



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

October 22, 2019

SUBJECT: The City of Wheatland staff recommends City Council select Applied Development Economics (ADE) as the consultant to complete the Wheatland Business Park Feasibility Study and direct the City Manager to execute a professional services agreement with the firm.

PREPARED BY: Jim Goodwin, City Manager

Recommendation

The City of Wheatland staff recommends City Council select Applied Development Economics as the consultant to complete the Wheatland Business Park Feasibility Study and direct the City Manager to enter in a professional services agreement with the firm.

Discussion and Background

The City of Wheatland was awarded \$100,000 of Category 3 project funding from SACOG for the City of Wheatland Business Park Feasibility Study. The purpose of the study is to identify a preferred business park site within the Johnson Rancho area, analyze feasibility, and determine the action steps required to achieve success in job creation. Development is not directly associated with the Business Park Feasibility Study; however, the study will provide direction for future development, both private and public.

On July 31, 2019, Wheatland staff released a Request for Qualifications (RFQ) to solicit interest from experienced urban economics firms to study the feasibility of a coordinated and cohesive Employment Zone within the Johnson Rancho Planning Area of the City.

After review of the Statement of Qualifications (SOQs) received, staff ranked Applied Development Economics (ADE) as first and is recommending Council select Applied Development Economics as the consultant to complete the Wheatland Business Park Feasibility Study. A proposed agreement with ADE, including the Scope of Work, is attached as Exhibit 1.

Doug Svensson, President of ADE, will be available at the Council Meeting to answer any questions you may have about the firm.

Fiscal Impact

The City of Wheatland was awarded a \$100,000 SACOG grant for this project, which also requires a 10 percent City match. The ADE contract is for an amount not-to-exceed \$84,960.

Attachments

1. ADE Agreement and Scope of Work

**CITY OF WHEATLAND
SERVICES AGREEMENT**

THIS AGREEMENT is entered into as of the date last signed and dated below by and between City of Wheatland, a California municipal corporation ("City"), and Applied Development Economics, a California Corporation ("Contractor"), who agree as follows:

1. Scope of Work. Contractor shall perform the work and render the services described in the attached Exhibit A (the "Work"). Contractor shall provide all labor, services, equipment, tools, material and supplies required or necessary to properly, competently and completely perform the Work. Contractor shall determine the method, details and means of doing the Work.

2. Payment.

a. City shall pay to Contractor a fee based on:

The fee arrangement described on the attached Exhibit A.

The total fee for the Work shall not exceed \$84,960. There shall be no compensation for extra or additional work or services by Contractor unless approved in advance in writing by City. Contractor's fee includes all of Contractor's costs and expenses related to the Work.

b. At the end of each month, Contractor shall submit to City an invoice for the Work performed during the preceding month. The invoice shall include a brief description of the Work performed, the dates of Work, number of hours worked and by whom (if payment is based on time), payment due, and an itemization of any reimbursable expenditures. If the Work is satisfactorily completed and the invoice is accurately computed, City shall pay the invoice within 30 days of its receipt.

3. Term.

a. This Agreement shall take effect on the above date and continue in effect until completion of the Work, unless sooner terminated as provided below. Time is of the essence in this Agreement. If Exhibit A includes a Work schedule or deadline, then Contractor must complete the Work in accordance with the specified schedule or deadline, which may be extended by City for good cause shown by Contractor. If Exhibit A does not include a Work schedule or deadline, then Contractor must perform the Work diligently and as expeditiously as possible, consistent with the professional skill and care appropriate for the orderly progress of the Work.

b. This Agreement may be terminated at any time by City upon 10 days advance written notice to Contractor. In the event of such termination, Contractor shall be fairly compensated for all work performed to the date of termination as calculated by City based on the above fee and payment provisions. Compensation under this subsection shall not include any termination-related expenses, cancellation or demobilization charges, or lost profit associated with the expected completion of the Work or other such similar payments relating to Contractor's claimed benefit of the bargain.

4. Professional Ability of Contractor. Contractor represents that it is specially trained and experienced, and possesses the skill, ability, knowledge and certification, to competently perform the Work provided by this Agreement. City has relied upon Contractor's training, experience, skill, ability, knowledge and certification as a material inducement to enter into this Agreement. All Work performed by Contractor shall be in accordance with applicable legal requirements and meet the standard of care and quality ordinarily to be expected of competent professionals in Contractor's field.

5. Conflict of Interest. Contractor (including principals, associates and professional employees) represents and acknowledges that (a) it does not now have and shall not acquire any direct or indirect investment, interest in real property or source of income that would be affected in any manner or degree by the performance of Contractor's services under this agreement, and (b) no person having any such interest shall perform any portion of the Work. The parties agree that Contractor is not a designated employee within the meaning of the Political Reform Act and City's conflict of interest code because Contractor will perform the Work independent of the control and direction of the City or of any City official, other than normal contract monitoring, and Contractor possesses no authority with respect to any City decision beyond the rendition of information, advice, recommendation or counsel.

6. Contractor Records.

a. Contractor shall keep and maintain all ledgers, books of account, invoices, vouchers, canceled checks, and other records and documents evidencing or relating to the Work and invoice preparation and support for a minimum period of three years (or for any longer period required by law) from the date of final payment to Contractor under this Agreement. City may inspect and audit such books and records, including source documents, to verify all charges, payments and reimbursable costs under this Agreement.

b. In accordance with California Government Code section 8546.7, the parties acknowledge that this Agreement, and performance and payments under it, are subject to examination and audit by the California State Auditor for three years following final payment under the Agreement.

7. Ownership of Documents. All works of authorship and every report, study, spreadsheet, worksheet, plan, design, blueprint, specification, drawing, map, photograph, computer model, computer disk, magnetic tape, CAD data file, computer software and any other document or thing prepared, developed or created by Contractor under this Agreement and provided to City ("Work Product") shall be the property of City, and City shall have the rights to use, modify, reuse, reproduce, publish, display, broadcast and distribute the Work Product and to prepare derivative and additional documents or works based on the Work Product without further compensation to Contractor or any other party. Contractor may retain a copy of any Work Product and use, reproduce, publish, display, broadcast and distribute any Work Product and prepare derivative and additional documents or works based on any Work Product; provided, however, that Contractor shall not provide any Work Product to any third party without City's prior written approval, unless compelled to do so by legal process. If any Work Product is copyrightable, Contractor may copyright the same, except that, as to any Work Product that is copyrighted by Contractor, City reserves a royalty-free, nonexclusive and irrevocable license to use, reuse, reproduce, publish, display, broadcast and distribute the Work Product and to prepare derivative and additional documents or works based on the Work Product. If City reuses or modifies any Work Product for a use or purpose other than

that intended by the scope of work under this Agreement, then City shall hold Contractor harmless against all claims, damages, losses and expenses arising from such reuse or modification. For any Work Product provided to City in paper format, upon request by City at any time (including, but not limited to, at expiration or termination of this Agreement), Contractor agrees to provide the Work Product to City in a readable, transferable and usable electronic format generally acknowledged as being an industry-standard format for information exchange between computers (e.g., Word file, Excel spreadsheet file, AutoCAD file).

8. Confidentiality of Information.

a. Contractor shall keep in strict confidence all confidential, privileged, trade secret, and proprietary information, data and other materials in any format generated, used or obtained by the City or created by Contractor in connection with the performance of the Work under this Agreement (the "Confidential Material"). Contractor shall not use any Confidential Material for any purpose other than the performance of the Work under this Agreement, unless otherwise authorized in writing by City. Contractor also shall not disclose any Confidential Material to any person or entity not connected with the performance of the Work under this Agreement, unless otherwise authorized in advance in writing by City. If there is a question if Confidential Material is protected from disclosure or is a public record or in the public domain, the party considering disclosure of such materials shall consult with the other party concerning the proposed disclosure.

b. Contractor, and its officers, employees, agents, and subcontractors, shall at all times take all steps that are necessary to protect and preserve all Confidential Material. At no time shall Contractor, or its officers, employees, agents, or subcontractors in any manner, either directly or indirectly, use for personal benefit or divulge, disclose, or communicate in any manner, any Confidential Material to any person or entity unless specifically authorized in writing by the City or by order of a court or regulatory entity with jurisdiction over the matter. Contractor, and its officers, employees, agents, and subcontractors shall protect the Confidential Material and treat it as strictly confidential in accordance with applicable law, City policies and directives, and best industry security practices and standards.

c. If any person or entity, other than City or Contractor, requests or demands, by subpoena, discovery request, California Public Records Act request or otherwise, Confidential Material or its contents, the party to whom the request is made will immediately notify the other party, so that the parties may collectively consider appropriate steps to protect the disclosure of those materials. The parties agree to take all steps reasonably necessary to preserve the confidential and privileged nature of the Confidential Material and its content. In the event that the parties cannot agree whether to oppose or comply with a disclosure demand, the opposing party may oppose the demand at its sole cost and expense, in which event the party favoring disclosure will refrain from disclosing the demanded Confidential Material until such time as a final agreement regarding disclosure is reached or, if an agreement is not reached, a judicial determination is made concerning the demand.

d. Unless otherwise directed in writing by the City, upon contract completion or termination, Contractor must destroy all Confidential Materials (written, printed and/or electronic) and shall provide a written statement to the City that such materials have been destroyed.

9. Compliance with Laws.

a. General. Contractor shall perform the Work in compliance with all applicable federal, state and local laws and regulations. Contractor shall possess, maintain and comply with all federal, state and local permits, licenses and certificates that may be required for it to perform the Work. Contractor shall comply with all federal, state and local air pollution control laws and regulations applicable to the Contractor and its Work (as required by California Code of Regulations title 13, section 2022.1). Contractor shall be responsible for the safety of its workers and Contractor shall comply with applicable federal and state worker safety-related laws and regulations.

b. Contractor may perform some of the Work pursuant to funding provided to the City by various federal and/or state grant and/or loan agreement(s) that impose certain funding conditions on City and its sub-recipients (the "Funding Conditions"). For any such Work, if City informs Contractor about the Funding Conditions, then Contractor agrees to determine, comply with and be subject to the Funding Conditions that apply to City's Contractors and contractors performing the Work, including, but not limited to, provisions concerning record keeping, retention and inspection, audits, state or federal government's right to inspect Contractor's work, nondiscrimination, workers' compensation insurance, drug-free workplace certification, and, compliance with the Americans with Disabilities Act and related State laws.

10. Indemnification.

a. Contractor shall indemnify, defend, protect, and hold harmless City, and its officers, employees and agents ("Indemnitees") from and against any claims, liability, losses, damages and expenses (including attorney, expert witness and Contractor fees, and litigation costs) (collectively a "Claim") that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Contractor or its employees, agents or subcontractors. The duty to indemnify, including the duty and the cost to defend, is limited as provided in this section. However, this indemnity provision will not apply to any Claim arising from the sole negligence or willful misconduct of City or its employees or agents. Contractor's obligations under this indemnification provision shall survive the termination of, or completion of Work under, this Agreement.

b. This subsection (b) applies if the Contractor is a "design professional" as that term is defined in Civil Code section 2782.8. If a court or arbitrator determines that the incident or occurrence that gave rise to the Claim was partially caused by the fault of an Indemnitee, then in no event shall Contractor's total costs incurred pursuant to its duty to defend Indemnitees exceed Contractor's proportionate percentage of fault as determined by a final judgment of a court or final decision of arbitrator.

11. Insurance.

Types & Limits. Contractor at its sole cost and expense shall procure and maintain for the duration of this Agreement the following types and limits of insurance:

<i>Type</i>	<i>Limits</i>	<i>Scope</i>
Commercial general liability	\$2,000,000 per occurrence & \$5,000,000 aggregate	at least as broad as ISO CG 0001

Automobile liability	\$2,000,000 per accident	at least as broad as ISO CA 0001, code 1 (any auto)
Workers' compensation	Statutory limits	
Employers' liability	\$1,000,000 per accident	
Professional liability*	\$1,000,000 per claim	

*Required only if Contractor is a licensed engineer, land surveyor, geologist, architect, doctor or attorney.

a. **Other Requirements.** The general and automobile liability policy(ies) shall be endorsed to name City, its officers, employees, volunteers and agents as additional insureds regarding liability arising out of the Work. Contractor's coverage shall be primary and apply separately to each insurer against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. City's insurance or self-insurance, if any, shall be excess and shall not contribute with Contractor's insurance. Each insurance policy shall be endorsed to state that coverage shall not be canceled, except after 30 days (10 days for non-payment of premium) prior written notice to City. Insurance is to be placed with admitted insurers with a current A.M. Best's rating of A-VII or better unless otherwise acceptable to City. Workers' compensation insurance issued by the State Compensation Insurance Fund is acceptable. Contractor agrees to waive subrogation that any insurer may acquire from Contractor by virtue of the payment of any loss relating to the Work. Contractor agrees to obtain any endorsement that may be necessary to implement this subrogation waiver. The workers' compensation policy must be endorsed to contain a subrogation waiver in favor of City for the Work performed by Contractor.

b. **Proof of Insurance.** Upon request, Contractor shall provide to City the following proof of insurance: (a) certificate(s) of insurance evidencing this insurance; and (b) endorsement(s) on ISO Form CG 2010 (or insurer's equivalent), signed by a person authorized to bind coverage on behalf of the insurer(s), and certifying the additional insured coverage.

12. Entire Agreement; Amendment. The parties intend this writing to be the sole, final, complete, exclusive and integrated expression and statement of the terms of their contract concerning the Work. This Agreement supersedes all prior oral or written negotiations, representations, contracts or other documents that may be related to the Work, except those other documents (if any) that are expressly referenced in this Agreement. This Agreement may be amended only by a subsequent written contract approved and signed by both parties.

13. Independent Contractor. Contractor's relationship to City is that of an independent contractor. All persons hired by Contractor and performing the Work shall be Contractor's employees or agents. Contractor and its officers, employees and agents are not City employees, and they are not entitled to City employment salary, wages or benefits. Contractor shall pay, and City shall not be responsible in any way for, the salary, wages, workers' compensation, unemployment insurance, disability insurance, tax withholding, and benefits to and on behalf of Contractor's employees. Contractor shall, to the fullest extent permitted by law, indemnify City, and its officers, employees, volunteers and agents from and against any and all liability, penalties, expenses and costs resulting from any adverse determination by the federal Internal Revenue Service, California Franchise Tax Board,

other federal or state agency, or court concerning Contractor's independent contractor status or employment-related liability.

14. Subcontractors. No subcontract shall be awarded nor any subcontractor engaged by Contractor without City's prior written approval. Contractor shall be responsible for requiring and confirming that each approved subcontractor meets the minimum insurance requirements specified in Section 11 of this Agreement. Any approved subcontractor shall obtain the required insurance coverages and provide proof of same to City in the manner provided in Section 11 of this Agreement.

15. Assignment. This Agreement and all rights and obligations under it are personal to the parties. The Agreement may not be transferred, assigned, delegated or subcontracted in whole or in part, whether by assignment, subcontract, merger, operation of law or otherwise, by either party without the prior written consent of the other party. Any transfer, assignment, delegation, or subcontract in violation of this provision is null and void and grounds for the other party to terminate the Agreement.

16. No Waiver of Rights. Any waiver at any time by either party of its rights as to a breach or default of this Agreement shall not be deemed to be a waiver as to any other breach or default. No payment by City to Contractor shall be considered or construed to be an approval or acceptance of any Work or a waiver of any breach or default.

17. Severability. If any part of this Agreement is held to be void, invalid, illegal or unenforceable, then the remaining parts will continue in full force and effect and be fully binding, provided that each party still receives the benefits of this Agreement.

18. Governing Law and Venue. This Agreement will be governed by and construed in accordance with the laws of the State of California. The county and federal district court where City's office is located shall be venue for any state and federal court litigation concerning the enforcement or construction of this Agreement.

19. Notice. Any notice, demand, invoice or other communication required or permitted to be given under this Agreement must be in writing and delivered either (a) in person, (b) by prepaid, first class U.S. mail, (c) by a nationally-recognized commercial overnight courier service that guarantees next day delivery and provides a receipt, or (d) by email with confirmed receipt. Such notices, etc. shall be addressed as follows:

City:

City of Wheatland
Attn: City Manager
City of Wheatland
111 C Street
Wheatland, CA 95692
E-mail: jgoodwin@wheatland.ca.gov

Contractor:

Doug Svensson, President
Applied Development Economics
3527 Mt. Diablo Boulevard #248
Lafayette, CA 94549
E-mail: dsvensson@adeusa.com

Notice given as above will be deemed given (a) when delivered in person, (b) three days after deposited in prepaid, first class U.S. mail, (c) on the date of delivery as shown on the overnight courier service receipt, or (d) upon the sender's receipt of an email from the other party confirming the delivery of the notice, etc. Any party may change its contact information by notifying the other party of the change in the manner provided above.

20. Signature Authority. Each party warrants that the person signing this Agreement is authorized to act on behalf of the party for whom that person signs. The Parties may execute and deliver this Agreement and documents necessary to perform it, including task orders and amendments, in any number of original or facsimile counterparts. When each Party has signed and delivered at least one counterpart to the other Party, each counterpart shall be deemed an original and, taken together, the counterparts shall constitute one and the same document, which shall be binding and effective.

City of Wheatland:

Dated: _____

By: _____

Jim Goodwin
City Manager

Applied Development Economics:

Dated: _____

By: _____

Doug Svensson, President

EXHIBIT A

SCOPE OF WORK

Applied Development Economics (ADE) shall complete the following scope of work for the Employment Zone Feasibility Analysis.

TASK 1: FOCUS ON BEALE AFB OPPORTUNITIES

In our work with the Yuba Water Agency, we have met with the Beale AFB Commander and Vice Commander as well as key personnel in their Innovation Lab (iLab) and their economic development liaison. These individuals have expressed strong interest in seeing a technology park develop in Wheatland to bring in firms such as software developers, 3D printing shops and data storage companies to work closely with Base personnel.

In April of this year, the iLab hosted a demonstration of AFWERX, which is a program funded by the Air Force to link up airmen with technological needs with companies, mainly start-ups, who can solve those problems. This is a great vehicle for identifying companies that can support the technologies in use at Beale. In the recent demonstration, the companies ranged from offering virtual reality software that assists with training, to wearable biometric data collection which could potentially make studying the physical stress on Airmen easier. According to iLab personnel we whom we have met, stress management for Airmen is a major priority in their research as well as systems to predict part failure to promote advance replacement. In addition, Base researchers report that airspace on base is restricted and they are interested in partnerships with public and private entities to facilitate testing of drones and software technologies off-base, in connection with resource management and agricultural applications.

In 2007, ADE prepared a study for the Yuba-Sutter EDC on the potential for commercialization of autonomous robotics technology at Beale, of which drones are a part. At that time, we identified 58,000 jobs in California associated with autonomous technologies, of which 40 percent were located in Silicon Valley. Those figures have increased exponentially in the meantime. The key requirements for growth in Yuba County of these industries include:

- Pipeline of qualified workers and continuing education
- Office and manufacturing space
- Testing space
- Transportation
- High speed data transmission
- Start up and expansion funding
- R & D funding
- Marketing
- Networking
- Quality of life
- Supportive regulations, especially FAA regulations

Our approach to this part of the work will be to update the industry descriptions for the types of firms Beale wishes to partner with and evaluate how Wheatland can respond to the key location

requirements of those industries. We will integrate the findings and recommendations of this analysis into the planning and infrastructure recommendations for the Wheatland Employment Zone.

One important aspect of implementing this strategy is to establish an ongoing organizational framework for continuing collaboration with the Base even as Base personnel change out every few years. Our discussions with the Yuba Water Agency and others in the region indicate that maintaining continuity with Base Commanders is one of the great challenges to achieving completion of projects that may require a number of years to develop.

TASK 2: THE AGRICULTURAL ECONOMY

Wheatland wishes to preserve agricultural opportunities in certain locations while supporting urban growth and a diversified employment base in other locations. Part of the strategy would be to establish zoning protections that shield farms and agricultural operations from encroachment and indirect economic effects of urban development. The City is pursuing this strategy under a separate contract.

In our work with SACOG on the Food Hub project, it became apparent that another important strategy is to create opportunities for increased revenue generation for small to medium sized farmers, through value added packaging, processing and distribution to local markets. The overall goal of the SACOG model is to strengthen the regional agricultural economy by providing additional aggregation and distribution capacity for fresh produce growers, particularly for small and medium growers, including potentially underserved minority and new growers and also to better provide fresh produce to serve community needs.

In this work, we have developed a feasible model which we believe could be implemented in Wheatland as part of a larger strategy to promote viable agricultural productivity and revenue growth.

The analysis would include the following steps, utilizing data from the City's Agricultural Overlay Zone study where feasible.

- Meet with area farmers and food producers. Research and describe existing operations in the area and what makes them profitable, as well as their concerns and cost challenges.
- Compile crop production data; determine candidate crops for further investigation
- Identify and describe potential market segments and to the extent possible quantify demand for various products
- Describe needs of various target groups small to medium farmers, minority farmers, specialty growers
- Rank crops by potential supply, profit margins and market demand potential
- Select most valuable crops as core and determine the handling/processing needs
- Determine all business and capital cost factors to implement conceptual business models; create as reference

- Determine the feasible scale for an operation by analyzing facility size, product quantities, labor needs, business and regulatory issues and infrastructure requirements.
- Analyze different scales and approaches for aggregation and distribution working with farmers and ranchers.
- Investigate the feasibility of collaborating with growers, food banks, and existing distributors to share costs.

The outcome of this analysis and recommendations for implementation will be integrated into the planning for the Employment Zone. The infrastructure analysis will play an important role as the truck access, wastewater treatment and water supply requirements of the food aggregation or processing facilities may be very different than other industries included in the analysis.

TASK 3: POTENTIAL EMERGING TECHNOLOGIES

While Beale AFB offers an important opportunity to attract technology firms to Wheatland, the Sacramento and San Francisco Bay Area regions host many emerging technology firms that may be interested in the quality of life and affordable cost structure available in Wheatland. Our goals with the Countywide strategy we are developing with Yuba Water Agency is to create technology clusters in Yuba County that are not only integrated with aerospace and defense systems at Beale AFB but also leading computer and chip manufacturers in Placer County, biotech firms in Solano County, agricultural technology firms in Yolo County as well as Silicon Valley firms. The County also has the potential to be a center for research in water and energy systems technology.

As a starting point for this analysis, ADE will conduct a regional trends analysis based on employment growth, industry concentration, and income trends in order to provide context for the more localized economic development opportunities analysis. The regional trends analysis will reveal potential directions for the overall economy and provide a basis for estimating potential job growth in Wheatland. ADE will examine the regional economy to provide a clear and quantifiable profile of Wheatland's role in the context of the Sacramento region. Moreover, the regional economic trends analysis will identify potential industries that are well represented elsewhere, but not necessarily in Arcata. This can lead to business attraction targets, as well as development of new businesses that serve the region's economic drivers. The base analysis will allow ADE to analyze the market demand for commercial and industrial uses and estimate Wheatland's capacity to capture its share of growth. We will prepare an industry segmentation analysis that can help identify local targets for employment growth. For the Employment Zone analysis, we are particularly interested in businesses in the Emerging Industries category, which may be small currently but have strong expansion potential.

For this analysis, we will use the JobEQ database, which includes detailed economic characteristics at both the county and the city level:

- Employment by detailed industry and occupation
- Labor force requirements
- Projected growth by industry and occupation

ADE will prepare an overview of these economic characteristics and analyze the recent industry employment trends to identify the leading business opportunities for Wheatland. This would include opportunities for e-commerce, which may include distribution facilities and also smaller scale office and maker spaces that would serve internet markets.

The analysis will also include labor market data to include the current and projected residential locations of workers with the requisite skills to staff potential technology sectors. The Johnson Rancho and Hop Farm annexations include significant residential development potential, but in the short-term new firms will draw upon the existing labor market in the region and the City should be prepared to present information to potential employers about the skill sets available in the regional labor force. In addition, this data can help the residential developers target certain income segments for the residential unit types and pricing strategy.

TASK 4: DEVELOPMENT PLAN

Synthesizing the above analysis of economic development opportunities, the ADE Team will evaluate the locational attributes of sites within Wheatland, particularly the annexation area, to determine the appropriate land plan for the identified target industries. This will be an iterative process with the infrastructure analysis below. The goal will be to create attractive sites for the planned industries and provide infrastructure in an efficient manner that can feasibly be funded through the development and available outside funding sources. For example, we understand SACOG may allocate regional transportation funds for projects like the bypass if there is a concrete link to job development. In addition, there may be regional solutions in Yuba County for wastewater and water supply facilities.

TASK 5: INFRASTRUCTURE ANALYSIS

ADE has included KD Anderson Traffic Engineers and Stantec Civil Engineers on the team to prepare the infrastructure analysis. We understand the ability to leverage the Employment Zone development to help fund the SR 65 Bypass as well as water and sewer infrastructure is critical to the success of the study. The City has completed a regional transportation impact fee study and is currently evaluating regional alternatives for wastewater treatment. The engineers on the ADE Team will work with City planning and engineering staff to identify the most feasible options for implementing these facilities and services given the needs of the potential employers and the residential components of the projects.

TASK 6: FEASIBILITY STUDY REPORT AND RECOMMENDATIONS

The ADE Team will prepare recommendations for actions to implement the proposed Employment Zone Plan. It is likely such an implementation program will need to be broad based and address more than just land use planning elements. The ADE Team is in a unique position via our work on the countywide economic strategic plan to help connect Wheatland's efforts to broader initiatives including Yuba County, the Water Agency, private sector investors and other organizations working to achieve a brighter economic vision for Yuba County.

The Feasibility report will provide a comprehensive analysis covering the topics in the previous tasks, supported by data tables and graphics as appropriate. The report will highlight the proposed

Employment Zone Plan and implementation recommendations and provide supporting documentation for the conclusions. ADE will submit an administrative draft report and a public draft report responding to City staff comments. Following presentations to City decision makers, ADE will prepare a final draft incorporating comments or revision from the public review process.

ADE Project Manager Doug Svensson and Lon Hatamiya will be available to present the draft and final plans to the City Planning Commission and City Council at the discretion of the City.

Budget

Tasks	Svensson	Cheng	Hatamiya	Ervin	Heckey	Production	KD Anderson		
	\$200.00	\$150.00	\$200.00	\$200.00	\$200.00	\$85.00	Stantec	Expenses	Total
Project Management	4							100	\$900
Beale Related Industries	8	8	20		16			300	\$10,300
Agricultural Related Industries	16		16					100	\$6,500
Emerging Technology Industries	12	24	12	20	8			900	\$14,900
Development Plan	20		4	8	8			300	\$8,300
Infrastructure Plan	12						\$18,000		\$20,400
Feasibility Analysis Report	34		34	8	8	12	\$2,000		\$19,820
Presentations	8		8			4		300	\$3,840
Total	124	32	108	36	40	16	\$20,000	2,200	\$84,960