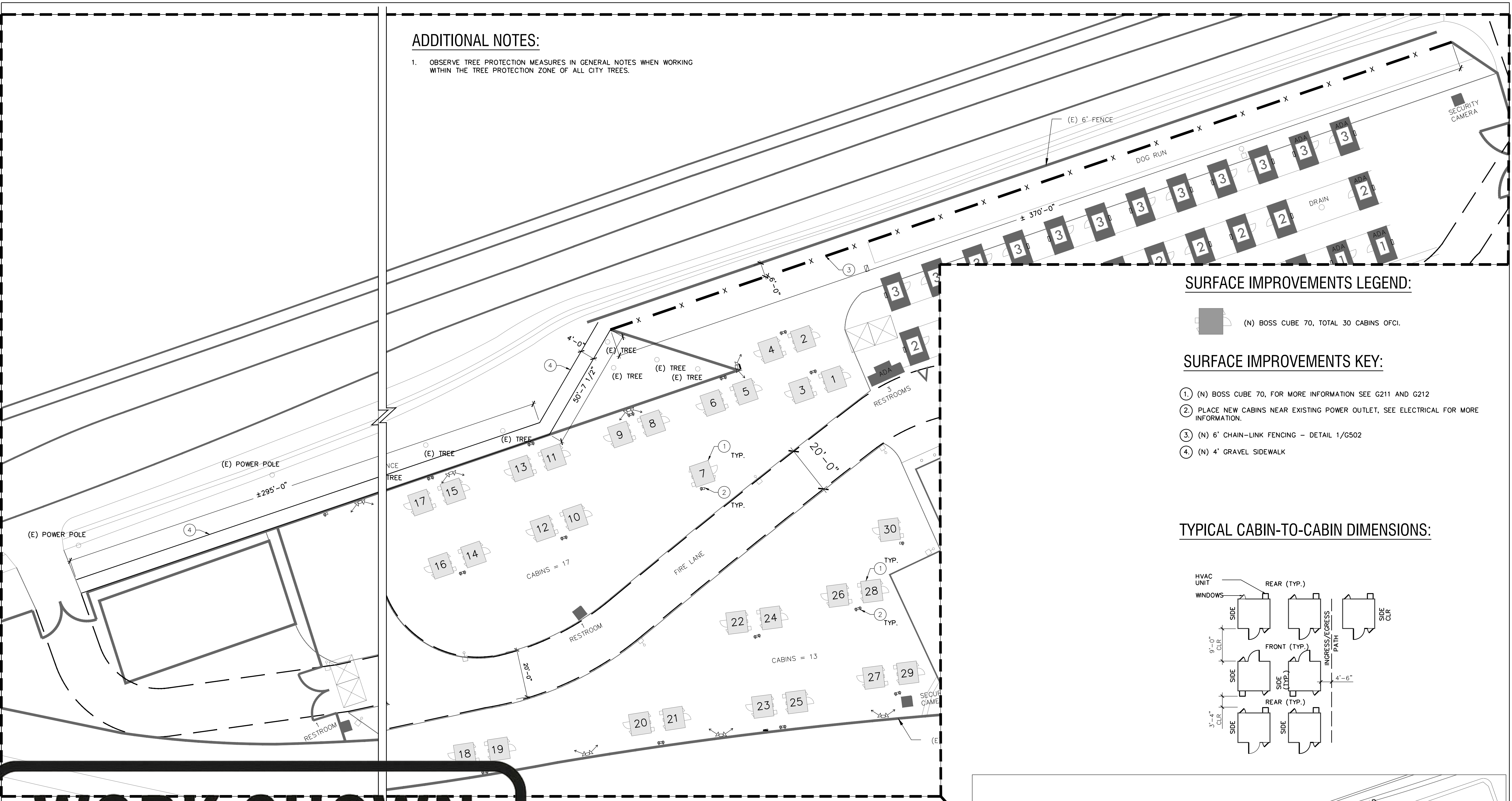
NEW SITE
IMPROVEMENTS
PLAN

Designed By: I.M./ZJ	Work Order No: WO#
Drawn By: I.M	Sheet No: G112
Reviewed By: ZJ/JC	
Sheet Scale: SCALE	7 OF 11

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ADDITIONAL NOTES:

1. OBSERVE TREE PROTECTION MEASURES IN GENERAL NOTES WHEN WORKING WITHIN THE TREE PROTECTION ZONE OF ALL CITY TREES.



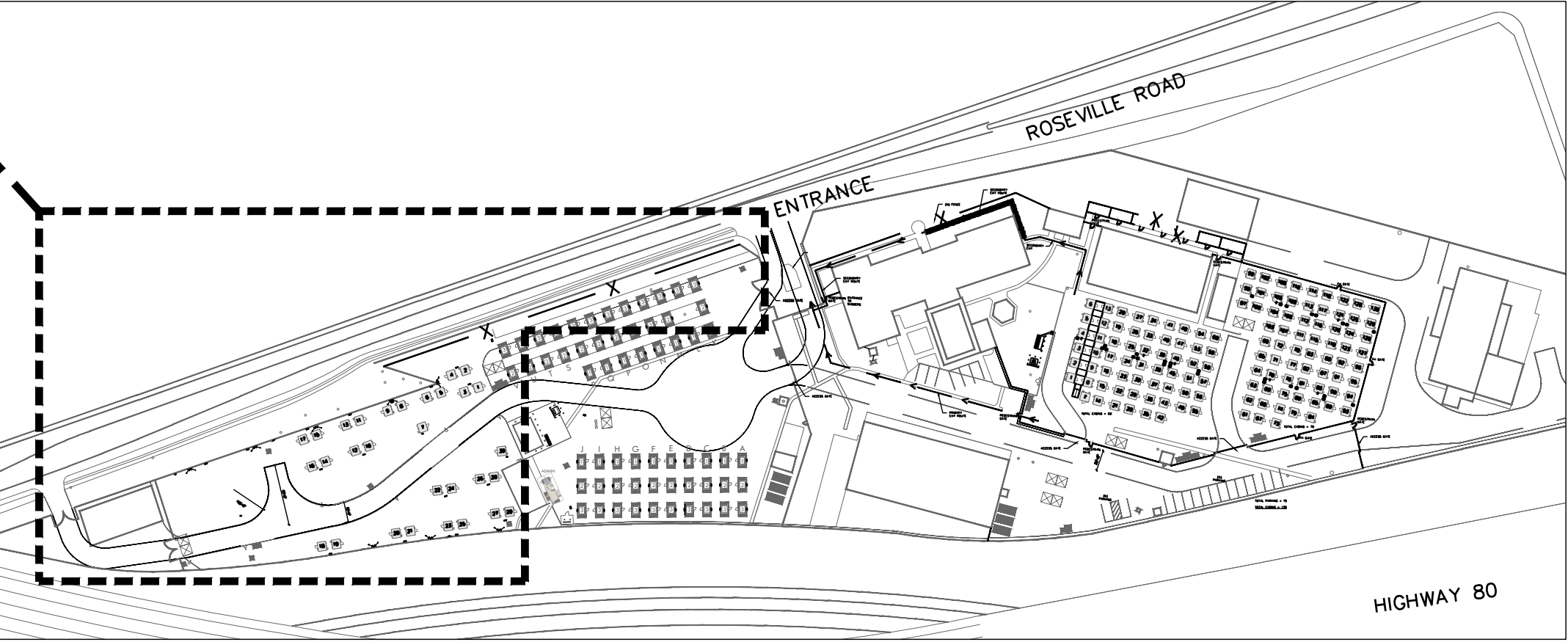
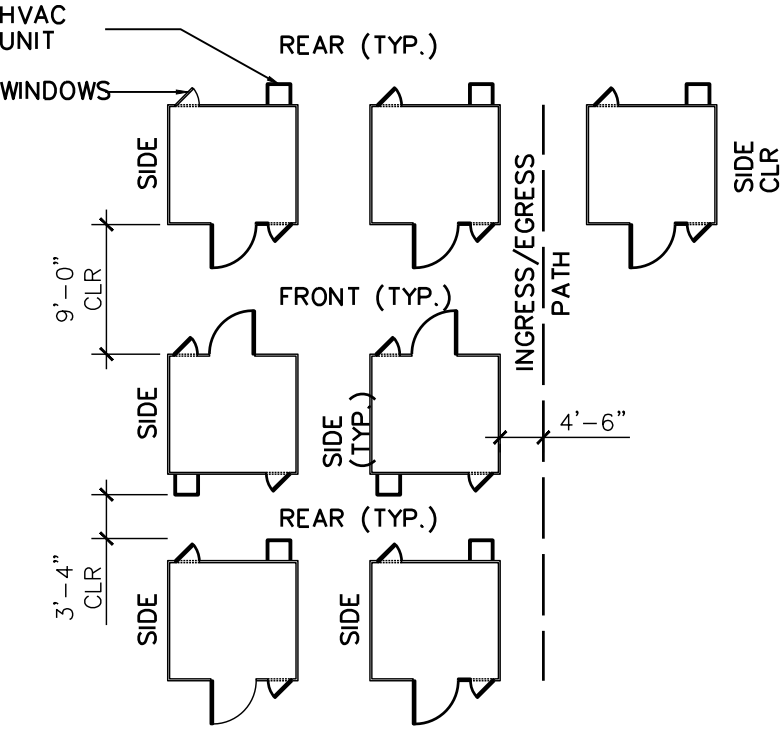
SURFACE IMPROVEMENTS LEGEND:

(N) BOSS CUBE 70, TOTAL 30 CABINS OFCI.

SURFACE IMPROVEMENTS KEY:

- (1) (N) BOSS CUBE 70, FOR MORE INFORMATION SEE G211 AND G212
(2) PLACE NEW CABINS NEAR EXISTING POWER OUTLET, SEE ELECTRICAL FOR MORE INFORMATION.
(3) (N) 6' CHAIN-LINK FENCING - DETAIL 1/G502
(4) (N) 4' GRAVEL SIDEWALK

TYPICAL CABIN-TO-CABIN DIMENSIONS:



KEY PLAN



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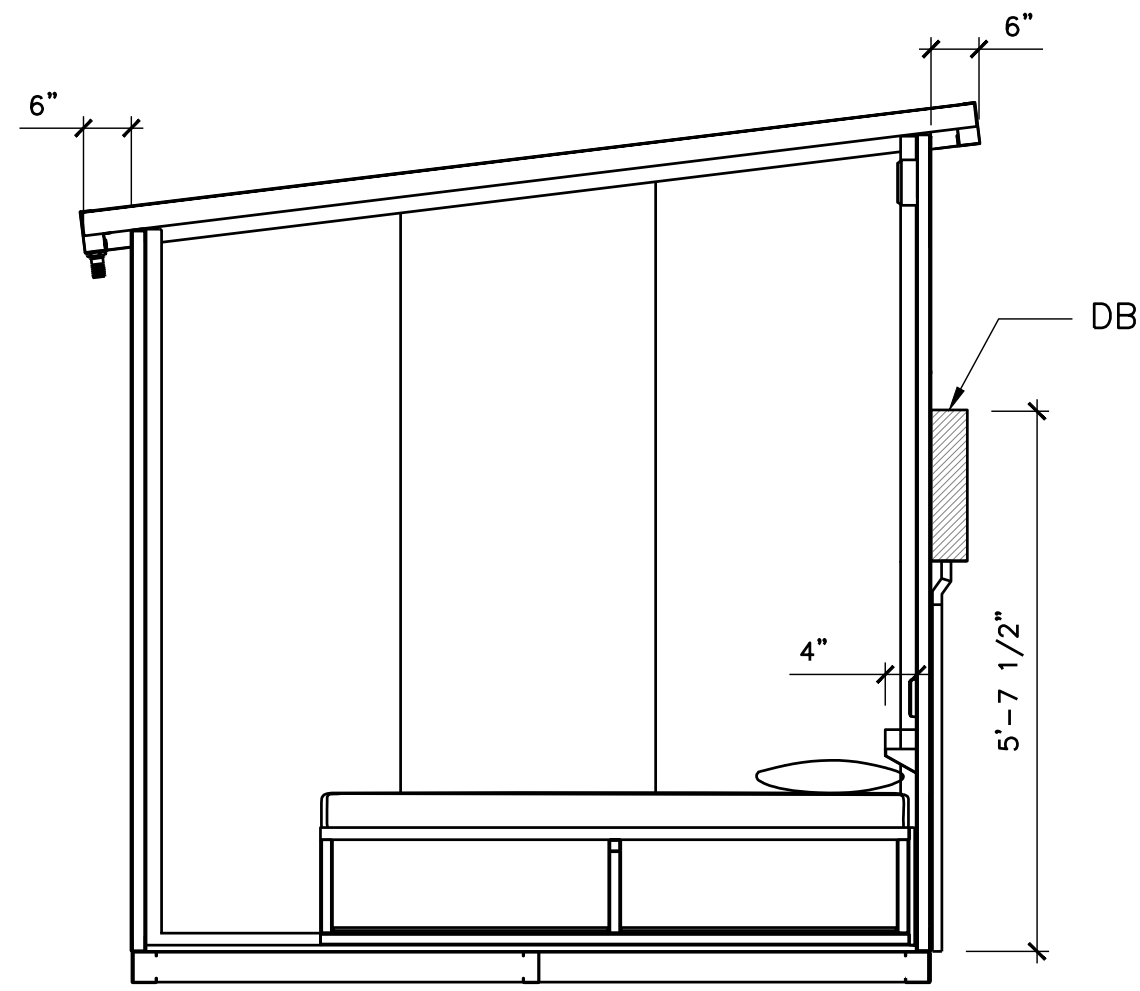
Public Works

Issue Date: 5/9/2025

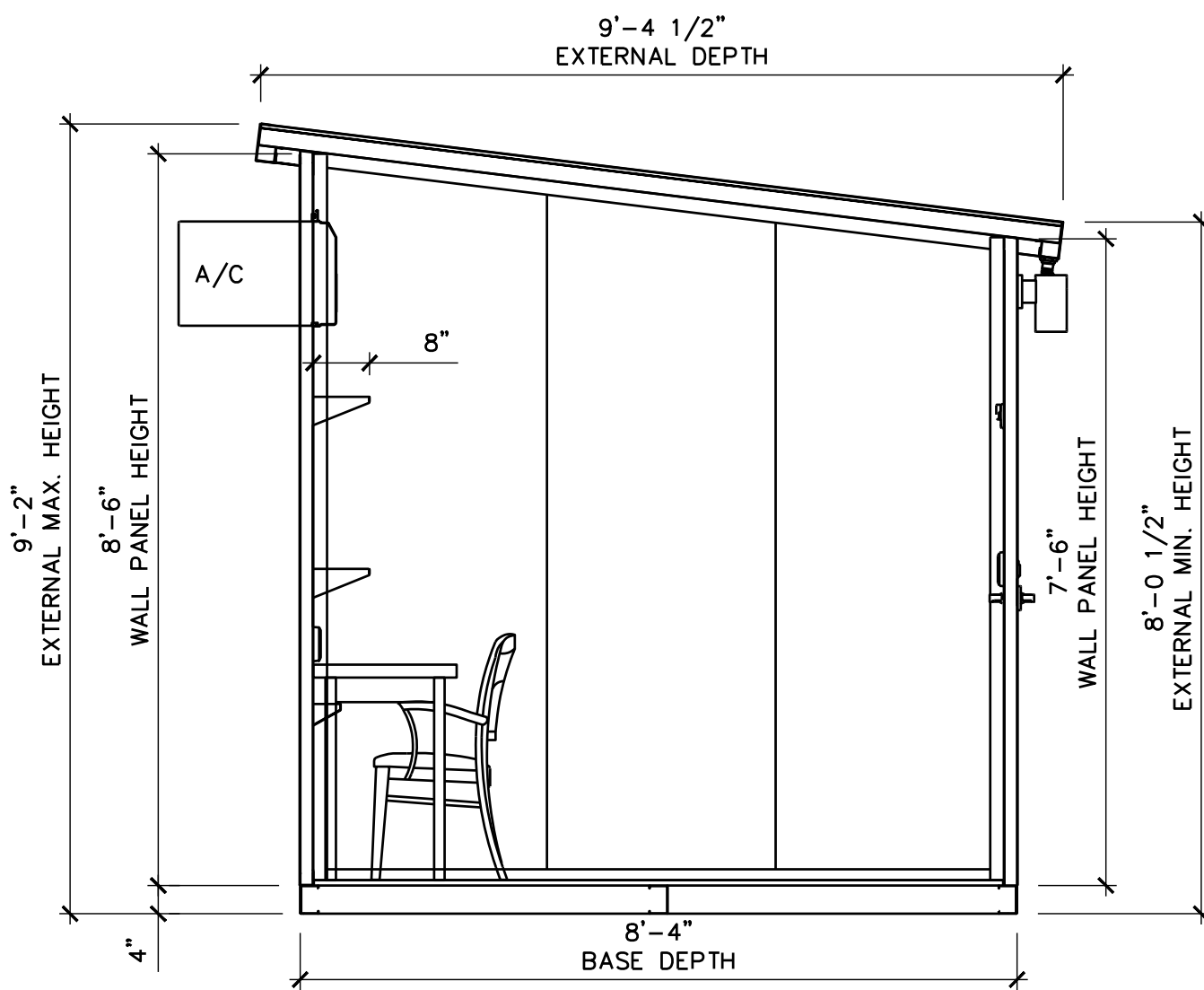
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NEW SITE
IMPROVEMENTS
PLAN

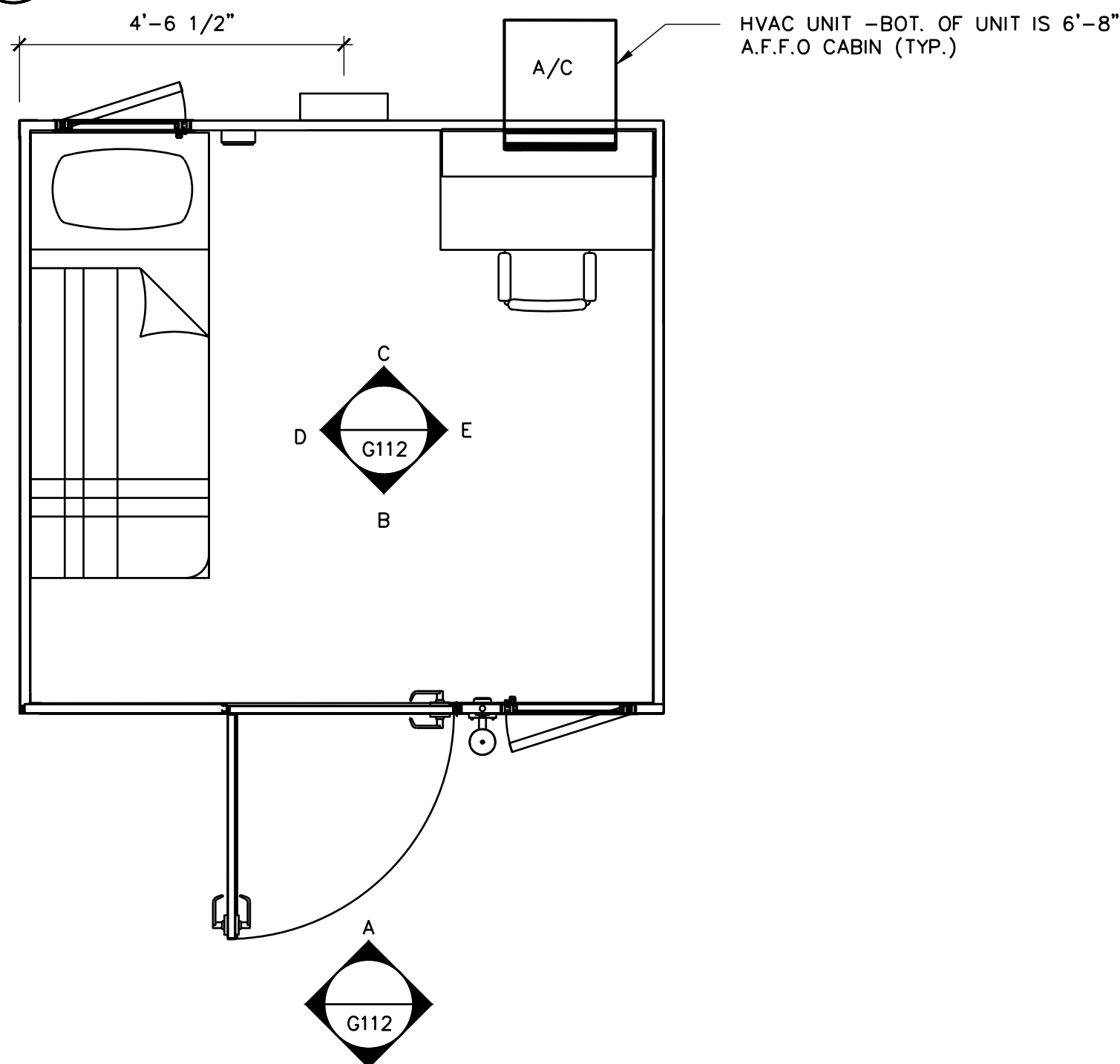
Designed By:	Work Order No:
I.M./ZJ	WO#
Drawn By:	Sheet No:
I.M	G113
Reviewed By:	
ZJ/JC	
Sheet Scale:	8 OF 11
SCALE	



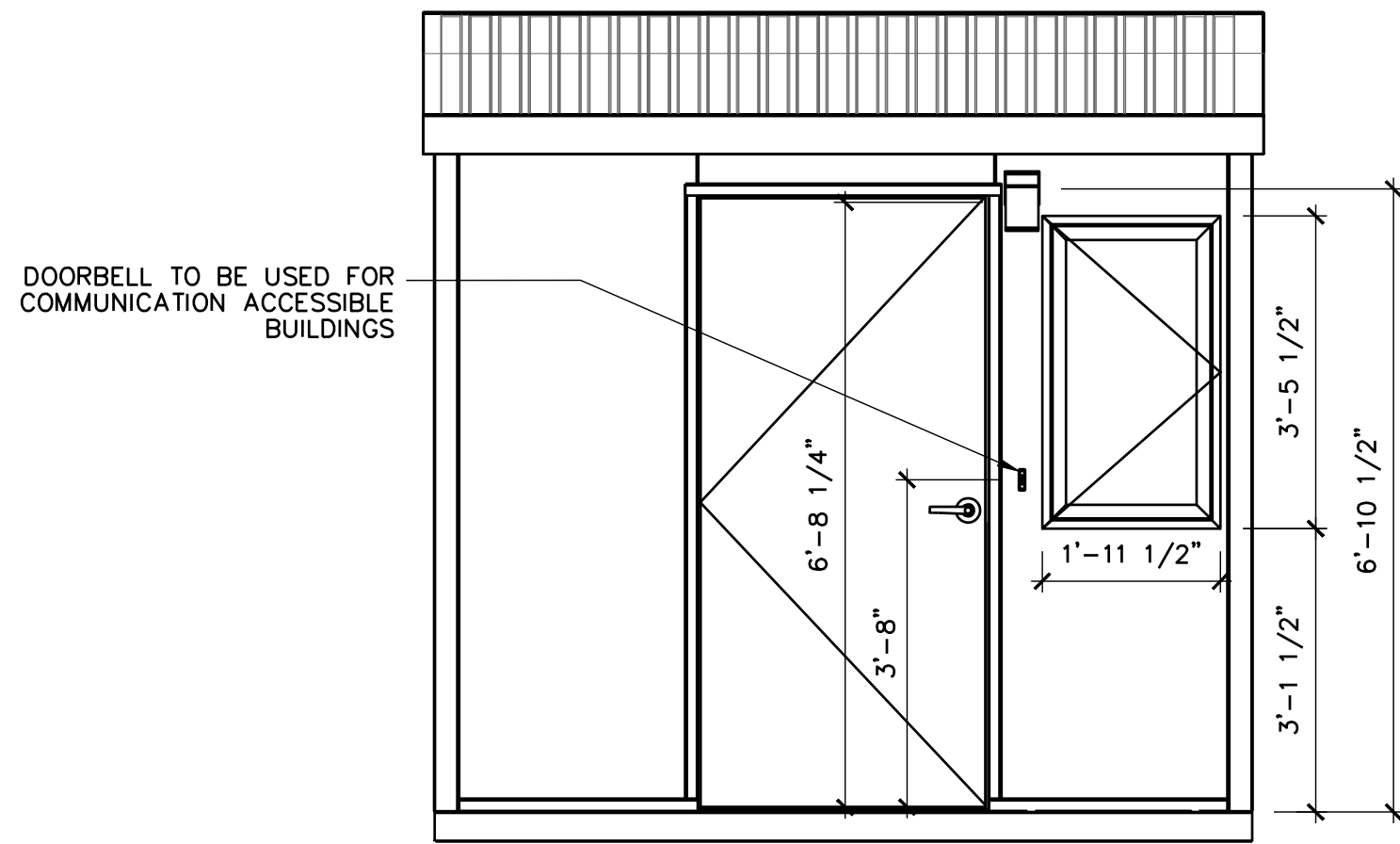
D INT.ELEVATION- TYP UNIT - LEFT



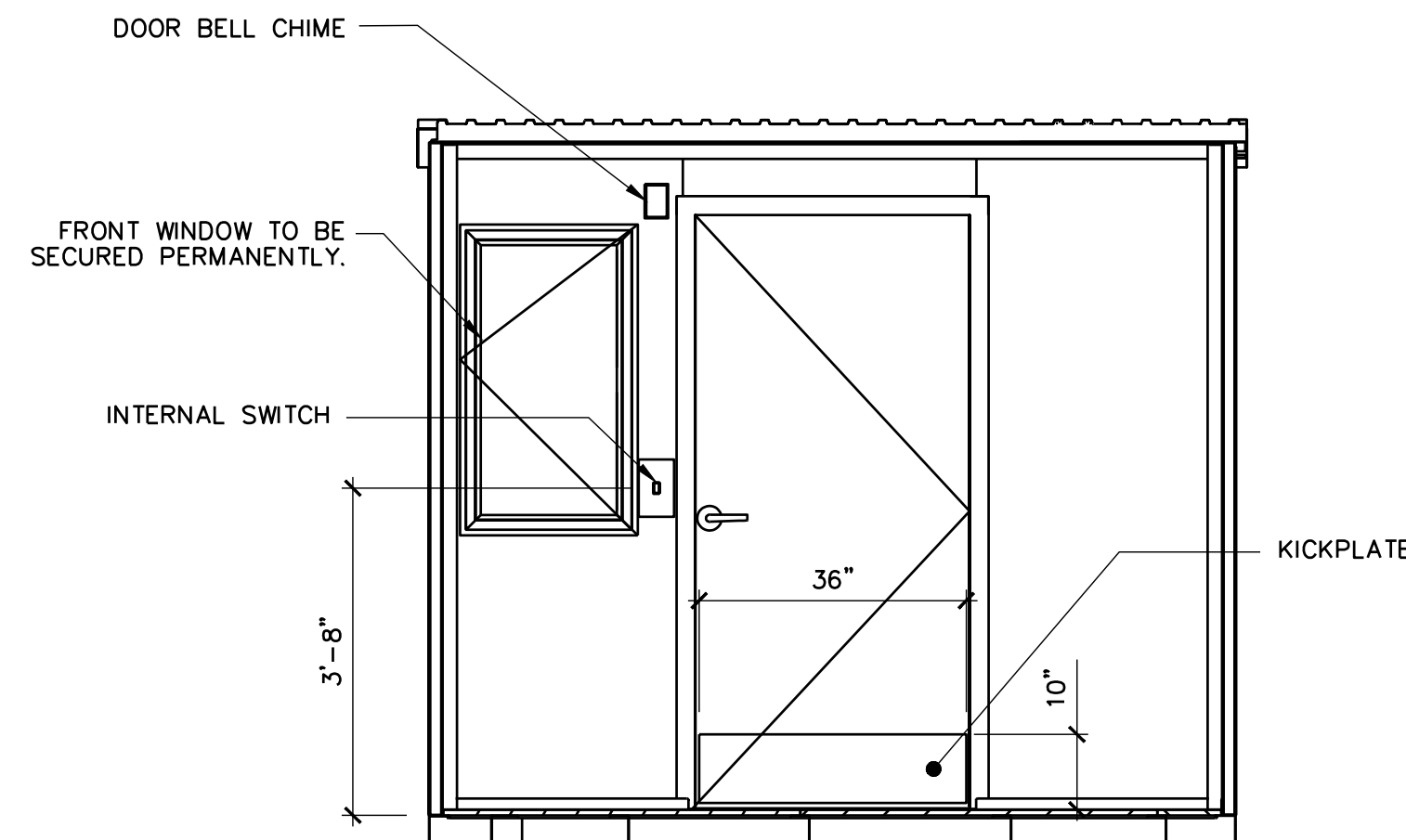
E INT.ELEVATION- TYP UNIT - RIGHT



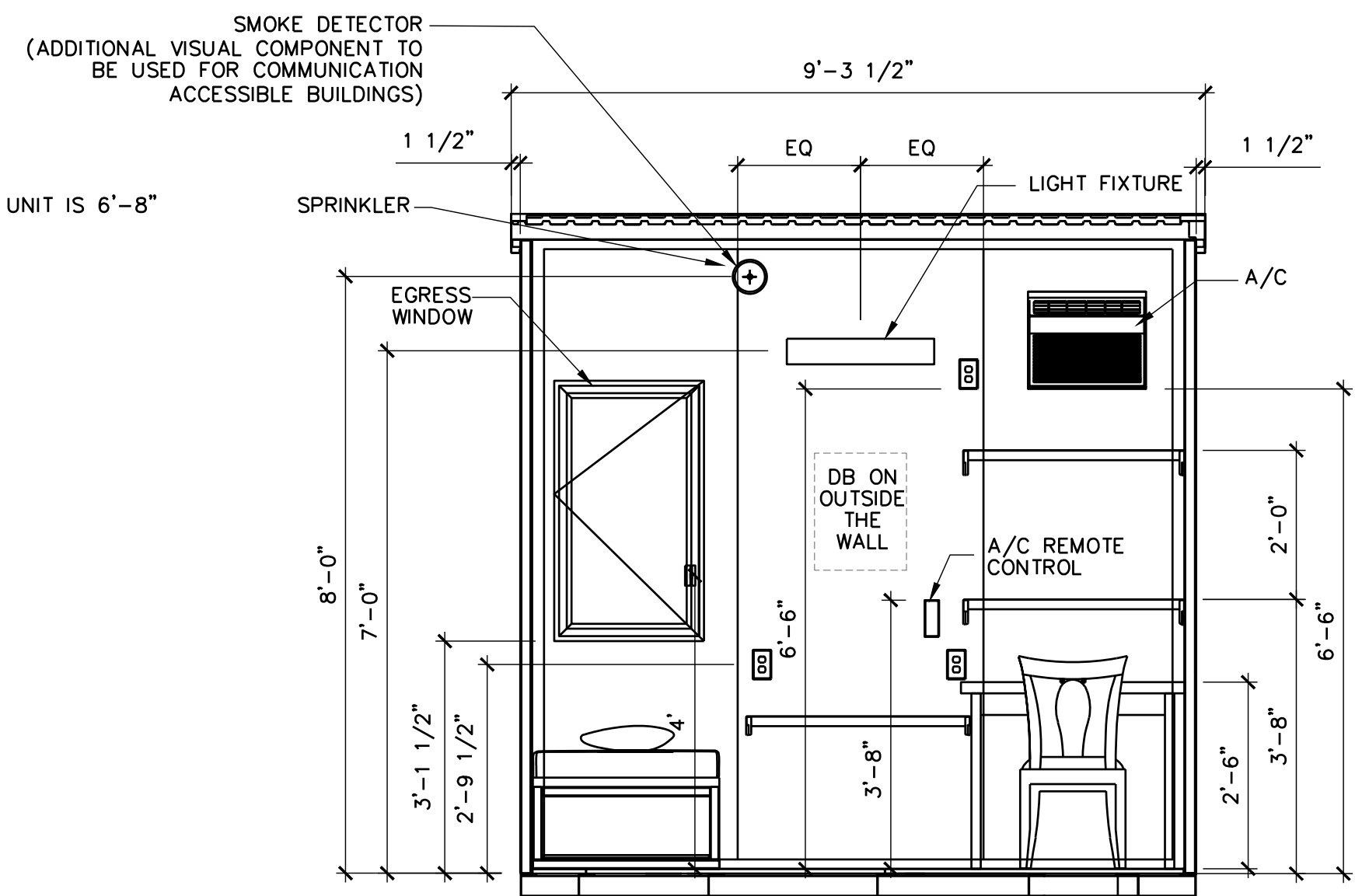
2 EXTERIOR & INTERIOR ELEVATION PLAN
SCALE: 1/2" = 1'-0"



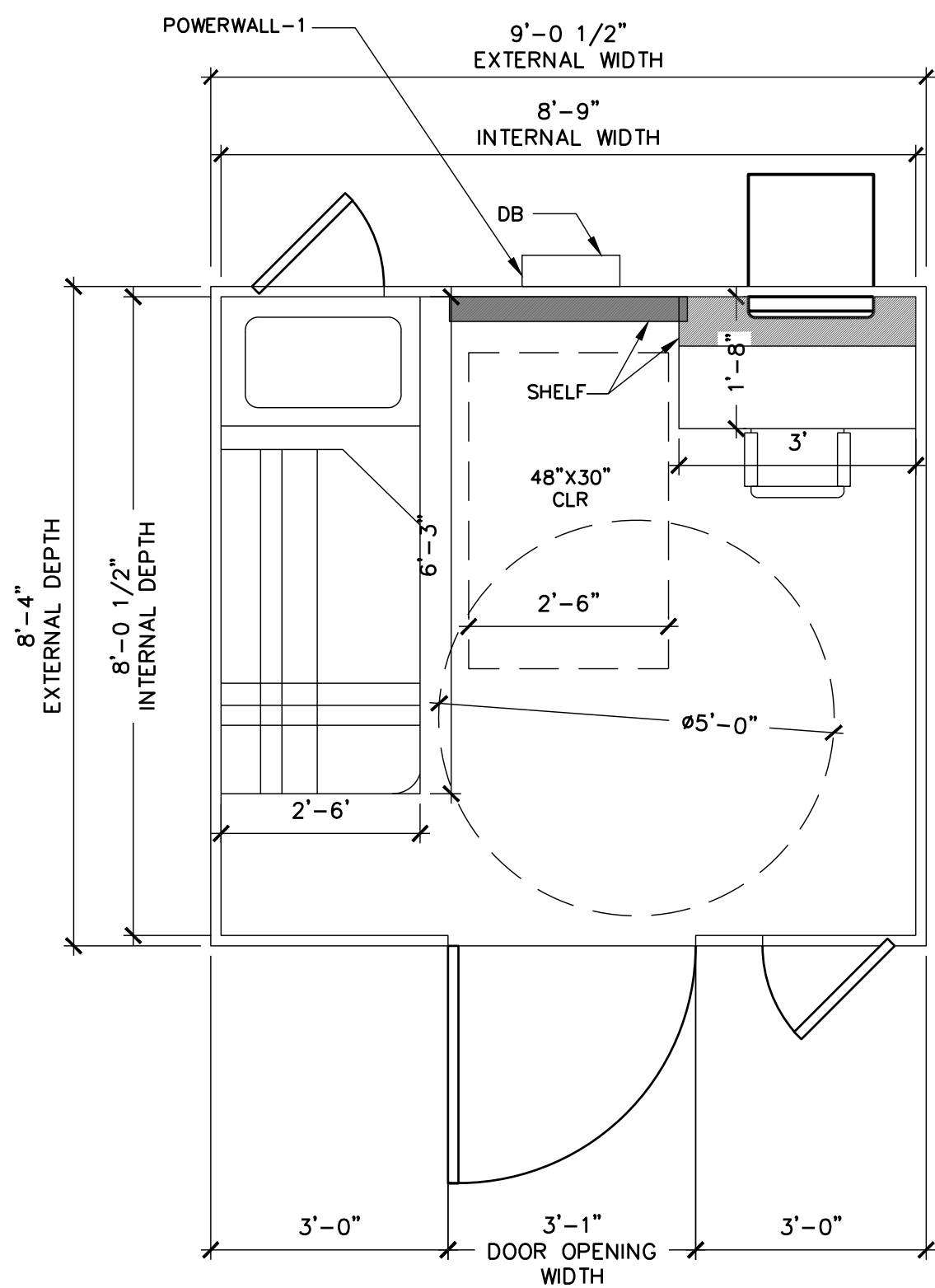
A EXTERIOR ELEVATION PLAN - ENTRY



B INT.ELEVATION- TYP UNIT - ENTRY



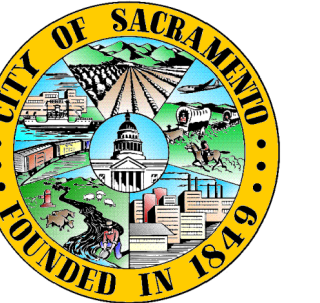
C INT.ELEVATION- TYP UNIT - REAR



1 BOSS 70- SINGLE CABIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

ADDITIONAL NOTES:

1. REFER TO MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL CABINS ARE DELIVERED TO THE SITE AND CONTRACTOR INSTALLED. ALL CABINS ARE OWNER FURNISHED - CONTRACTOR INSTALLED (OFI).



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CITY OF SACRAMENTO SAFE GROUND SITE Phase 4

Project Name & Location:

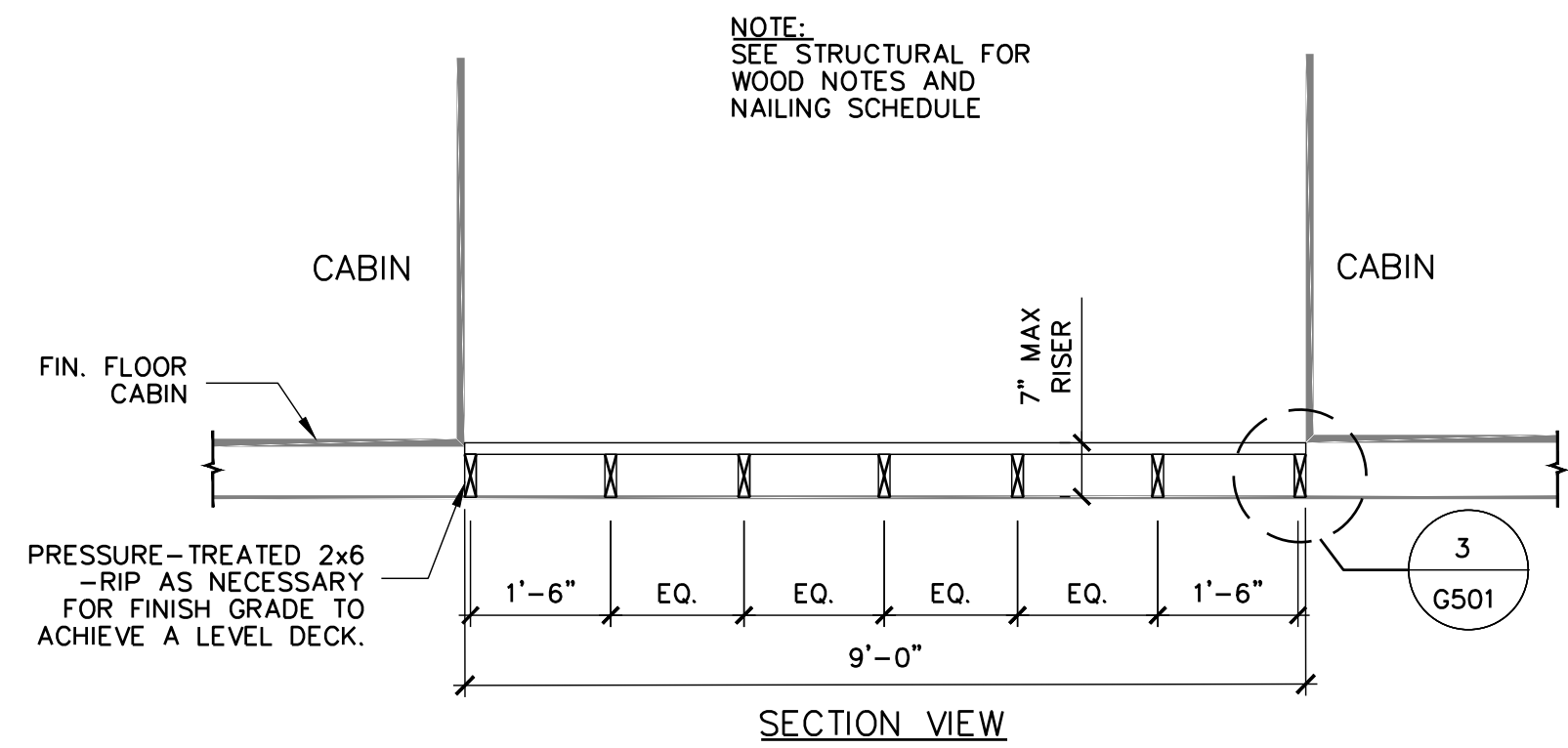
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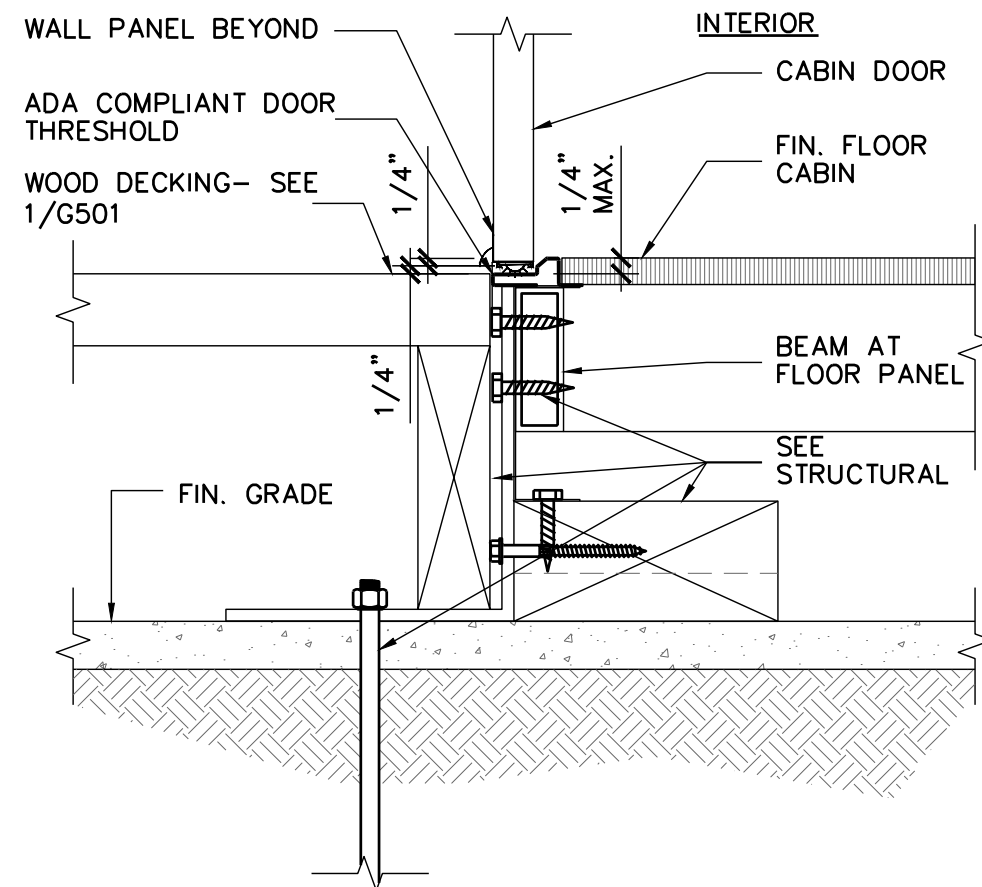
FLOOR PLAN & INT. ELEV.

Designed By:	Work Order No:
1.M/ZJ	WO#
Drawn By:	Sheet No:
1.M	G211
Reviewed By:	
ZJ/JC	
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SCALE	

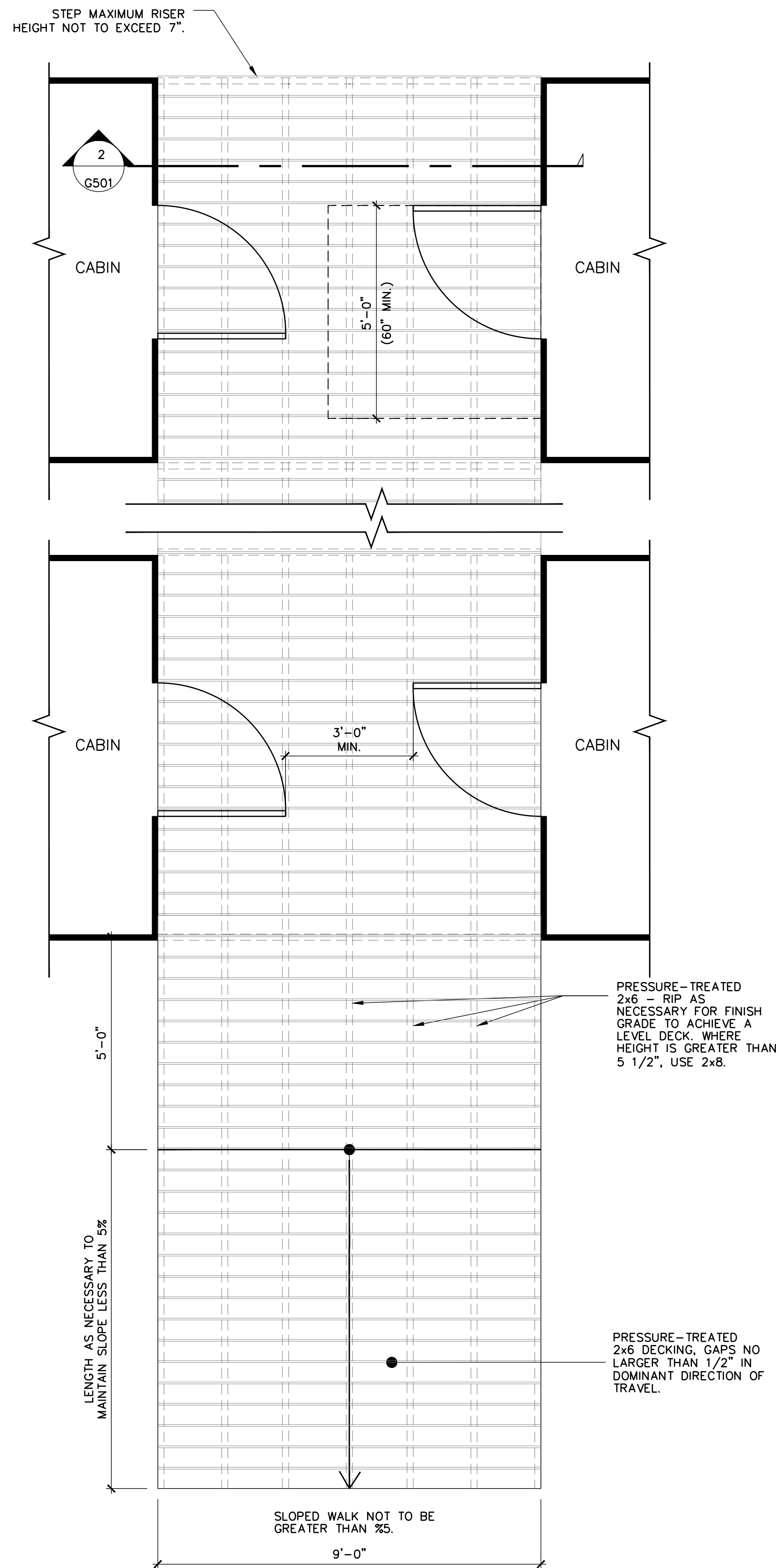
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2 SECTION VIEW AT MAU CABINS
SCALE: 1/2"=1'-0"



3 TRESHOLD @ DECK PLATFORM DETAIL
SCALE: 3/8"=1'-0"



1 DECK PLAN AT MAU CABINS
SCALE: 1/2"=1'-0"

ADDITIONAL NOTES:

- CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER SERVICES TO VERIFY ALL ANCHORAGE AND PROVIDE SHOP DRAWINGS FOR ALL ANCHORAGE. COORDINATE WITH CITY INSPECTOR.
- PROVIDE VAPOR BARRIER UNDER THE ENTIRE FOOTPRINT OF ALL CABIN FRAMES. VAPOR BARRIER SHALL BE A MINIMUM 6-MIL POLYETHYLENE SHEET OR APPROVED EQUIVALENT, INSTALLED ONTOP OF STRUCTURAL FRAME AND UNDER BASE FLOOR BOARD. LAP JOINTS A MINIMUM OF 6" AND TAPE ALL SEAMS. EXTEND BARRIER TO THE EDGE OF FLOOR BOARD AND SEAL AS REQUIRED TO PREVENT MOISTURE INTRUSION.
- ALL WOOD USED IN CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SILL PLATES, FRAMING IN CONTACT WITH CONCRETE OR MASONRY, EXTERIOR FRAMING, AND DECKING, SHALL BE PRESSURE-TREATED AND RATED FOR GROUND CONTACT OR EXTERIOR USE AS APPLICABLE. TREATED WOOD SHALL CONFORM TO ANPA STANDARDS AND BEAR LEGIBLE STAMPS INDICATING TREATMENT TYPE AND RETENTION LEVEL.
- PROVIDE A 2x4 FRAME ANCHORED TO THE ASPHALT - SEE DETAIL 3/G501 SIM. -WHICH IS THE SAME WIDTH AND DEPTH OF THE ELECTRICAL PANEL OR HVAC UNIT THAT PROTRUDES MORE THAN 4" AND HAS EDGES MORE THAN 27 INCHES AND NOT MORE THAN 60 INCHES ABOVE THE FINISH GROUND.



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Phase 4

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Issue Date: 5/9/2025

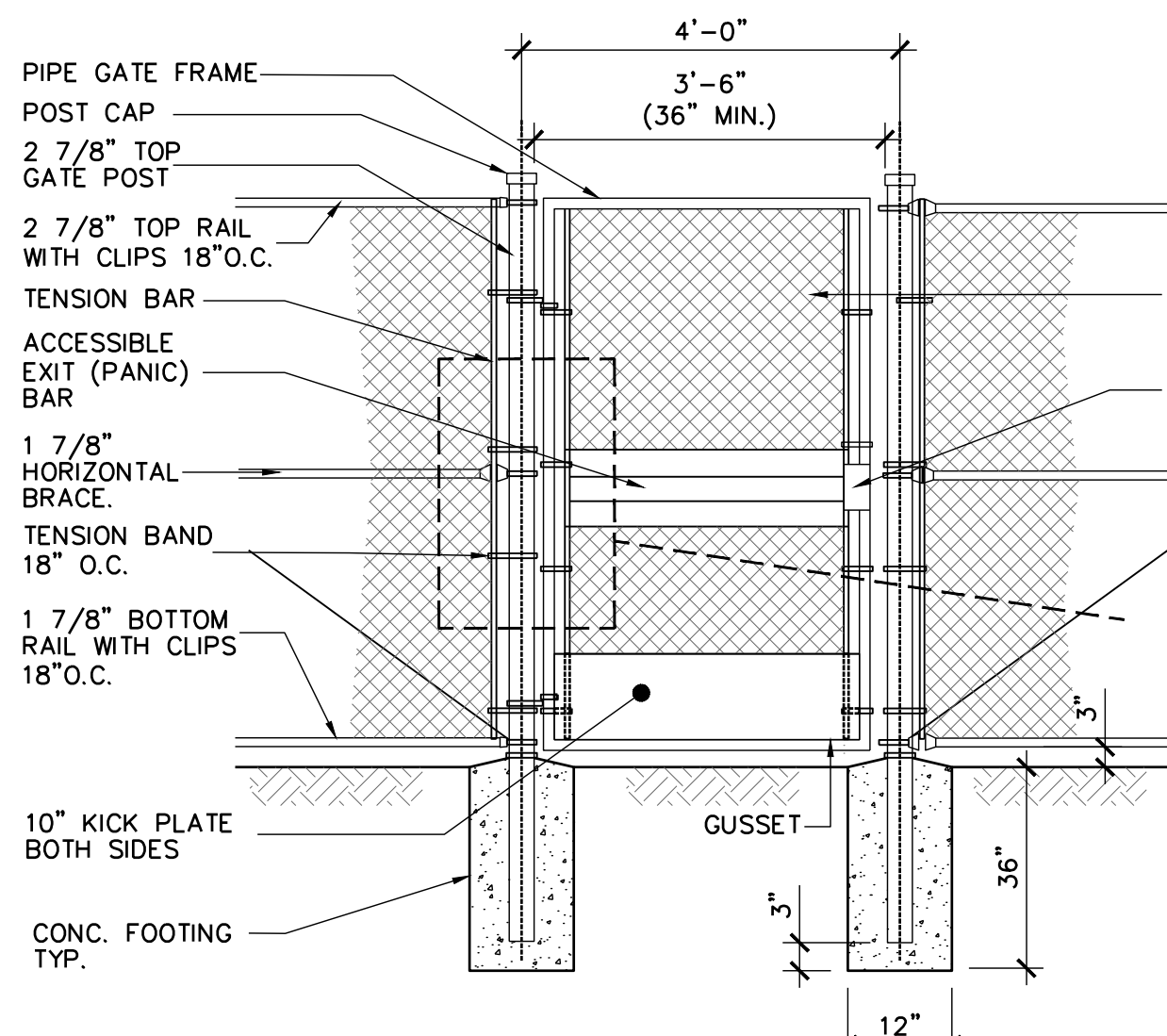
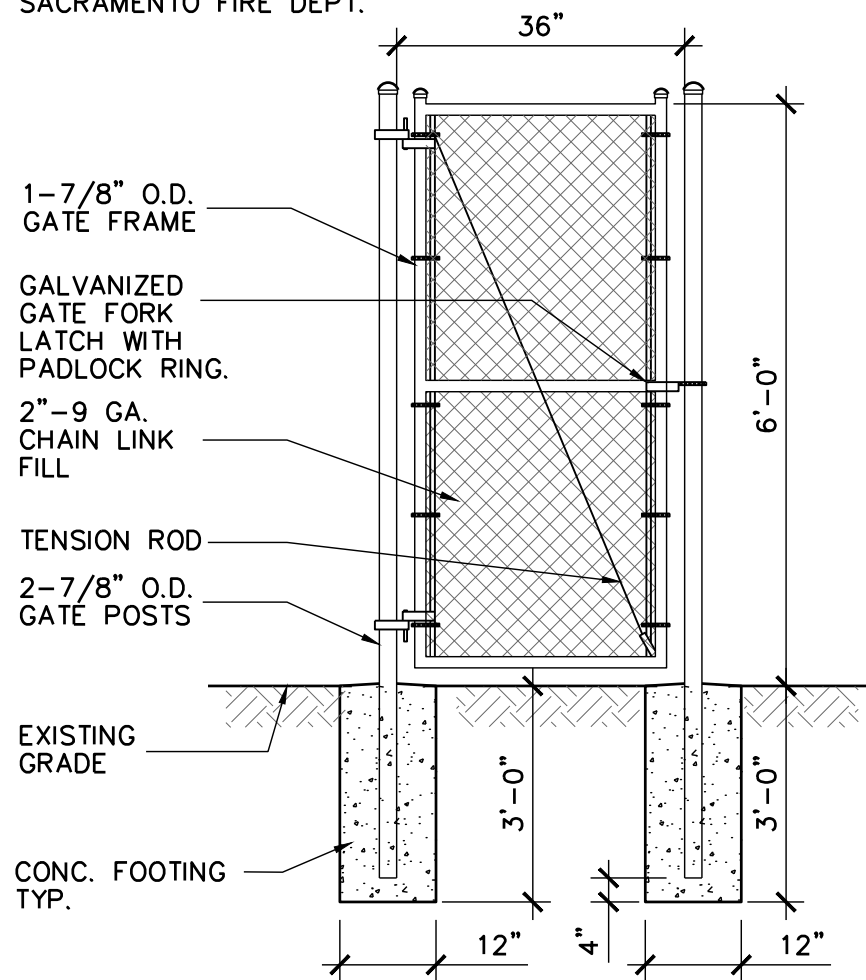
Sheet Title:

**PLAN/SECTION
AND
DETAIL**

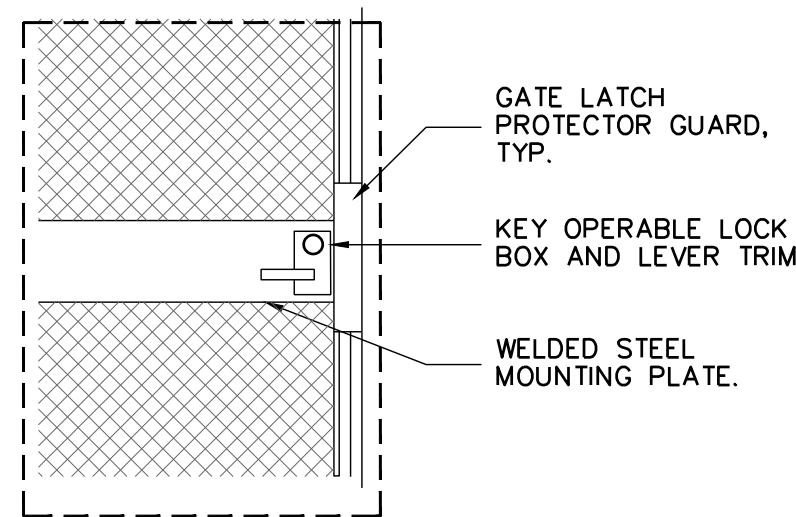
Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	G501
Reviewed By:	
ZJ/JC	
Sheet Scale:	10 OF 11
SCALE	

NOTE:

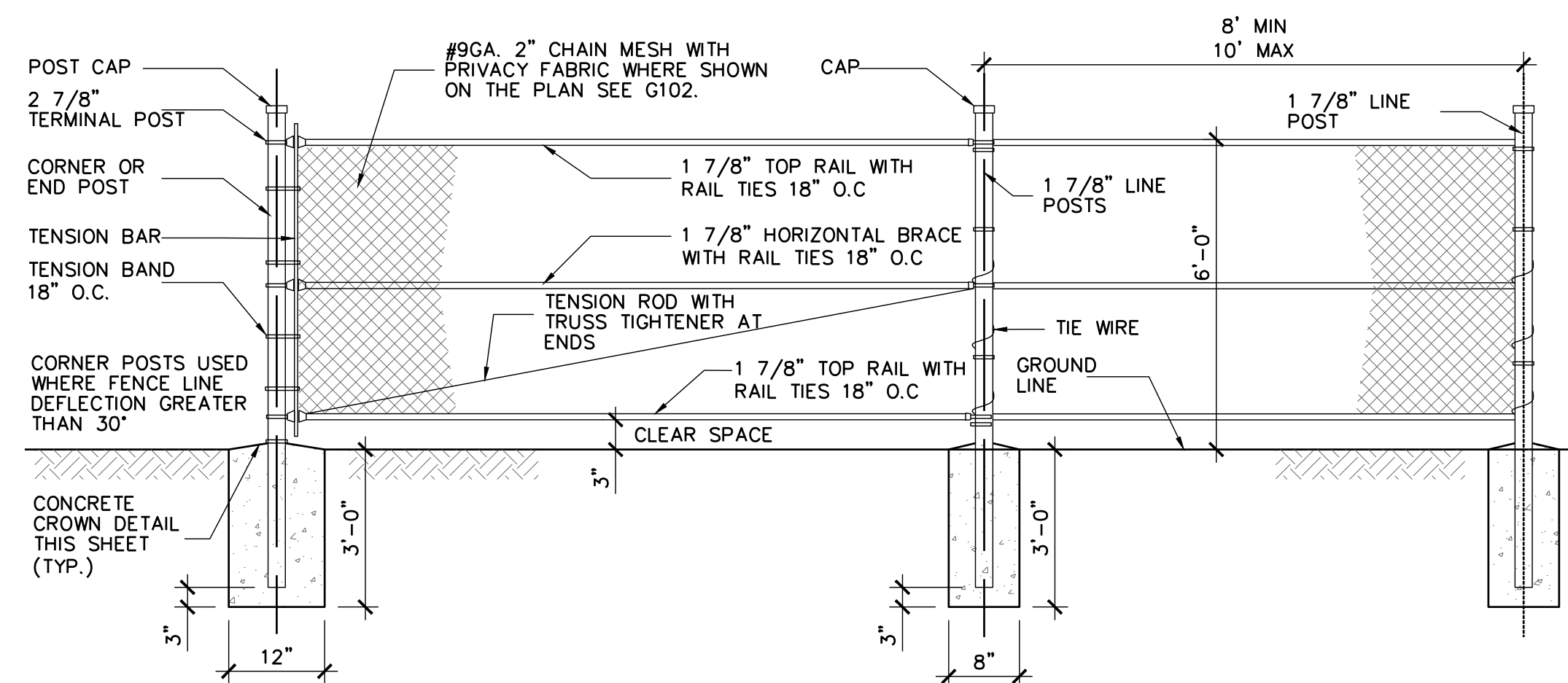
PROVIDE KNOX PADLOCK MODEL NUMBER 3771 FOR EACH FIRE HYDRANT ACCESS GATE. COORD. KEYWAY WITH CITY OF SACRAMENTO FIRE DEPT.



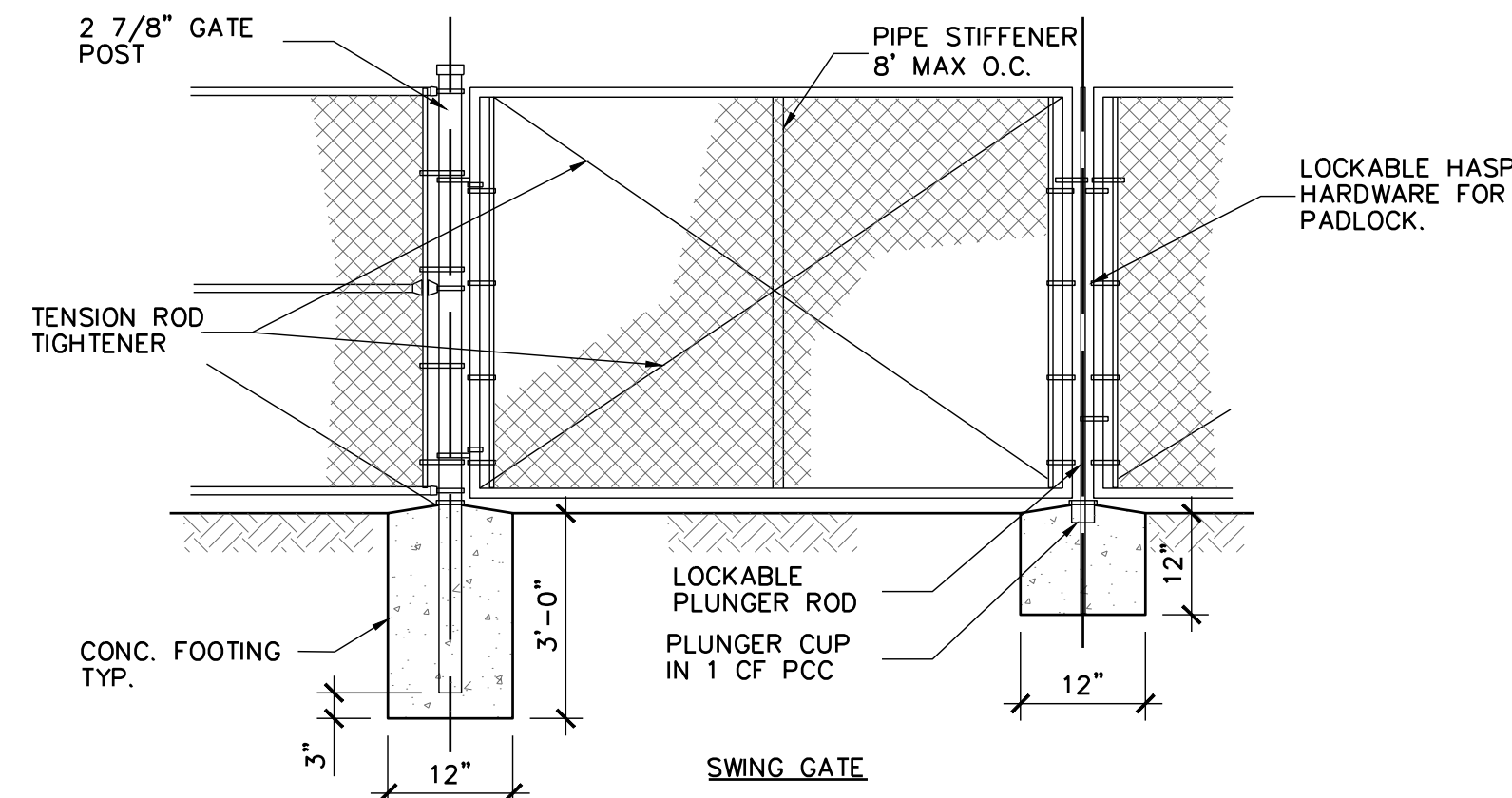
NOTE:
1. PROVIDE ACCESSIBLE PANIC BAR HARDWARE KIT. COMPLETE WITH ADJUSTABLE MOUNTING PLATE AND RECEIVER BRACKET, GATE LATCH PROTECTOR GUARD, LACK BOX, KEY CYLINDER AND LEVER STYLE HANDLE. MOUNT USING STAINLESS STEEL SCREWS.
2. REINFORCE GATE FRAME CORNERS WITH MALLEABLE IRON OR PRESSED STEEL FITTING DESIGNED FOR PURPOSE OR SHOP WELD CORNERS AND WELD 4"x4"x3/8" GUSSET PLATE TO TWP DIAGONAL CORNERS. GRIND SMOOTH ALL WELDS AND PAINT WITH APPROVED ZINC RICH PAINT.
3. CONCRETE SLOPE AT POSTS NOT TO EXCEED 1:48 MAX.



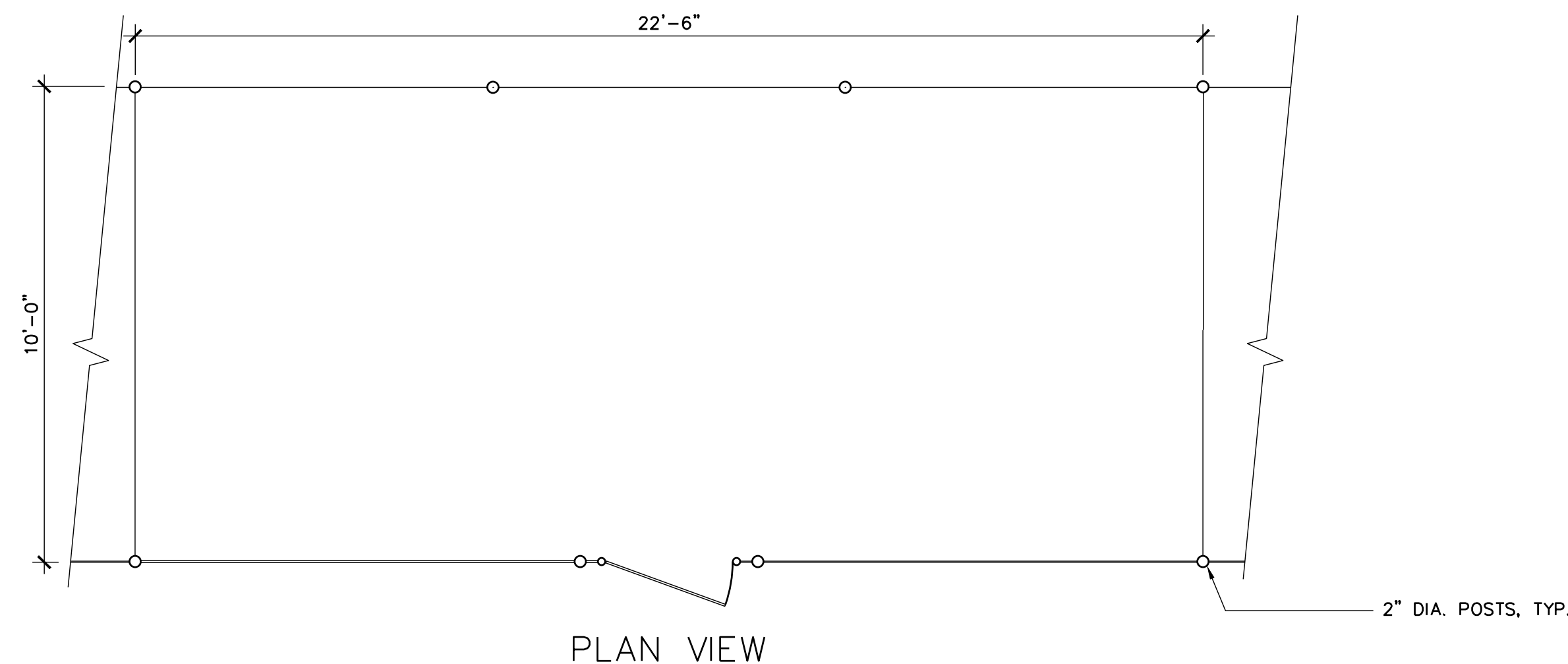
A EXIT GATE BACK VIEW



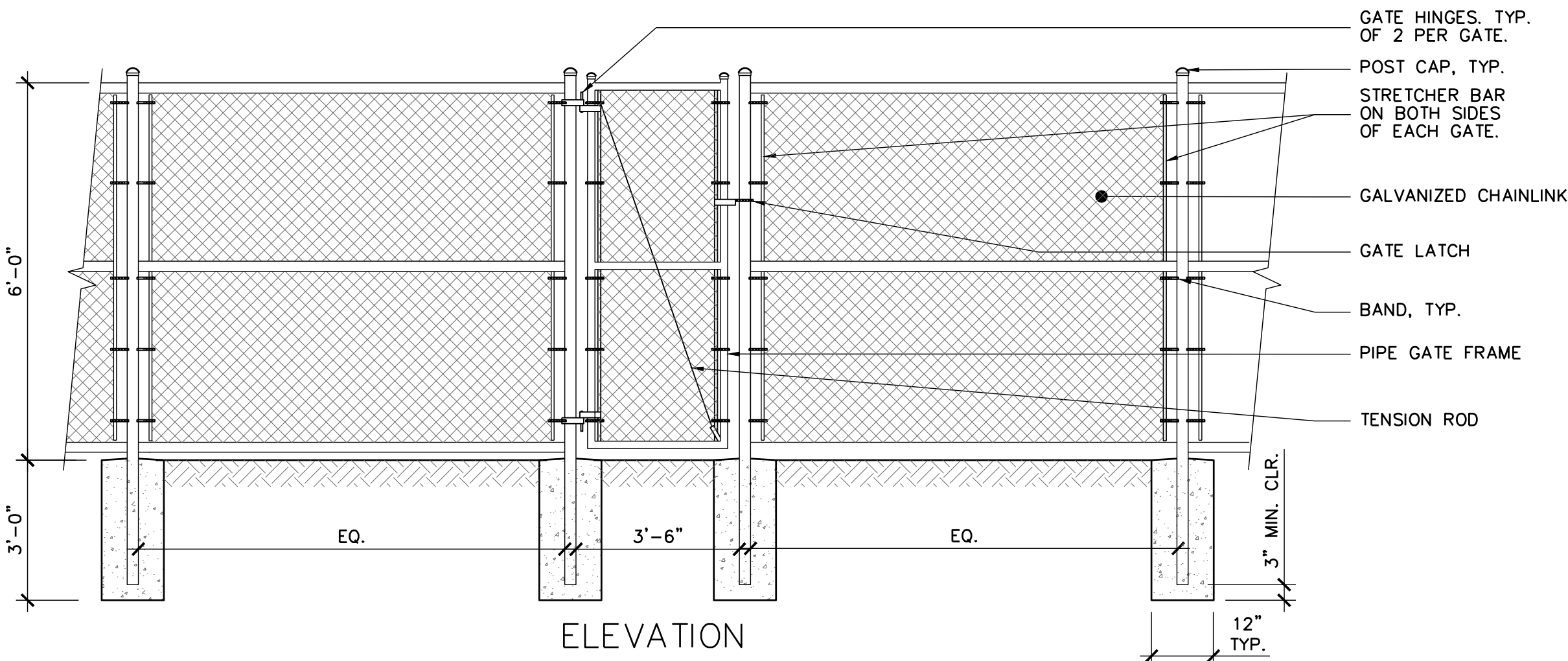
A TYPICAL FENCE



B VEHICLE GATE

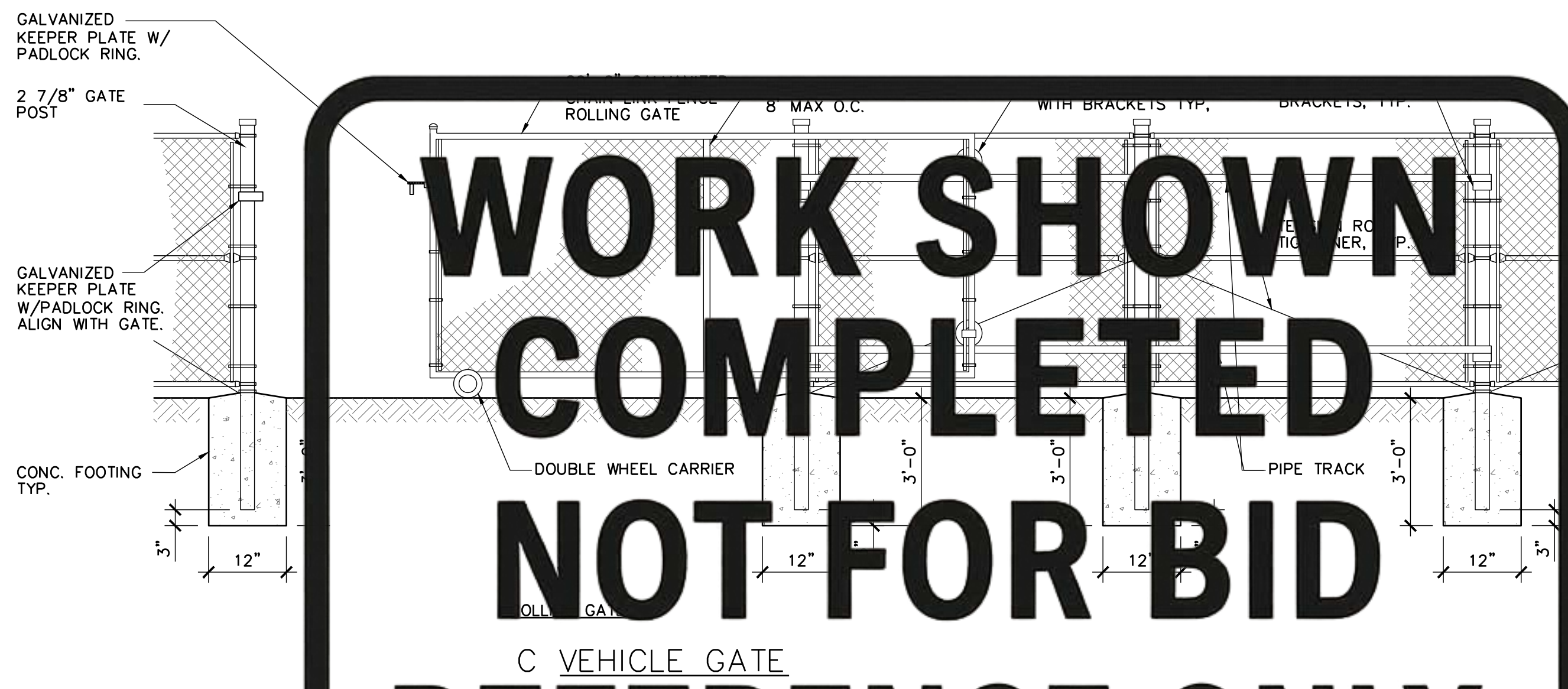


PLAN VIEW



ELEVATION

3 FENCED AREA ELEVATION AND PLAN VIEW
SCALE: N/A



C VEHICLE GATE

1 6' CHAIN-LINK FENCE AND GATE
SCALE: N/A



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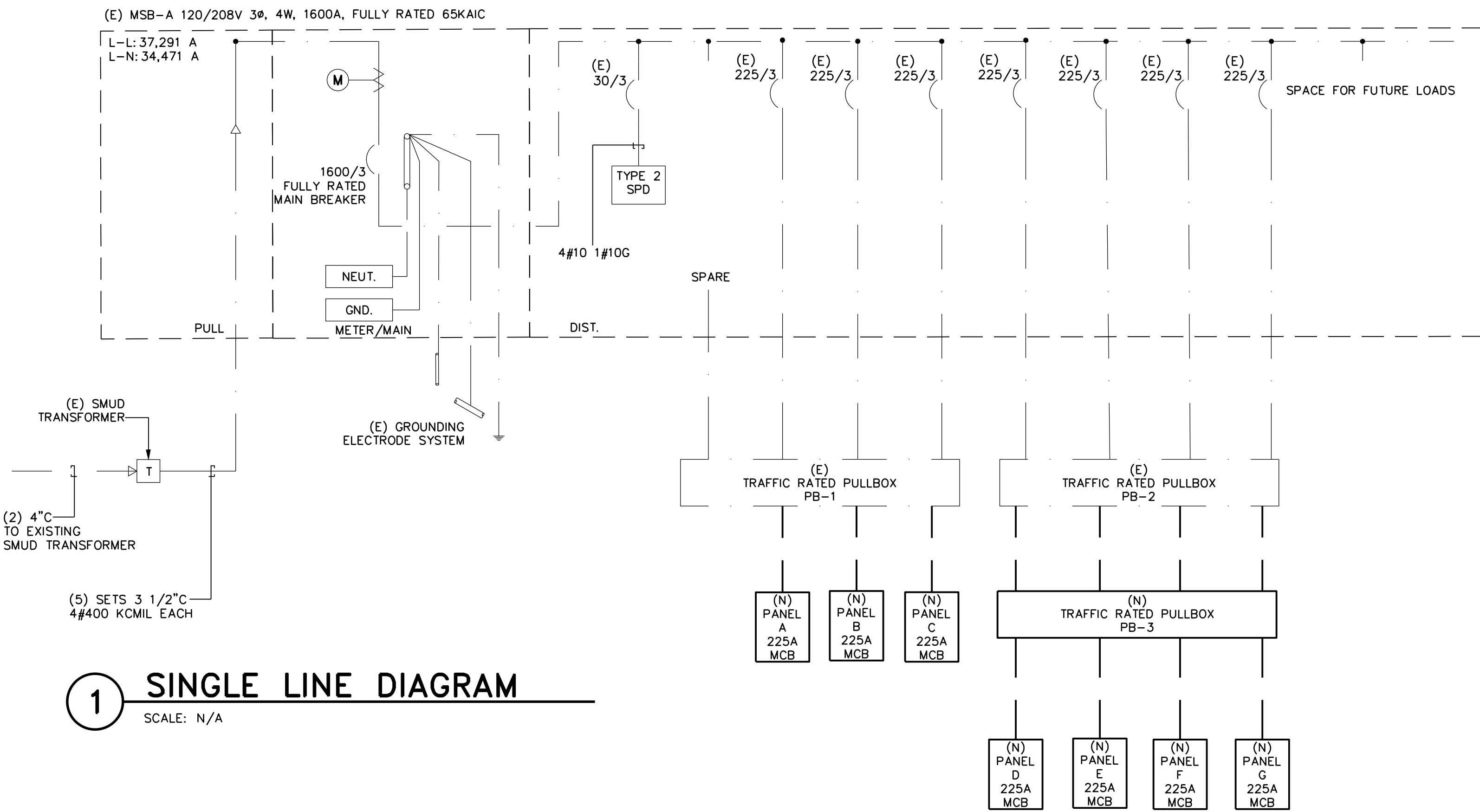
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Issue Date: 5/9/2025

Sheet Title:

FENCE
DETAILS

Designed By:	Work Order No:
I.M/ZJ	WO#
Drawn By:	Sheet No:
I.M	G502
Reviewed By:	
ZJ/JC	
Sheet Scale:	11 OF 11
SCALE	



1 SINGLE LINE DIAGRAM

SCALE: N/A

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ELECTRICAL LEGEND

ABBREVIATION	DESCRIPTION
A	AMPERES
A/C	AIR CONDITIONING
AFG	ABOVE FINISHED GRADE
BFG	BELOW FINISHED GRADE
BC	BARE COPPER
C	CONDUIT
CU	COPPER
DEMO	DEMOLITION
DIA	DIAMETER
DN	DOWN
(E)	EXISTING
(ER)	EXISTING TO BE REMOVED
EVCS	ELECTRIC VEHICLE CHARGING STATION
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
C	GROUND
GFCI OR GFI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HEATING AIR CONDITIONING & REFRIGERATION
J-BOX	JUNCTION BOX
KVA	KILOVOLT AMPERE
KW	KILOWATT
LCP	LIGHTING CONTROL PANEL
LV	LOW VOLTAGE
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MLO	MAIN LUGS ONLY
MIN	MINIMUM
MSB	MAIN SWITCHBOARD
NL	NIGHT LIGHT
PB	PULL BOX
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
RSC	RIGID STEEL CONDUIT
SPD	SURGE PROTECTION DEVICE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
WP	WEATHER PROOF

SYMBOL	DESCRIPTION
	FUSED DISCONNECT. FUSE PER EQUIPMENT MANUFACTURERS NAMEPLATE
	DUPLEX RECEPTACLE
	(E) MAIN SWITCHBOARD
	SURFACE MOUNTED PANELBOARD. MOUNT TRIM TOP 6" AFF UON.
	AUXILIARY PANEL, MOUNT TRIM TOP 6" AFF UON.
	CONDUIT BELOW FLOOR OR GRADE
	CONDUIT RUN CONCEALED IN WALL OR CEILING U.O.N.
	EXISTING CONDUIT, WIRE AND EQUIPMENT
	EXISTING CONDUIT, WIRE AND EQUIPMENT TO BE REMOVED
	HASH MARKS INDICATE NUMBER OF CONDUCTORS. CONDUCTOR ARE #12 AWG U.O.N, NO HASH MARKS=2#12 #12G
	HOME RUN TO PANEL BOARD HASH MARKS = NO. OF CONDUCTORS NO HASH MARKS = 2 #12 IN 3/4" CONDUIT, = ISOLATED GROUND
	DETAIL REFERENCE, DETAIL NUMBER/SHEET
	LED FIXTURE, REFER TO LIGHTING FIXTURE SCHEDULE
	KEY NOTE REFERENCE

GENERAL NOTES

- A. THE ELECTRICAL INSTALLATION FOR THIS PROJECT SHALL CONFORM TO THE LATEST ADOPTED VERSION OF THE CEC, AS WELL AS ALL APPLICABLE LOCAL, AND STATE CODES.
- B. DO NOT USE THIS DRAWING FOR DIMENSIONING. ALL MEASUREMENTS AND DIMENSIONS SHOULD BE FIELD VERIFIED.
- C. ALL NEW ELECTRICAL MATERIAL SHALL BE UL OR CSA LISTED FOR THE SPECIFIC USE.
- D. ALL WIRE TO BE COPPER, THHN/THWN-2 90 DEGREE C RATED.
- E. UNDERGROUND CONDUIT SWEEPS TO BE RIGID METAL CONDUIT WRAPPED IN 10MIL PVC TAPE. ALL CABIN CIRCUIT CONDUIT RISERS TO BE SCHEDULE 80 PVC.
- F. ALL OVERHEAD CONDUIT & STRUT MUST BE MOUNTED AT A MINIMUM OF 6" ABOVE GRADE TO MEET MINIMUM PATHWAY CLEARANCE HEIGHT. MOUNT HIGH AS POSSIBLE.
- G. CONTRACTOR TO PROVIDE HEAVY DUTY CABLE PROTECTOR EVERYWHERE NECESSARY TO PREVENT TRAILER WHIP TRIP HAZARD
- H. ALL MATERIAL MUST COMPLY WITH MANUFACTURERS SPECIFICATIONS.
- I. ALL ELECTRICAL EQUIPMENT MOUNTED TO CABINS MUST BE COORDINATED WITH CABIN MANUFACTURER AND CITY PROJECT MANAGER FOR APPROVAL

SCOPE

PROVIDE (7) 225 AMP DISTRIBUTION PANELS AND POWER TO (130) SINGLE UNIT CABINS. PROVIDE SITE LIGHTING ALONG ROADWAYS AND PERIMETER OF JOBSITE. PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL AND LABOR FOR A COMPLETE PROJECT. COORDINATE WITH CABIN MANUFACTURER AND STRUCTURAL ENGINEER FOR CABIN ANCHORING, AND CONDUIT MOUNTING.

LOAD CALCULATIONS

MSB-A (1600A) LOAD CALCULATION	
LOAD	KVA
PANEL A	60.0
PANEL B	60.0
PANEL C	60.0
PANEL D	54.0
PANEL E	54.0
PANEL F	56.8
PANEL G	44.7
SUBTOTAL	389.5
3% SPARE	19.5
TOTAL	408.9
1135.9 AMPS @208V 3 PHASE	



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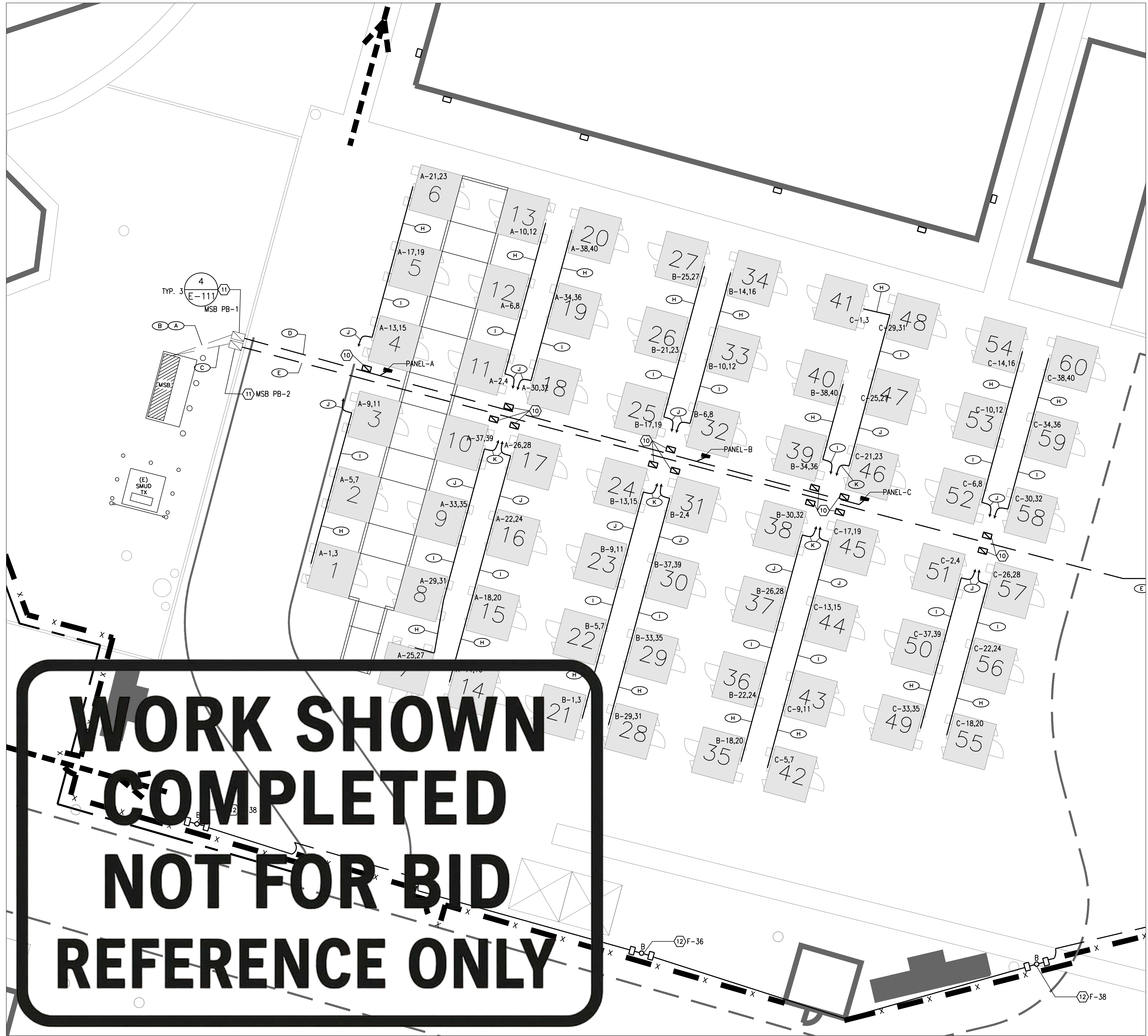
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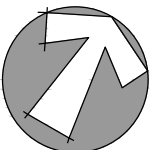
Sheet Title:

ELECTRICAL
LEGEND, SYMBOLS,
NOTES & DETAILS

Designed By: J.C. / Z.J.	Work Order No:
Drawn By: Z.J.	Sheet No: E-001
Reviewed By: J.C.	1 OF 8
Sheet Scale: AS NOTED	



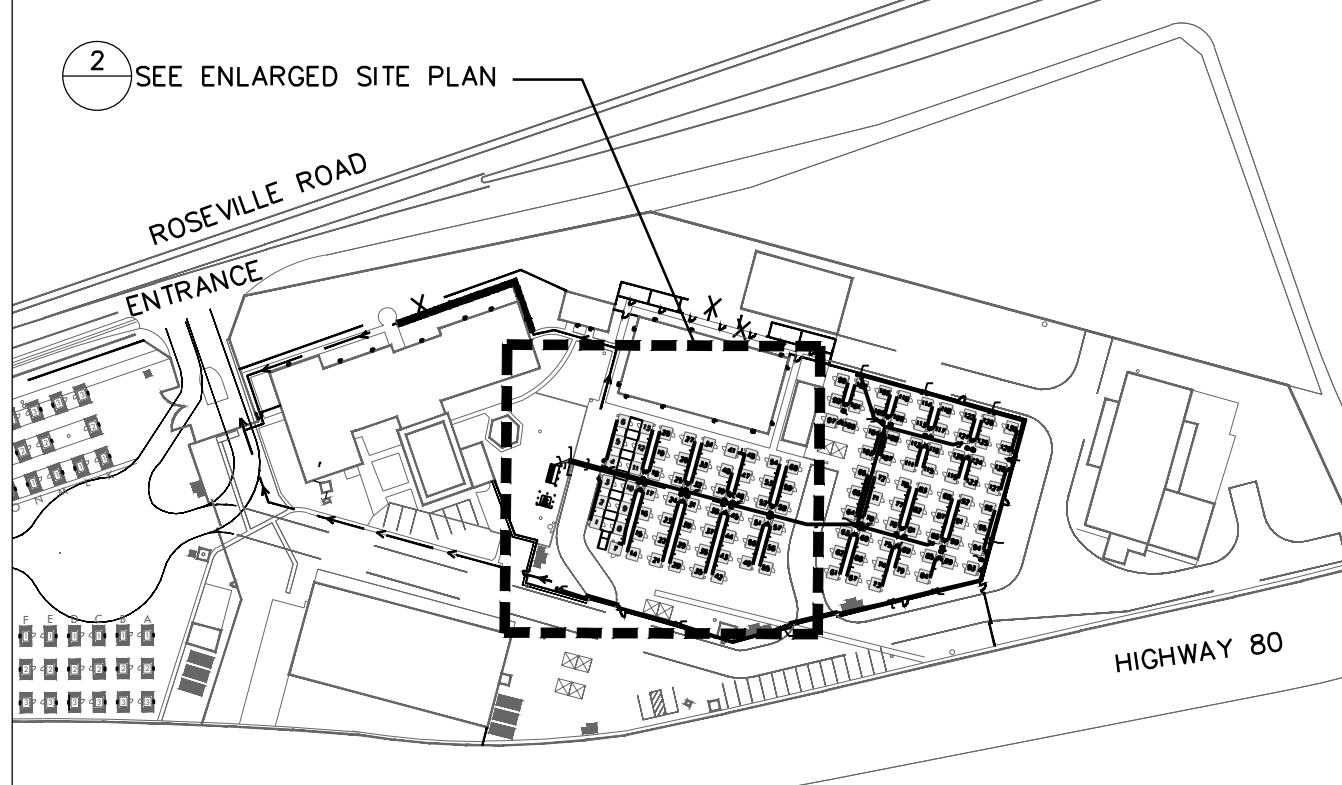
2 SITE PLAN SOUTH CABINS
SCALE: 1" = 10'-0"



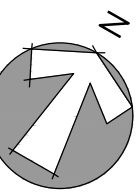
- ### KEY NOTES
- SAW CUT, DEMO AND EXCAVATE FOR NEW PANEL FEEDERS AND CABIN POWER DISTRIBUTION. PATCH BACK, BACKFILL AND COMPACT PER DETAIL 5/E-111.
 - PROVIDE (7) NEMA 3R 120/208 VOLT 225 AMP 3-PHASE 4-WIRE 42 CIRCUIT PANELS. REFER TO THE SINGLE LINE DIAGRAM #1/E-001, AND PANEL SCHEDULES ON SHEET E-501 FOR BRANCH CIRCUIT BREAKER COUNT. PROVIDE PANEL NAMEPLATES FOR ALL PANELS. ALL PANELS SHALL BE LOCKABLE AND KEYS PROVIDED TO CITY PERSONNEL ONCE JOB IS COMPLETE.
 - MOUNT PANEL ON STRUT PER DETAIL #6/E-111. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES. INSTALLATION SHALL MAINTAIN 5' CLEARANCE IN FRONT OF PANEL.
 - PROVIDE 40A/2P CIRCUIT TO EACH CABIN. PROVIDE ALL WIRE, CONDUIT, PULL BOXES, STRUT AND JUNCTION BOXES REQUIRED. REFER TO FEEDER SCHEDULES AND PANEL SCHEDULES FOR CIRCUITING, CONDUIT & CONDUCTORS. REFER TO E-111 FOR TYPICAL ELECTRICAL INSTALLATION AND GROUNDING DETAILS.
 - BRANCH CIRCUITS TO BE RAN IN TRENCH FROM PANELS TO PULL BOX TO NEAREST CABIN WHERE PVC WILL TRANSITION TO EMT AND BE SURFACE MOUNTED ON EXTERIOR OF CABINS. COORDINATE MOUNTING REQUIREMENTS WITH CABIN MANUFACTURER. REFER TO DETAIL #1/E-111 FOR TYPICAL ABOVE GROUND CONDUIT MOUNTING DETAIL.
 - PROVIDE CONDUIT AND CONDUCTORS PER CABIN CIRCUIT SCHEDULE AND PANEL FEEDER SCHEDULE. ALL CABIN HOME RUNS WILL MAINTAIN CONDUIT AND CONDUCTOR SIZE ENTIRE HOME RUN TO MAINTAIN CONDUIT FILL CONFIGURATION, UTILIZE LOCALIZED PULL BOXES AT THE START OF EACH CABIN AISLE. CONDUIT COUNT AND CONDUCTOR COUNT MAY VARY REFER TO SITE PLAN FOR FINAL COUNTS.
 - PROVIDE 3/4" x 10' COPPER GROUND ROD AT EACH CABIN, TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL. REFER TO DETAIL #1/E-111
 - PROVIDE LIGHT CONTROLS MOUNTED TO STRUT, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL INSTALLED IN A LOCKABLE NEMA 3R HINGED BOX. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.
 - PROVIDE ASTRONOMICAL TIME CLOCK CONTROLLED LED NIGHT LIGHTS, RAB X17XFU35 OR APPROVED EQUAL. FIXTURES SHALL NOT HAVE A BEAM ANGLE GREATER THAN 90 DEGREES. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER.
 - PROVIDE (28) 19"x30" PULL BOX'S FOR CABIN BRANCH CIRCUITS AS SHOWN ON THE SITE PLAN, CHRISTY B1324 OR APPROVED EQUAL. REFER TO DETAIL #3/E-111.
 - PROVIDE (3) 36"x55" PULL BOX'S FOR DISTRIBUTION PANEL FEEDERS AS SHOWN ON THE SITE PLAN, CHRISTY B3048 OR APPROVED EQUAL. REFER TO DETAIL #4/E-111.
 - PROVIDE (N) LED FIXTURES PER SITE PLAN MOUNT (2) FLOOD LIGHTS ON EMT ATTACHED TO FENCE POSTS AT 9'6" ABOVE GRADE. PULL 3/4" 4#10AWG-2#10G TO (N) FIXTURES. PANEL F CIRCUITS 36,38. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOXES AND SUPPORTS. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E-102.
 - CONTRACTOR TO PROVIDE LIGHT CONTROLS MOUNTED TO STRUT IN NEMA 3R BOX, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.

PANEL FEEDER SCHEDULE				
TAG	CONDUIT	CONDUCTORS PER CONDUIT	FROM	TO
A	(3) 3"C	4#250KCMIL #4G	MSB	MSB PB-1
B	(1) 3"C	SPARE	MSB	MSB PB-1
C	(4) 3-1/2"C	4#350KCMIL #4G	MSB	MSB PB-2
D	(3) 3"C	4#250KCMIL #4G	MSB PB-1	MSB PB-3
E	(4) 3-1/2"C	4#350KCMIL #4G	MSB PB-2	PANEL A, B, C
F	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL D & E
G	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL F & G

CABIN FEEDER SCHEDULE		
TAG	CONDUIT	CONDUCTORS PER CONDUIT
H	3/4"C	3#6AWG - 1#10G
I	1"C	6#6AWG - 2#10G
J	1-1/2"C	9#6AWG - 3#10G
K	(2) 1"C	6#6AWG - 2#10G



1 SITE PLAN
SCALE: N/A



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Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

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Phase 4
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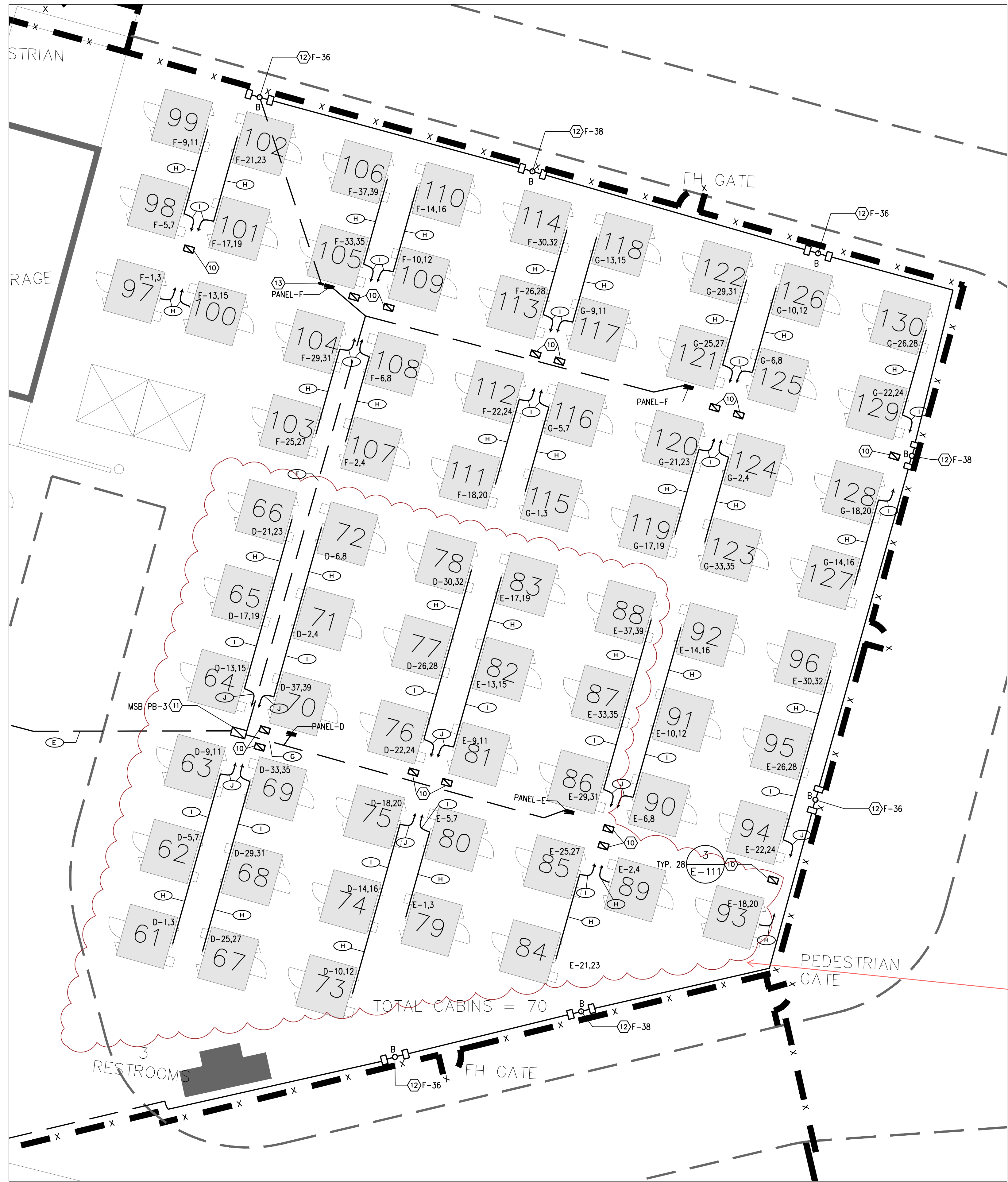
Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE PLAN
SOUTH CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-100
Reviewed By: J.C	
Sheet Scale: AS NOTED	2 OF 8



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"

NOTE WHERE CLOUDED. 1

BASE SCOPE:
PROVIDE PANEL-D, & PANEL-E, ALL PANEL FEEDER CONDUIT/WIRE AND CIRCUIT BREAKERS PER PLANS INCLUDING MSB-PB3 FOR OTHER PANELS INCLUDED IN BASE SCOPE. PROVIDE ALL CABIN PULL BOXES AND CONDUIT WITHOUT WIRE FOR FUTURE BUILD OUT OF SITE. SEE ELECTRICAL FOR MORE INFORMATION.

CABINS 90-96 ARE INCLUDED AND SHALL BE FULLY ELECTRIFIED IN BASE BID.

ADD-ADDITIONAL SCOPE:
PROVIDE ALL LABOR & MATERIALS TO: STRUCTURALLY MOUNT, COMMISSION, AND ELECTRIFY CABINS IN CLOUDED REGION. THIS INCLUDES ALL STRUCTURAL SITE WORK, CABIN ASSEMBLY, CABIN ANCHORING, WIRE, OVERHEAD CONDUIT SYSTEM, GROUNDING SYSTEM AND MOUNTING HARDWARE TO BUILDOUT THE REMAINDER OF THIS AREA PER THESE PLANS. SEE ELECTRICAL FOR MORE INFORMATION.

CLOUDED REGION IS
AREA OF WORK TO
BID.

KEY NOTES

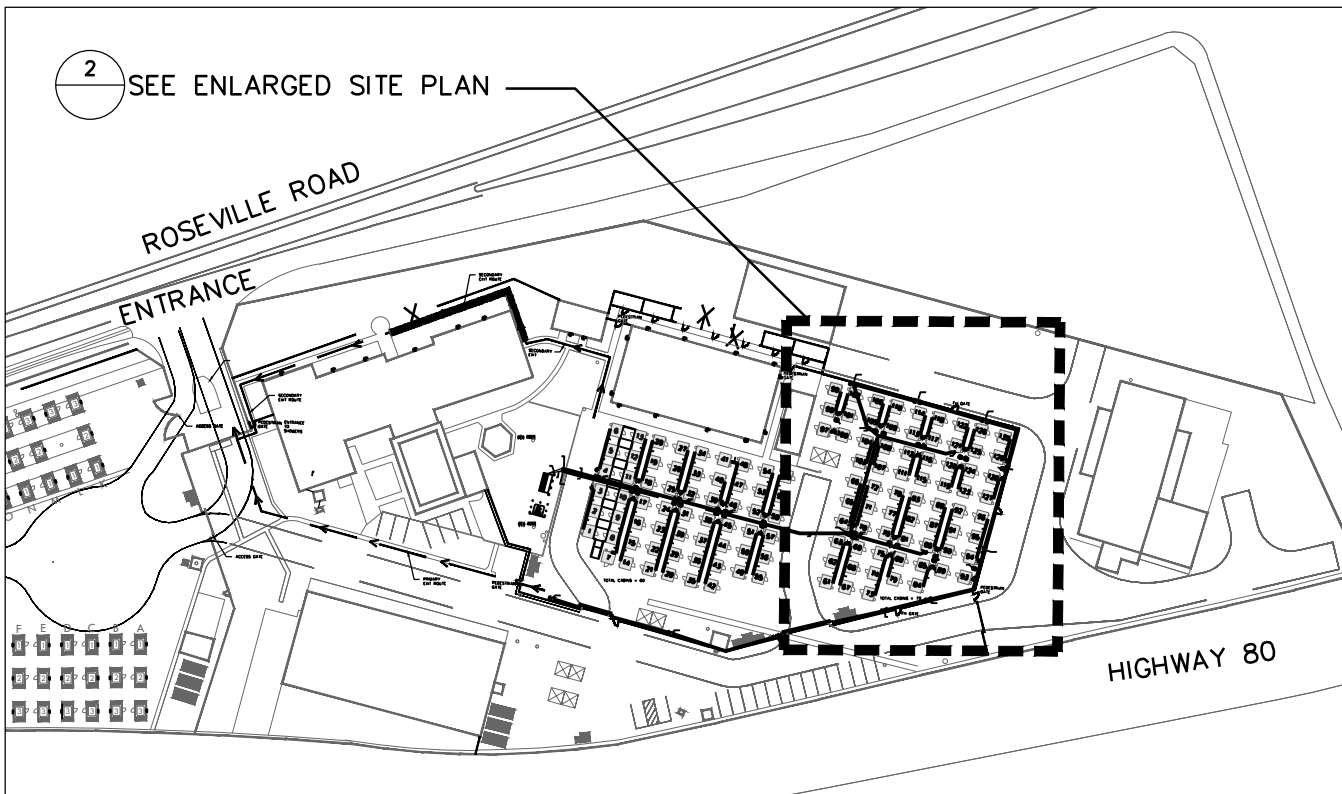
- SAW CUT, DEMO AND EXCAVATE FOR NEW PANEL FEEDERS AND CABIN POWER DISTRIBUTION. PATCH BACK, BACKFILL AND COMPACT PER DETAIL 5/E-111.
- PROVIDE (7) NEMA 3R 120/208 VOLT 225 AMP 3-PHASE 4-WIRE 42 CIRCUIT PANELS. REFER TO THE SINGLE LINE DIAGRAM #1/E-001, AND PANEL SCHEDULES ON SHEET E-501 FOR BRANCH CIRCUIT BREAKER COUNT. PROVIDE PANEL NAMEPLATES FOR ALL PANELS. ALL PANELS SHALL BE LOCKABLE AND KEYS PROVIDED TO CITY PERSONNEL ONCE JOB IS COMPLETE.
- MOUNT PANEL ON STRUT PER DETAIL #6/E-111. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES. INSTALLATION SHALL MAINTAIN 5' CLEARANCE IN FRONT OF PANEL.
- PROVIDE 40A/2P CIRCUIT TO EACH CABIN. PROVIDE ALL WIRE, CONDUIT, PULL BOXES, STRUT AND JUNCTION BOXES REQUIRED. REFER TO FEEDER SCHEDULES AND PANEL SCHEDULES FOR CIRCUITING, CONDUIT & CONDUCTORS. REFER TO E-111 FOR TYPICAL ELECTRICAL INSTALLATION AND GROUNDING DETAILS.
- BRANCH CIRCUITS TO BE RAN IN TRENCH FROM PANELS TO PULL BOX TO NEAREST CABIN WHERE PVC WILL TRANSITION TO EMT AND BE SURFACE MOUNTED ON EXTERIOR OF CABINS. COORDINATE MOUNTING REQUIREMENTS WITH CABIN MANUFACTURER. REFER TO DETAIL #1/E-111 FOR TYPICAL ABOVE GROUND CONDUIT MOUNTING DETAIL.
- PROVIDE CONDUIT AND CONDUCTORS PER CABIN CIRCUIT SCHEDULE AND PANEL FEEDER SCHEDULE. ALL CABIN HOME RUNS WILL MAINTAIN CONDUIT AND CONDUCTOR SIZE ENTIRE HOME RUN TO MAINTAIN CONDUIT FILL CONFIGURATION, UTILIZE LOCALIZED PULL BOXES AT THE START OF EACH CABIN AISLE. CONDUIT COUNT AND CONDUCTOR COUNT MAY VARY REFER TO SITE PLAN FOR FINAL COUNTS.
- PROVIDE 3/4"Ø x 10' COPPER GROUND ROD AT EACH CABIN, TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL, REFER TO DETAIL #1/E-111
- PROVIDE LIGHT CONTROLS MOUNTED TO STRUT, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL INSTALLED IN A LOCKABLE NEMA 3R HINGED BOX. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.
- PROVIDE ASTRONOMICAL TIME CLOCK CONTROLLED LED NIGHT LIGHTS, RAB X17XFU35 OR APPROVED EQUAL. FIXTURES SHALL NOT HAVE A BEAM ANGLE GREATER THAN 90 DEGREES. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER.
- PROVIDE (28) 19"x30" PULL BOX'S FOR CABIN BRANCH CIRCUITS AS SHOWN ON THE SITE PLAN, CHRISTY B1324 OR APPROVED EQUAL. REFER TO DETAIL #3/E-111.
- PROVIDE (3) 36"x55" PULL BOX'S FOR DISTRIBUTION PANEL FEEDERS AS SHOWN ON THE SITE PLAN, CHRISTY B3048 OR APPROVED EQUAL. REFER TO DETAIL #4/E-111.
- PROVIDE (N) LED FIXTURES PER SITE PLAN MOUNT (2) FLOOD LIGHTS ON EMT ATTACHED TO FENCE POSTS AT 9'6" ABOVE GRADE. PULL 3/4"Ø 4#10AWG-2#10G TO (N) FIXTURES. PANEL F CIRCUITS 36,38. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOXES AND SUPPORTS. APPROVE FIXTURE MOUNTING WITH PROJECT MANAGER. SEE LIGHTING FIXTURE SCHEDULE ON SHEET E-102.
- CONTRACTOR TO PROVIDE LIGHT CONTROLS MOUNTED TO STRUT IN NEMA 3R BOX, INTERMATIC ET8215C WITH ASTRONOMICAL TIME CLOCK, OR APPROVED EQUAL. PROGRAM LIGHTS TO TURN ON 30-MINUTES BEFORE SUNSET AND TURN OFF 30-MINUTES AFTER SUNRISE.

PANEL FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT	FROM	TO
A	(3) 3"C	4#250KCMIL #4G	MSB	MSB PB-1
B	(1) 3"C	SPARE	MSB	MSB PB-1
C	(4) 3-1/2"C	4#350KCMIL #4G	MSB	MSB PB-2
D	(3) 3"C	4#250KCMIL #4G	MSB PB-1	MSB PB-3
E	(4) 3-1/2"C	4#350KCMIL #4G	MSB PB-2	PANEL A, B, C
F	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL D & E
G	(2) 3-1/2"C	4#350KCMIL #4G	MSB PB-3	PANEL F & G

CABIN FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT
H	3/4"C	3#6AWG - 1#10G
I	1"C	6#6AWG - 2#10G
J	1-1/2"C	9#6AWG - 3#10G
K	(2) 1"C	6#6AWG - 2#10G



1 SITE PLAN
SCALE: N/A



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Phase 4

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Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE PLAN
NORTH CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-101
Reviewed By: J.C	
Sheet Scale: AS NOTED	3 OF 8

WORK SHOWN
COMPLETED
NOT FOR BID
REFERENCE ONLY

KEY NOTES

- LOCATE LIGHTING CIRCUIT INSIDE EXISTING BUILDING, TURN OFF AND UPDATE PANEL SCHEDULE.
- DEMOLISH EXISTING WALL PACK FIXTURES, SAFE OFF WIRE FOR RECONNECTION TO NEW FIXTURES.
- PROVIDE (N) WALL PACKS PER SITE PLAN AND FIXTURE SCHEDULE BELOW, MOUNT ON EXTERIOR WALL AT 8" ABOVE GRADE. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOX AND SUPPORTS TO EXTEND (E) LIGHTING CIRCUITS AS NEEDED. WIRE SHALL BE 2#12-1#12G. FIXTURES TO BE CONTROLLED BY LIGHTING CONTROLLER.
- PROGRAM (E) LIGHTING CONTROLLER TO TURN LIGHTS ON 30-MINUTES BEFORE SUNSET AND LIGHTS OFF 30-MINUTES AFTER SUNRISE.

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	WATTS	TEMPERATURE	MANUFACTURER	MODEL NUMBER	HEIGHT	QTY
A	BUILDING MOUNTED WALL PACK	44W	4000K	BASELINE LUMECON	BLS-FCW-40-1-PC-AD	8'	19
B	(2) FENCE MOUNTED FLOOD LIGHT EACH LOCATION	27W	3000K	BASELINE LUMECON	BLS-FLD-27-1-ADJ-D-B77	9'6"	20



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Public Works

Project Name & Location:

Issue Date: 5/9/2025

Sheet Title:

SITE LIGHTING
PLAN 1

Designed By:
J.C / Z.J

Drawn By:
Z.J

Reviewed By:
J.C

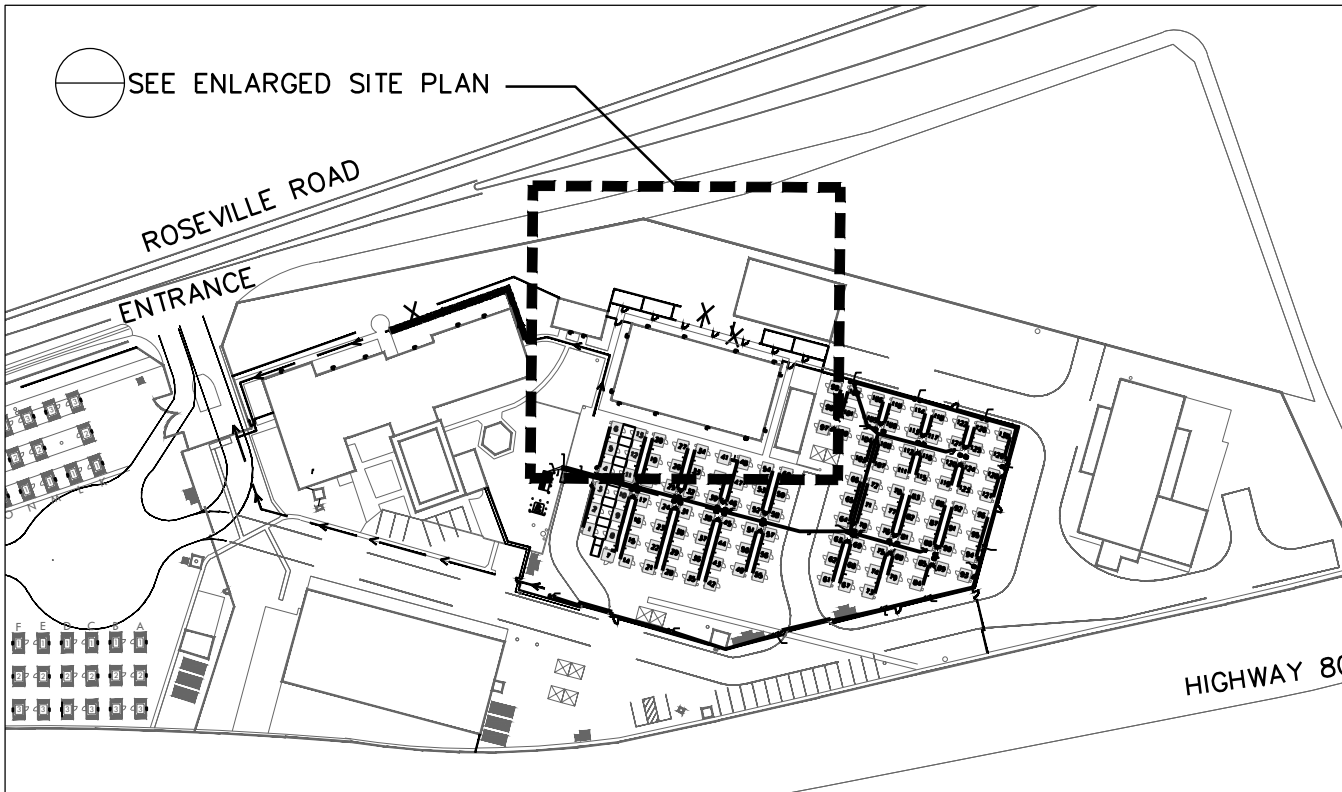
Sheet Scale:
AS NOTED

Work Order No:

Sheet No:

E-102

3 OF 8



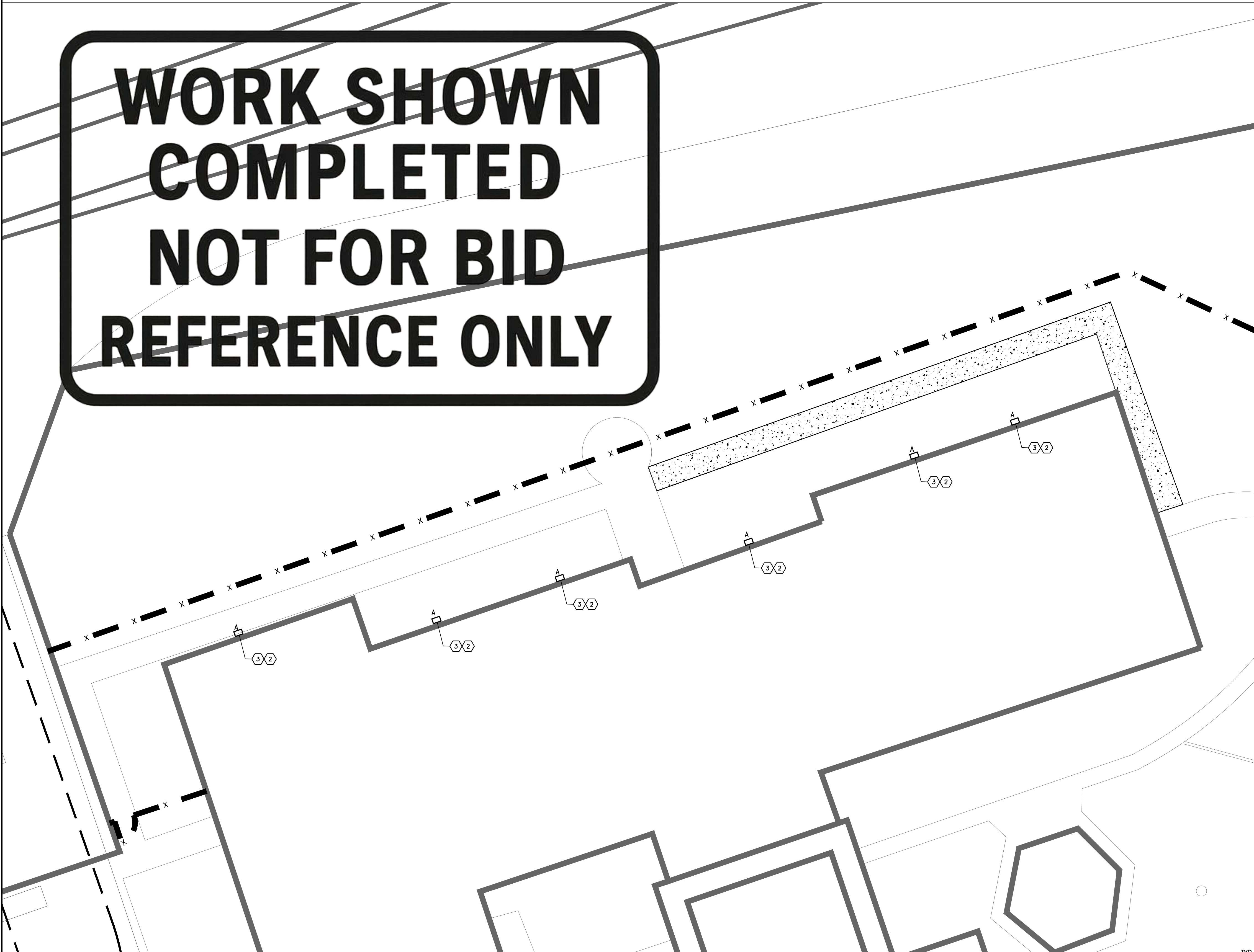
1 SITE PLAN

SCALE: N/A

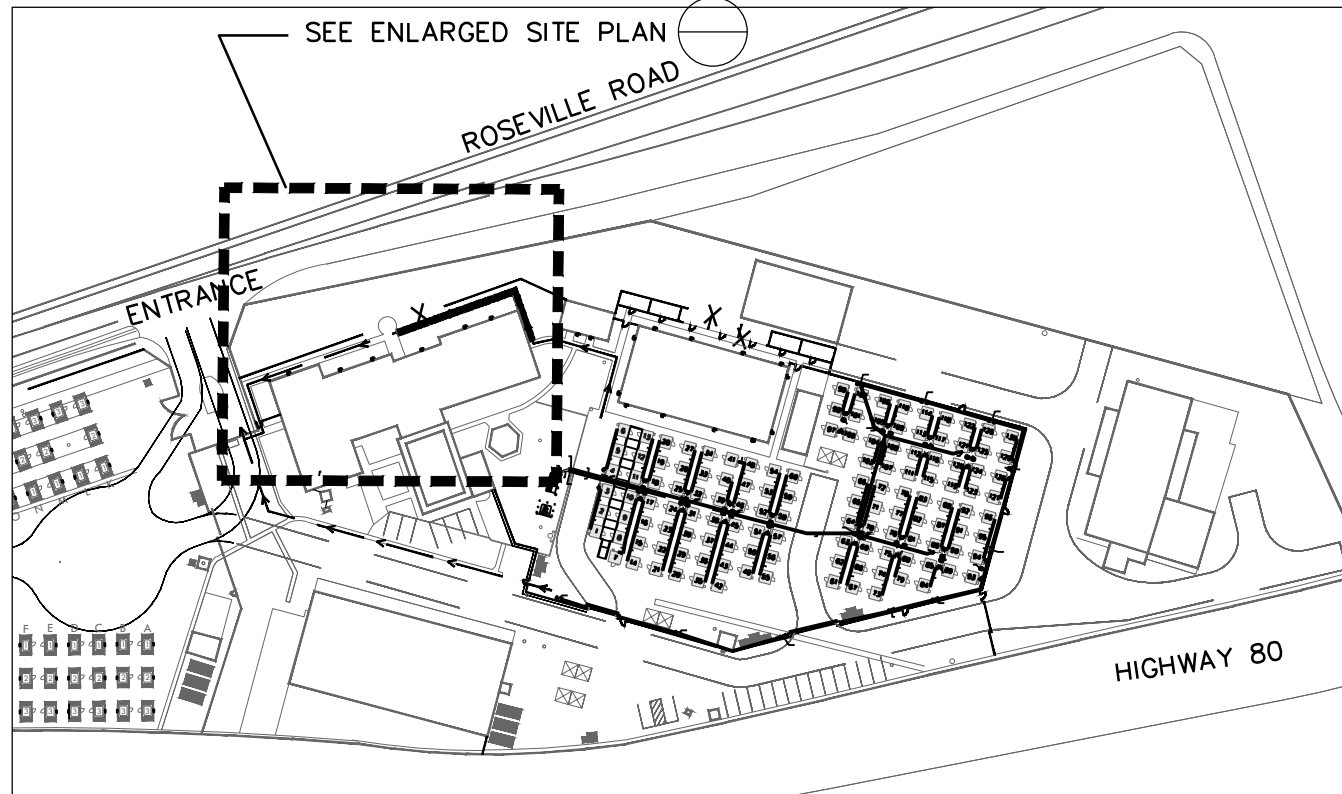
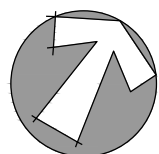
2 SITE LIGHTING PLAN 1

SCALE: 1" = 10'-0"

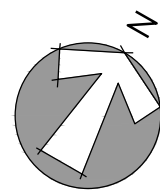
WORK SHOWN
COMPLETED
NOT FOR BID
REFERENCE ONLY



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"



1 SITE PLAN
SCALE: N/A



KEY NOTES

- 1 LOCATE LIGHTING CIRCUIT INSIDE EXISTING BUILDING, TURN OFF AND UPDATE PANEL SCHEDULE.
- 2 DEMOLISH EXISTING WALL PACK FIXTURES, SAFE OFF WIRE FOR RECONNECTION TO NEW FIXTURES.
- 3 PROVIDE (N) WALL PACKS PER SITE PLAN AND FIXTURE SCHEDULE ON SHEET E-102. MOUNT ON EXTERIOR WALL AT 8' ABOVE GRADE. PROVIDE ALL WIRE, CONDUIT, JUNCTION BOX AND SUPPORTS TO EXTEND (E) LIGHTING CIRCUITS AS NEEDED. WIRE SHALL BE 2#12-1#12G. FIXTURES TO BE CONTROLLED BY LIGHTING CONTROLLER.
- 4 PROGRAM (E) LIGHTING CONTROLLER TO TURN LIGHTS ON 30-MINUTES BEFORE SUNSET AND LIGHTS OFF 30-MINUTES AFTER SUNRISE.



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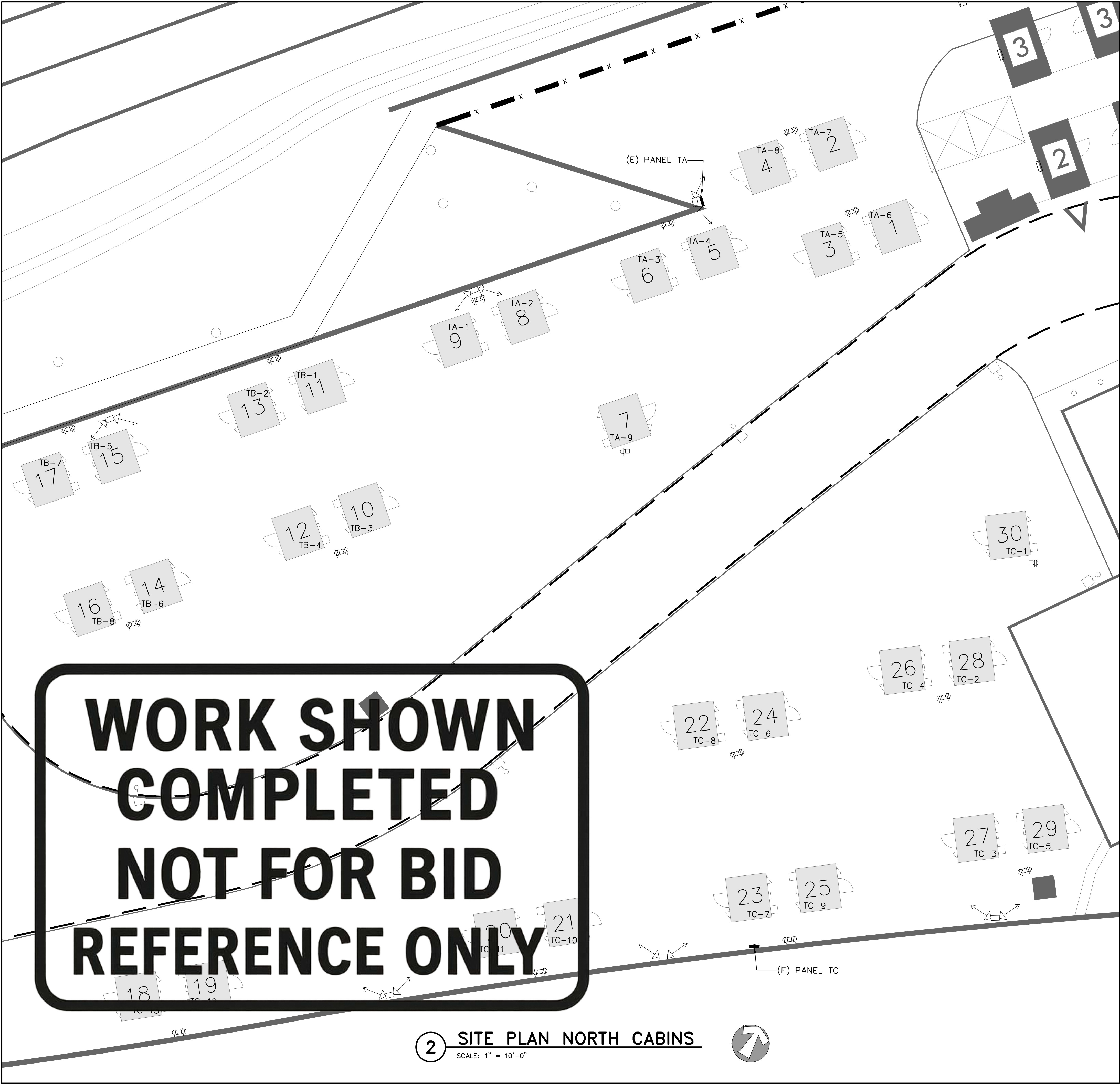
Public Works

Issue Date: 5/9/2025

Sheet Title:

SITE LIGHTING
PLAN 2

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-103
Reviewed By: J.C	5 OF 8
Sheet Scale: AS NOTED	



2 SITE PLAN NORTH CABINS
SCALE: 1" = 10'-0"

KEY NOTES

1

TURN OFF (E) TRAILER CIRCUITS AT BREAKER. DISCONNECT AND RETURN BLOCK MOUNTED RECEPTACLE TO CITY STAFF. PROTECT EXISTING CONDUIT AND WIRE FOR RE-USE.

2

EXTEND (E) WIRE AND EMT CONDUIT TO FEED (N) CABINS FROM (E) STUB UPS AND FENCE LINE JUNCTION BOXES WHERE APPLICABLE. UPDATE PANEL SCHEDULE WITH (N) CABIN ID TAG. ALL (N) WIRE FEEDING EACH CABIN SHALL BE 2#10AWG-1#10G.

3

EXTEND (E) CONDUIT AND WIRE TO (N) J-BOX MOUNTED ON BACK OF CABIN. PROVIDE 3/4"C EMT FROM J-BOX TO CABIN PANEL AND PROVIDE 3/4"C EMT TO ADJACENT CABIN WHERE APPLICABLE. PROVIDE ALL CONDUIT SUPPORTS AND STRAPS REQUIRED.

4

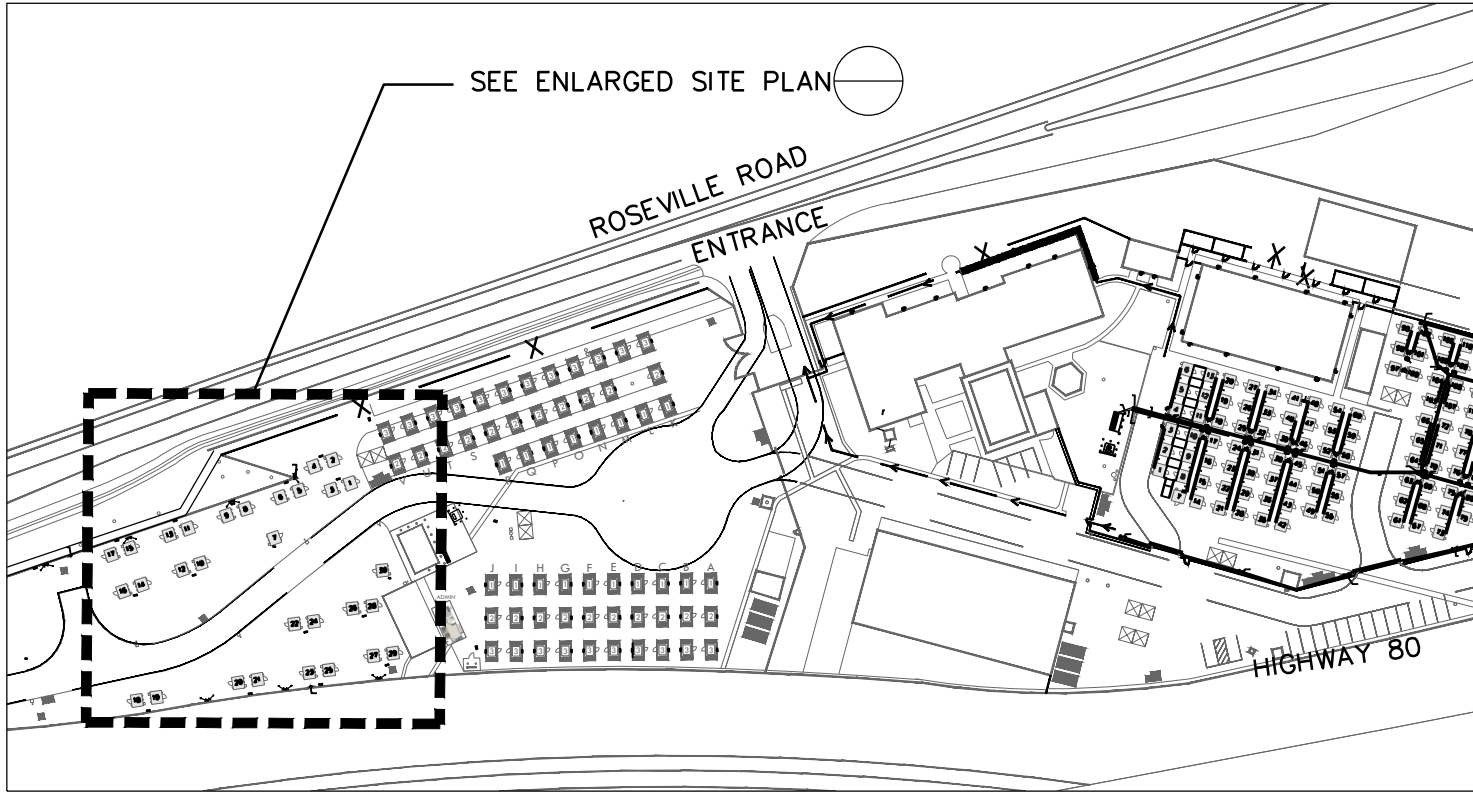
PROVIDE 1/2"C EMT WITH 1#8G TO (N) 3/4"Ø x 10' COPPER GROUND ROD AT EACH CABIN. TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL AND GROUND ROD. REFER TO DETAIL #1/E-111.

5

ASSEMBLE AND ANCHOR (N) CABIN CLOSE TO (E) TRAILER CIRCUITS TO BE RE-PURPOSED. VERIFY EXACT LOCATION IN FIELD. REFER ARCHITECTURAL SHEETS.

LOAD CALCULATION:
PANEL IS LOADED WITH 27.8 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR 27.8 KVA * 1.25 = 34.8 KVA OF DEMAND LOAD, 96.5 AMPS AT 208 VOLTS. PANEL LOAD WILL BE REDUCED BY SWAPPING CABINS FOR EXISTING TRAILERS HAS SUFFICIENT SPACE FOR TRAILER LOADS.

PANEL TA		120/208 VOLT, 3 PHASE, 4 WIRE				BUS:225 AMPERE				
TYPE:NEMA 3R		MOUNTING TRIM: PANEL		MAIN:200 CB						
LOCATION: SEE DRAWINGS				AIC: 22,000						
1	CABIN 9	2.4	30	1	X	30	1	2.4	CABIN 8	2
3	CABIN 6	2.4	30	1	X	30	1	2.4	CABIN 5	4
5	CABIN 3	2.4	30	1	X	30	1	2.4	CABIN 1	6
7	CABIN 2	2.4	30	1	X	30	1	2.4	CABIN 4	8
9	CABIN 7	2.4	30	1	X	30	1	1.9	PALLET U2	10
11					X	30	1	1.9	PALLET V2	12
13					X	30	1	1.9	PALLET V3	14
15					X	20	1	0.5	LIGHTS	16
17					X	30	1		SPARE	18
19					X					20
21					X	X				22
23					X	X				24
25					X	X				26
27					X	X				28
29					X	X				30
31					X	X				32
33					X	X				34
35					X	X				36
37					X	X				38
39					X	X				40
41					1	X				42
TOTAL PHASE A		11.5	KVA	CONNECTED LOAD:		27.8				
TOTAL PHASE B		9.6	KVA	25% LIGHTING:		0.0				
TOTAL PHASE C		6.7	KVA	25% Continuous:		7.0				
				DEMAND LOAD:		34.8				
				AMPERES @ 208V:		96.5				



1 SITE PLAN
SCALE: N/A



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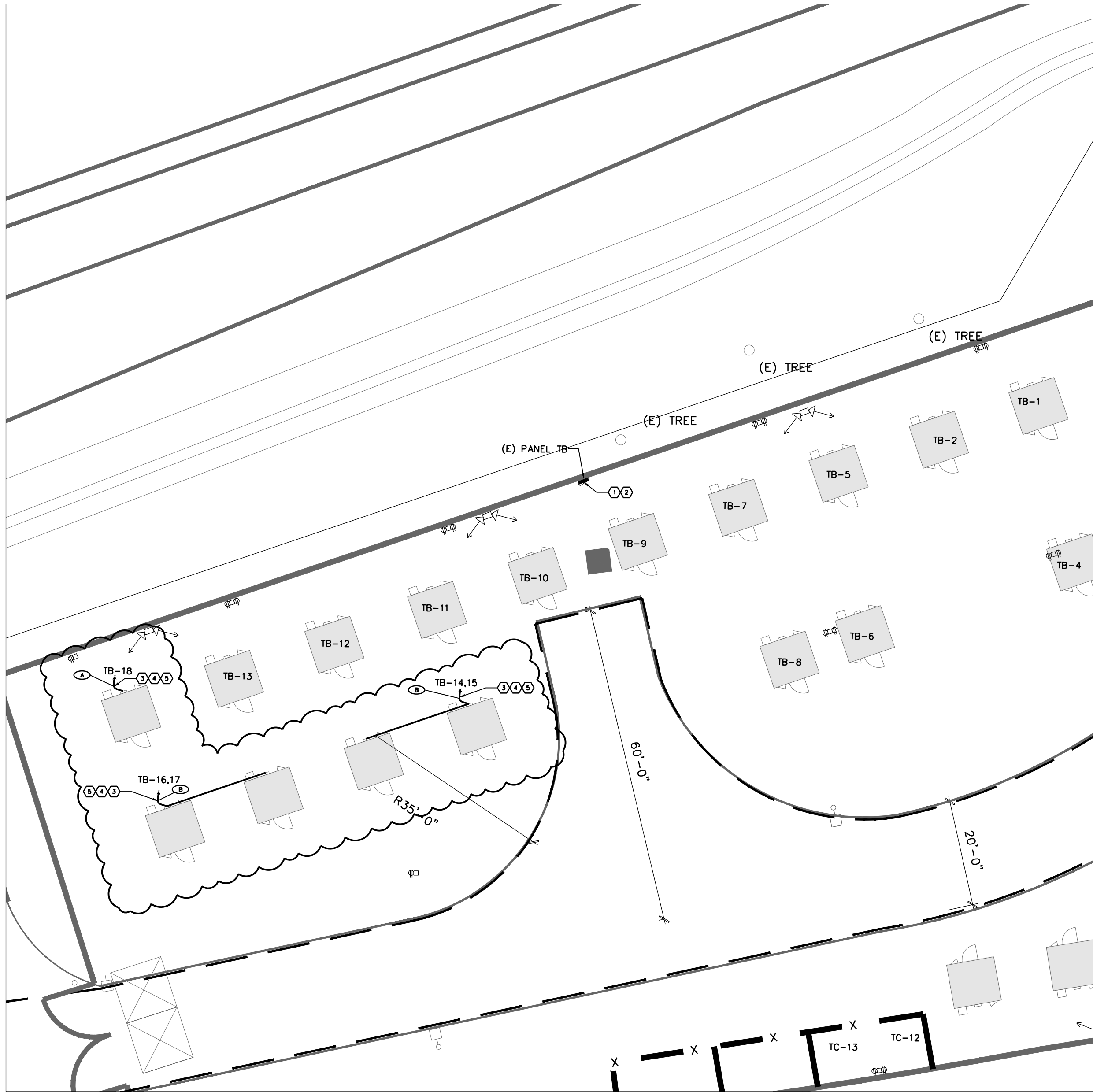
Public Works

Issue Date: 5/9/2025

Sheet Title:

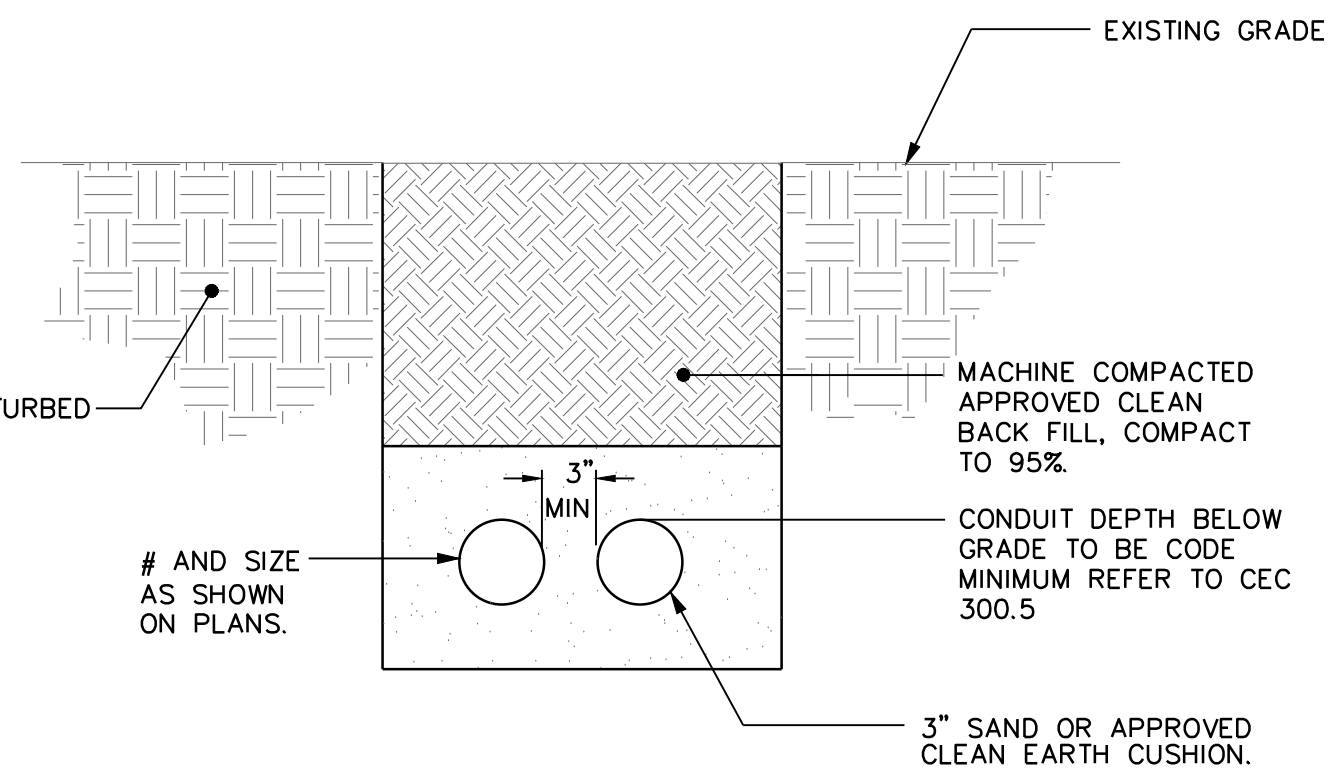
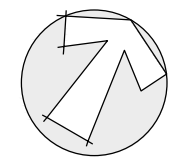
TRAILER
REPLACEMENT
CABINS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-104
Reviewed By: J.C	
Sheet Scale: AS NOTED	6 OF 8



3 ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"



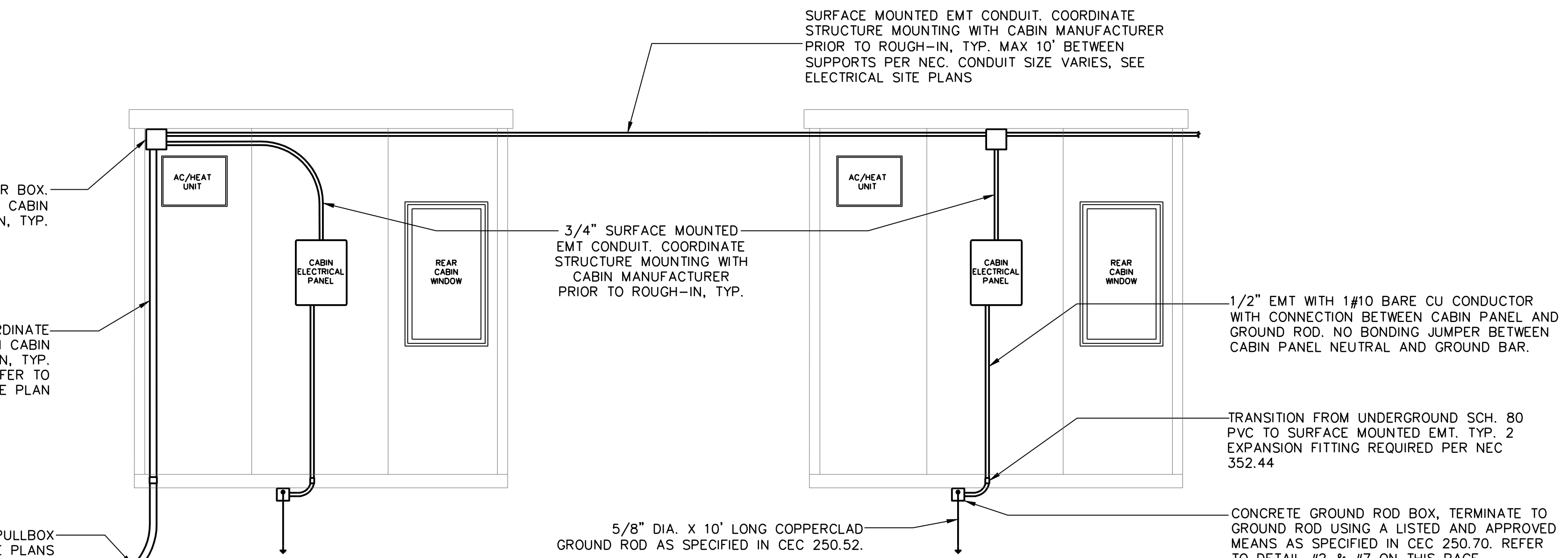
2 TRENCH DETAIL

SCALE: NONE

4"x4"x4" SURFACE MOUNTED NEMA 3R BOX. COORDINATE STRUCTURE MOUNTING WITH CABIN MANUFACTURER PRIOR TO ROUGH-IN, TYP.

SURFACE MOUNTED EMT CONDUIT. COORDINATE STRUCTURE MOUNTING WITH CABIN MANUFACTURER PRIOR TO ROUGH-IN, TYP. CONDUIT SITE PLAN VARIES, REFER TO ELECTRICAL SITE PLAN

PVC TO IN-GRADE PULLBOX PER ELECTRICAL SITE PLANS



1 TYPICAL CABIN ELECTRICAL ELEVATION DIAGRAM

SCALE: N/A

KEY NOTES

- PROVIDE (5) NEW 30A-1P CIRCUIT BREAKERS IN PANEL TB, MANUFACTURER AND AIC TO MATCH EXISTING BREAKERS. REFER TO PANEL SCHEDULE ON THIS SHEET.
- PROVIDE (N) CONDUIT SYSTEM FROM PANEL TB TO (5) ADDITIONAL CABINS. UTILIZE (E) UNISTRUT ALONG FENCE BEFORE TRANSITIONING UNDERGROUND TO REACH CABINS. REFER TO TRENCH DETAIL #2 ON THIS SHEET.
- PROVIDE (N) CONDUIT AND WIRE TO (N) J-BOX MOUNTED ON BACK OF CABIN. PROVIDE 3/4"C EMT FROM J-BOX TO CABIN PANEL AND PROVIDE 3/4"C EMT TO ADJACENT CABIN WHERE APPLICABLE. PROVIDE ALL CONDUIT SUPPORTS AND STRAPS REQUIRED. REFER TO DETAIL #1 ON THIS SHEET.
- PROVIDE CONDUCTORS FROM PANEL TB TO EACH OF THE (5) CABINS INDICATED. REFER CABIN FEEDER SCHEDULE AND DETAIL #1 THIS SHEET. UPDATE PANEL SCHEDULE WITH (N) CABIN ID TAG.
- PROVIDE 1/2"C EMT WITH 1#8G TO (N) 5/8"Ø x 10' COPPER GROUND ROD AT EACH CABIN. TERMINATE GROUNDING CONDUCTOR ON CABIN PANEL AND GROUND ROD, REFER TO DETAIL #1/E-111.

LOAD CALCULATION:
PANEL IS LOADED WITH 45 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR 45 KVA * 1.25 = 56.3 KVA OF DEMAND LOAD, 156.3 AMPS AT 208 VOLTS. PANEL HAS SUFFICIENT SPACE FOR ADDITIONAL CABIN LOADS.

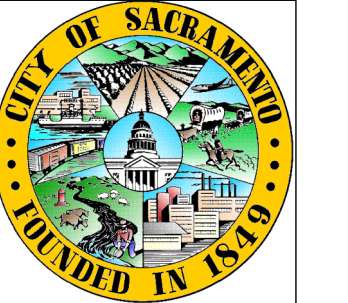
SERVICE SWITCHBOARD PEAK DEMAND PER SMUD AS OF DECEMBER 2025 IS 55KW @ .9PF IS 61KVA WITH A 125% SAFETY FACTOR IS 76.3KVA EQUIVALENT TO 212AMPS AT 208V. THE 600A SERVICE MSB HAS SUFFICIENT CAPACITY.

PANEL TB	120/208 VOLT, 3 PHASE, 4 WIRE				BUS:225 AMPERE	
	TYPE:NEMA 3R		MOUNTING TRIM:PANEL		MAIN:200 CB	
	LOCATION: SEE DRAWINGS				AIC: 22,000	

CKT. NO.	LOAD DESCRIPTION	KVA	CKT	BKR	PHASE	CKT	BKR	KVA		CKT. NO.	
			A	P	A	P					
1	(E) CABIN	2.5	30	1	X	30	1	2.5	(E) CABIN	2	
3	(E) CABIN	2.5	30	1	X	30	1	2.5	(E) CABIN	4	
5	(E) CABIN	2.5	30	1		X	30	1	2.5	(E) CABIN	6
7	(E) CABIN	2.5	30	1	X	30	1	2.5	(E) CABIN	8	
9	(E) CABIN	2.5	30	1	X	30	1	2.5	(E) CABIN	10	
11	(E) CABIN	2.5	30	1		X	30	1	2.5	(E) CABIN	12
13	(E) CABIN	2.5	30	1	X	30	1	2.5	(N) CABIN 33	14	
15	(N) CABIN 31	2.5	30	1	X	30	1	2.5	(N) CABIN 34	16	
17	(N) CABIN 32	2.5	30	1		X	30	1	2.5	(N) CABIN 35	18
19					X					20	
21					X					22	
23					X					24	
25					X					26	
27					X					28	
29					X					30	
31					X					32	
33					X					34	
35					X					36	
37					X					38	
39					X					40	
41					X					42	
	TOTAL PHASE A	15.0 KVA	CONNECTED LOAD:					45.0			
	TOTAL PHASE B	15.0 KVA	25% LIGHTING:					0.0			
	TOTAL PHASE C	15.0 KVA	25% Continuous:					11.3			
			DEMAND LOAD:					56.3			
			AMPERES @ 208V:					156.3			

CABIN FEEDER SCHEDULE

TAG	CONDUIT	CONDUCTORS PER CONDUIT
(A)	3/4"C	2#8AWG - 1#10G
(B)	1"C	4#8AWG - 2#10G



City of Sacramento
Dept. of Public Works
Facilities / Real Property Mgt.
5730 24th Street
Bldg. #4
Sacramento, CA.95822
(916) 808-8300
(916) 808-8337 (Fax)
www.cityofsacramento.org

Approval:

Revisions / Issuances

No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 5
3900 ROSEVILLE RD, SACRAMENTO, CA 95821

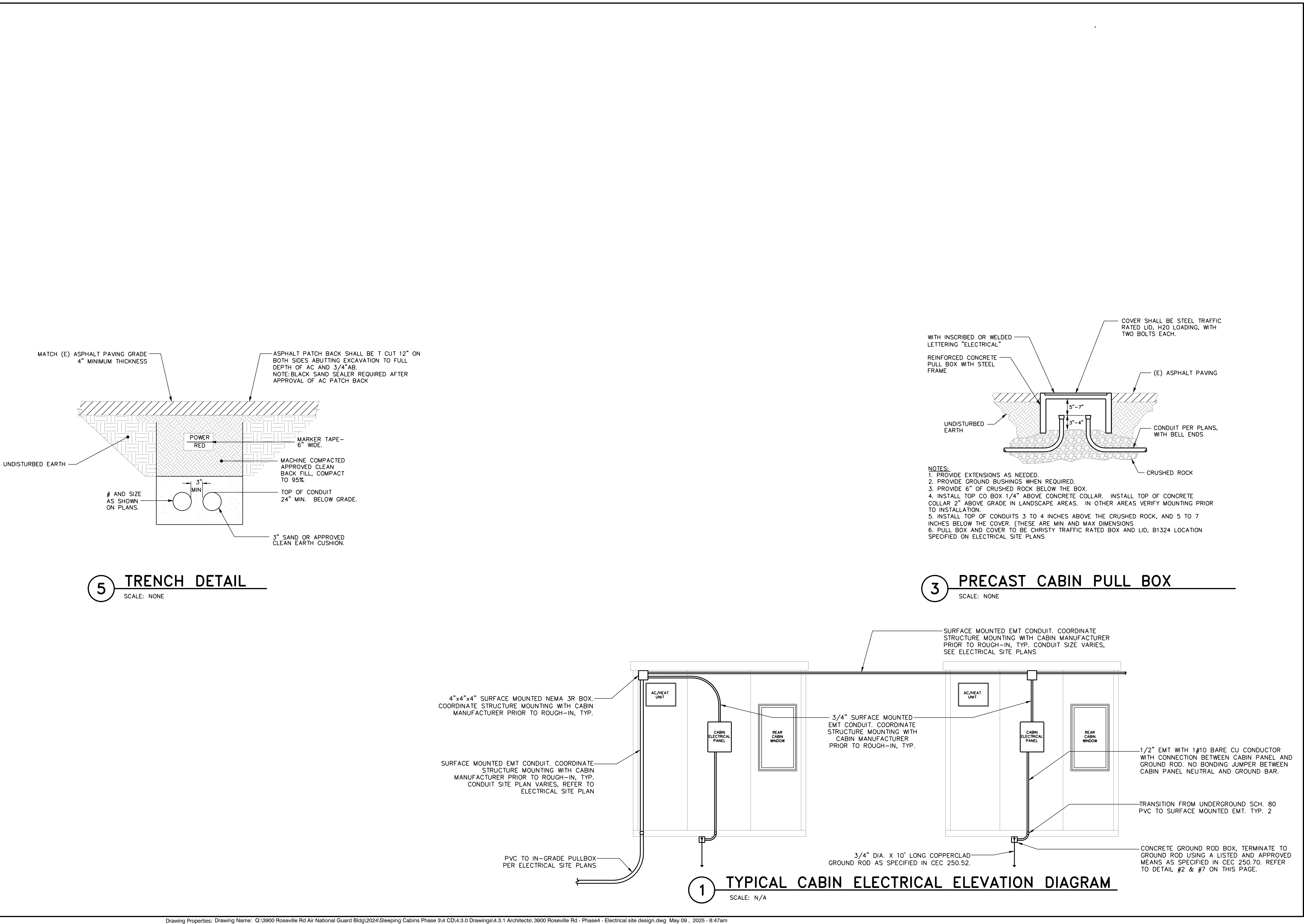
Public Works

Issue Date: 6/30/2026

Sheet Title:

NEW CABIN
SITE PLAN
SOUTH SIDE

Designed By: Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-1
Reviewed By: J.C	
Sheet Scale: AS NOTED	1 OF 1



City of Sacramento
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Approval:

Revisions / Issuances		
No.	Description	Date.

Project Name & Location:

CITY OF SACRAMENTO
SAFE GROUND SITE
Phase 4

3900 ROSEVILLE RD, SACRAMENTO, CA 95821
Public Works

Issue Date: 5/9/2025

Sheet Title:

ELECTRICAL
DETAILS

Designed By: J.C / Z.J	Work Order No:
Drawn By: Z.J	Sheet No: E-111
Reviewed By: J.C	7 OF 8
Sheet Scale: AS NOTED	

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL A		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL				MAIN:225 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA			CKT. NO.		
1	CABIN 1	1.5	40	2	X	40	2	1.5	CABIN 11	2	
3	"	0.9	"	"	X	"	"	0.9	"	4	
5	CABIN 2	1.5	40	2	"	X	40	2	1.5	CABIN 12	6
7	"	0.9	"	"	X	"	"	0.9	"	8	
9	CABIN 3	1.5	40	2	"	X	40	2	1.5	CABIN 13	10
11	"	0.9	"	"	"	X	"	0.9	"	12	
13	CABIN 4	1.5	40	2	X	"	40	2	1.5	CABIN 14	14
15	"	0.9	"	"	"	X	"	0.9	"	16	
17	CABIN 5	1.5	40	2	"	X	40	2	1.5	CABIN 15	18
19	"	0.9	"	"	X	"	"	0.9	"	20	
21	CABIN 6	1.5	40	2	"	X	40	2	1.5	CABIN 16	22
23	"	0.9	"	"	"	X	"	0.9	"	24	
25	CABIN 7	1.5	40	2	X	"	40	2	1.5	CABIN 17	26
27	"	0.9	"	"	X	"	"	0.9	"	28	
29	CABIN 8	1.5	40	2	"	X	40	2	1.5	CABIN 18	30
31	"	0.9	"	"	X	"	"	0.9	"	32	
33	CABIN 9	1.5	40	2	"	X	40	2	1.5	CABIN 19	34
35	"	0.9	"	"	"	X	"	0.9	"	36	
37	CABIN 10	1.5	40	2	X	"	40	2	1.5	CABIN 20	38
39	"	0.9	"	"	"	X	"	0.9	"	40	
41					X					42	
TOTAL PHASE A		17.4	KVA	CONNECTED LOAD:		48.0					
TOTAL PHASE B		16.2	KVA	25% LIGHTING:		0.0					
TOTAL PHASE C		14.4	KVA	25% Continuous:		12.0					
				DEMAND LOAD:		60.0					
				AMPERES @ 208V:		166.7					

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL B		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL				MAIN:200 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE	CKT BKR	KVA			CKT NO.		
1	CABIN 21	1.5	40	2	X	40	2	1.5	CABIN 31	2	
3	"	0.9	"	"	X	"	"	0.9	"	4	
5	CABIN 22	1.5	40	2	"	X	40	2	1.5	CABIN 32	6
7	"	0.9	"	"	X	"	"	0.9	"	8	
9	CABIN 23	1.5	40	2	"	X	40	2	1.5	CABIN 33	10
11	"	0.9	"	"	"	X	"	0.9	"	12	
13	CABIN 24	1.5	40	2	X	"	40	2	1.5	CABIN 34	14
15	"	0.9	"	"	"	"	"	0.9	"	16	
17	CABIN 25	1.5	40	2	"	X	40	2	1.5	CABIN 35	18
19	"	0.9	"	"	X	"	"	0.9	"	20	
21	CABIN 26	1.5	40	2	"	X	40	2	1.5	CABIN 36	22
23	"	0.9	"	"	"	X	"	0.9	"	24	
25	CABIN 27	1.5	40	2	X	"	40	2	1.5	CABIN 37	26
27	"	0.9	"	"	"	X	"	0.9	"	28	
29	CABIN 28	1.5	40	2	"	X	40	2	1.5	CABIN 38	30
31	"	0.9	"	"	X	"	"	0.9	"	32	
33	CABIN 29	1.5	40	2	"	X	40	2	1.5	CABIN 39	34
35	"	0.9	"	"	"	X	"	0.9	"	36	
37	CABIN 30	1.5	40	2	X	"	40	2	1.5	CABIN 40	38
39	"	0.9	"	"	"	X	"	0.9	"	40	
41					X					42	
	TOTAL PHASE A	17.4	KVA		CONNECTED LOAD:			48.0			
	TOTAL PHASE B	16.2	KVA		25% LIGHTING:			0.0			
	TOTAL PHASE C	14.4	KVA		25% Continuous:			12.0			
					DEMAND LOAD:			60.0			
					AMPERES @ 208V:			166.7			

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 48.0 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
48.0 KVA * 1.25 = 60.0 KVA OF DEMAND LOAD, 166.7 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL C		120/208 VOLT, 3 PHASE, 4 WIRE							BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM: PANEL					MAIN:200 CB			
		LOCATION: SEE DRAWINGS							AIC: 22,000			
CKT. NO	LOAD DESCRIPTION	KVA	A	P	A	B	C	CKT BKR	KVA		CKT NO	
1	CABIN 41	1.5	40	2		X		40	2	1.5	CABIN 51	2
3	"	0.9	"	"	"		X	"	"	0.9	"	4
5	CABIN 42	1.5	40	2			X	40	2	1.5	CABIN 52	6
7	"	0.9	"	"		X		"	"	0.9	"	8
9	CABIN 43	1.5	40	2		X		40	2	1.5	CABIN 53	10
11	"	0.9	"	"	"		X	"	"	0.9	"	12
13	CABIN 44	1.5	40	2		X		40	2	1.5	CABIN 54	14
15	"	0.9	"	"	"		X	"	"	0.9	"	16
17	CABIN 45	1.5	40	2		"	X	40	2	1.5	CABIN 55	18
19	"	0.9	"	"		X		"	"	0.9	"	20
21	CABIN 46	1.5	40	2			X	40	2	1.5	CABIN 56	22
23	"	0.9	"	"	"		X	"	"	0.9	"	24
25	CABIN 47	1.5	40	2		X		40	2	1.5	CABIN 57	26
27	"	0.9	"	"	"		X	"	"	0.9	"	28
29	CABIN 48	1.5	40	2			X	40	2	1.5	CABIN 58	30
31	"	0.9	"	"	"		X	"	"	0.9	"	32
33	CABIN 49	1.5	40	2		X		40	2	1.5	CABIN 59	34
35	"	0.9	"	"	"		X	"	"	0.9	"	36
37	CABIN 50	1.5	40	2		X		40	2	1.5	CABIN 60	38
39	"	0.9	"	"	"		X	"	"	0.9	"	40
41						1		X				42
	TOTAL PHASE A	17.4	KVA					CONNECTED LOAD:		48.0		
	TOTAL PHASE B	16.2	KVA					25% LIGHTING:		0.0		
	TOTAL PHASE C	14.4	KVA					25% Continuous:		12.0		
								DEMAND LOAD:		60.0		
								AMPERES @ 208V:		166.7		

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 43.2 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
43.2 KVA * 1.25 = 54.0 KVA OF DEMAND LOAD, 150 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL D		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE				
		TYPE:NEMA 3R		MOUNTING TRIM:PANEL				MAIN:200 CB				
		LOCATION: SEE DRAWINGS						AIC: 22,000				
CKT. NO.	LOAD DESCRIPTION	KVA	CKT BKR	PHASE		CKT BKR	KVA		CKT. NO.			
1	CABIN 61	1.5	40	2	X	X	40	2	1.5	CABIN 71	2	
3	"	0.9	"	"	"	"	"	"	0.9	"	4	
5	CABIN 62	1.5	40	2	"	X	X	40	2	1.5	CABIN 72	6
7	"	0.9	"	"	"	X	"	"	0.9	"	8	
9	CABIN 63	1.5	40	2	"	X	X	40	2	1.5	CABIN 73	10
11	"	0.9	"	"	"	"	X	"	0.9	"	12	
13	CABIN 64	1.5	40	2	X	"	X	40	2	1.5	CABIN 74	14
15	"	0.9	"	"	"	X	"	"	0.9	"	16	
17	CABIN 65	1.5	40	2	"	X	X	40	2	1.5	CABIN 75	18
19	"	0.9	"	"	"	X	"	"	0.9	"	20	
21	CABIN 66	1.5	40	2	"	X	X	40	2	1.5	CABIN 76	22
23	"	0.9	"	"	"	"	X	"	0.9	"	24	
25	CABIN 67	1.5	40	2	X	"	X	40	2	1.5	CABIN 77	26
27	"	0.9	"	"	"	X	"	"	0.9	"	28	
29	CABIN 68	1.5	40	2	"	X	X	40	2	1.5	CABIN 78	30
31	"	0.9	"	"	"	X	"	"	0.9	"	32	
33	CABIN 69	1.5	40	2	"	X	"	"	0.9	"	34	
35	"	0.9	"	"	"	"	X	"	0.9	"	36	
37	CABIN 70	1.5	40	2	X	"	"	"	0.9	"	38	
39	"	0.9	"	"	"	"	X	"	0.9	"	40	
41						X					42	
	TOTAL PHASE A	15.9	KVA	CONNECTED LOAD:				43.2				
	TOTAL PHASE B	13.8	KVA	25% LIGHTING:				0.0				
	TOTAL PHASE C	13.5	KVA	25% Continuous:				10.8				
				DEMAND LOAD:				54.0				
				AMPERES @ 208V:				150.0				

LOAD CALCULATION:
NEW PANEL IS LOADED WITH 43.2 KVA OF CONNECTED LOAD, WITH A 125% SAFETY FACTOR
43.2 KVA * 1.25 = 54.0 KVA OF DEMAND LOAD, 150 AMPS AT 208 VOLTS. PANEL HAS
SUFFICIENT SPACE FOR CABIN LOADS

PANEL E		120/208 VOLT, 3 PHASE, 4 WIRE						BUS:225 AMPERE			
		TYPE:NEMA 3R		MOUNTING TRIM:PANEL				MAIN:225 CB			
		LOCATION: SEE DRAWINGS						AIC: 22,000			
CKT NO.	LOAD DESCRIPTION	KVA	CKT	BKR	PHASE	CKT	BKR	KVA		CKT NO.	
1	CABIN 79	1.5	40	2	X	A	P	2	1.5	CABIN 89	2
3	"	0.9	"	"	"	X	"	"	0.9	"	4
5	CABIN 80	1.5	40	2	"	X	"	2	1.5	CABIN 90	6
7	"	0.9	"	"	X	"	"	"	0.9	"	8
9	CABIN 81	1.5	40	2	"	X	"	2	1.5	CABIN 91	10
11	"	0.9	"	"	"	X	"	"	0.9	"	12
13	CABIN 82	1.5	40	2	"	X	"	2	1.5	CABIN 92	14
15	"	0.9	"	"	"	X	"	"	0.9	"	16
17	CABIN 83	1.5	40	2	"	X	"	2	1.5	CABIN 93	18
19	"	0.9	"	"	"	X	"	"	0.9	"	20
21	CABIN 84	1.5	40	2	"	X	"	2	1.5	CABIN 94	22
23	"	0.9	"	"	"	X	"	"	0.9	"	24
25	CABIN 85	1.5	40	2	"	X	"	2	1.5	CABIN 95	26
27	"	0.9	"	"	"	X	"	"	0.9	"	28
29	CABIN 86	1.5	40	2	"	X	"	2	1.5	CABIN 96	30
31	"	0.9	"	"	"	X	"	"	0.9	"	32
33	CABIN 87	1.5	40	2	"	X	"	"	0.9	"	34
35	"	0.9	"	"	"	"	X	"	0.9	"	36
37	CABIN 88	1.5	40	2	"	X	"	"	0.9	"	38
39	"	0.9	"	"	"	"	X	"	0.9	"	40
41					1	"	X				42
	TOTAL PHASE A	15.9	KVA			CONNECTED LOAD:		43.2			
	TOTAL PHASE B	13.8	KVA			25% LIGHTING:		0.0			
	TOTAL PHASE C	13.5	KVA			25% Continuous:		10.8			
						DEMAND LOAD:		54.0			
						AMPERES @ 208V:		150.0			



Roseville Road Service Campus

Site and Program Update

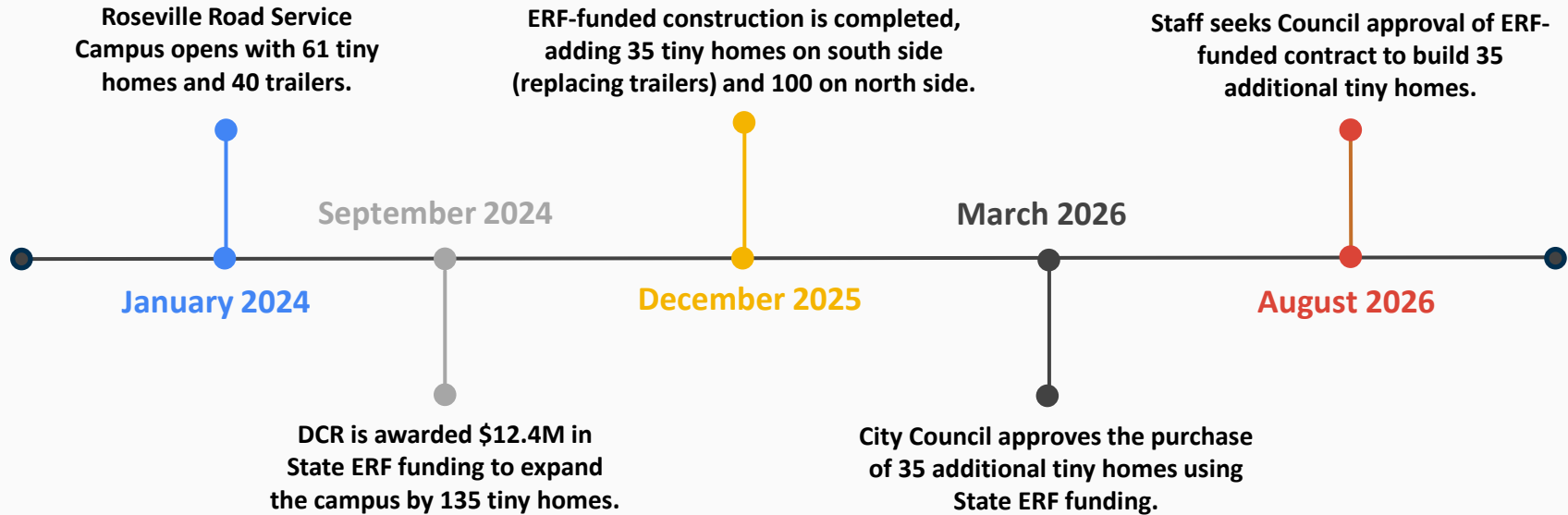
Aug. 25, 2026

Roseville Road Service Campus

- 7.5 acres in District 2
- Former U.S. Air National Guard facility
- North and South sides = 196 tiny homes
- Case management, administrative and day-use buildings



Roseville Road Campus Timeline



231 

Number of tiny homes at the Roseville Road
Service Campus once the latest expansion
project is completed.

Homeless Services 'Hub'



Shelter Outcome Comparisons

CALENDAR YEAR 2025

Shelter	Units	Annual Operating Cost	Total people Served	Average LOS	Permanent Exit % *	Improved Exit % **	Annual Cost per Unit/Bed	Cost per person served
Roseville Road (South)	96	\$2.7M	237	228	39%	44%	\$28,125	\$11,392
X Street	100	\$2.7M	354	118	22%	30%	\$27,000	\$7,627
The Grove	50	\$2.4M	208	108	51%	66%	\$48,000	\$11,538

* *Permanent exits are exits to a permanent housing situation.*

** *Improved exits are exits to group homes, transitional housing, transfer to a substance-use or behavioral health facilities or family reunification; they also include permanent exits.*

Thanks!

Contact us:

Department of Community Response
1000 I St
Sacramento, CA

DCR@cityofsacramento.org

City of
SACRAMENTO

