

ROSSMOOR

COMMUNITY SERVICES DISTRICT



Special Meeting of the Board Agenda Package

June 21, 2012

PUBLIC COPY

**AGENDA
BOARD OF DIRECTORS
ROSSMOOR COMMUNITY SERVICES DISTRICT

SPECIAL MEETING**

Rush Park Administration Building
3001 Blume Dr.
Rossmoor, California

Thursday, June 21, 2012

6:00 p.m.

A. ORGANIZATION

1. CALL TO ORDER: 6:00 p.m.
2. ROLL CALL: Directors Casey, Kahlert, Maynard, Rips
President Coletta
3. PLEDGE OF ALLEGIANCE

B. PUBLIC FORUM

Any person may address the Board of Directors at this time upon any subject within the jurisdiction of the Rossmoor Community Services District; however, any matter that requires action may be referred to Staff at the discretion of the Board for a report and action at a subsequent Board meeting.

C. REGULAR AGENDA

1. DISCUSSION WITH CONSULTING GENERAL MANAGER AND POSSIBLE ACTION RE:
RUSH PARK PARKING LOT REHABILITATION PROJECT.

D. CLOSED SESSION

1. PUBLIC EMPLOYEE DISMISSAL
Pursuant to Government Code Section 54957
General Counsel

E. GENERAL MANAGER ITEMS

F. BOARD MEMBER ITEMS

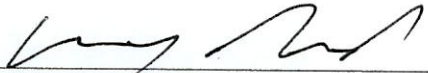
G. ADJOURNMENT

It is the intention of the Rossmoor Community Services District to comply with the Americans With Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the District will attempt to accommodate you in every reasonable manner. Please contact the District Office at (562) 430-3707 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

CERTIFICATION OF POSTING

I hereby certify that the attached Agenda for the June 21, 2012, 6:00 p.m. Special Meeting of the Board of Directors of the Rossmoor Community Services District was posted at least 24 hours prior to the time of the meeting.

ATTEST:



HENRY TABOADA
Consulting General Manager

Date 6-19-12

ROSSMOOR COMMUNITY SERVICES DISTRICT

AGENDA ITEM C-1

Date: June 21, 2012

To: Honorable Board of Directors

From: Consulting General Manager

Subject: DISCUSSION WITH CONSULTING GENERAL MANAGER RE: RUSH PARK
PARKING LOT REHABILITATION PROJECT

RECOMMENDATION:

Provide direction to Consulting General Manager regarding the inclusion of the project in the appropriate fiscal year(s) budget.

BACKGROUND:

At your May meeting of the Board, the Consulting General Manager was directed to agendize the matter of the Rush Park Parking Lot Rehabilitation Project for discussion at this meeting of the Board. The questions at issue are:

1. The appropriate fiscal year(s) for inclusion of the project in the District's Fund 40 Budget.
2. The scope of the project
3. The means/methods to pay for the project.

The Board has asked for the advice of Mr. Russ Lightcap regarding one or more of these issues. As you know, Mr. Lightcap served as the District's representative during the Montecito Center's parking lot rehabilitation project and has a wealth of experience in matters of this kind. Moreover, Mr. Lightcap has reviewed the report of Simplus Management's assessment of the project costs and scope of work. Mr. Lightcap will be present to discuss the project with the Board. Also in attendance to assist the Board is the District's architectural consultant, Ms. Cheryl Williamsen who has also reviewed the Simplus report.

ATTACHMENTS:

1. Proposed Preliminary FY 2012-2016 Fund 40 Capital Improvement Budgets and Projects Lists.
2. Letter dated May 10, 2012 re: Rush Park - Parking Lot Pavement Replacement Cost Estimate.
3. CSDA Finance Corporation Proposed Lease Purchase (Cost Estimate) for the Project.

Rossmoor Community Services District
FY 2012-2013 Preliminary Budget
Capital Improvement Program Summary
Fund 40

Revenues	ACTUAL	ACTUAL	ACTUAL	AMENDED	ETC	PROPOSED
	2008-09	2009-10	2010-11	BUDGET	2011-12	2012-2013
Dept.						
Beginning Fund Balance	n/a	n/a	n/a	147,838	147,838	196,367
Other Government Agencies	21,608	0	0	0	0	0
Transfer in Other Funds/Fund 10	473,000	221,158	129,049	30,000	-	-
Transfer in Other Funds/Fund 20 thru Fund 10	0	0	69,714	100,000	100,000	100,000
*Transfer in Reserves	0	150,000	0	0	0	0
TOTAL FUND 40 REVENUES	494,608	371,158	198,763	130,000	100,000	296,367
Total Beginning Fund Balance + Revenues	n/a	n/a	n/a	277,838	247,838	296,367
Expenditures						
Expenditures	ACTUAL	ACTUAL	ACTUAL	AMENDED	ETC	PROPOSED
	2008-09	2009-10	2010-11	BUDGET	2011-12	2012-2013
Dept.						
Rossmoor Park	132,490	137,065	0	45,400	41,075	0
Montecito Center	0	8,200	28,471	65,000	0	65,000
Rush Park	155,009	87,666	13,434	116,066	10,086	172,206
General	0	20,000	9,020	0	310	28,991
TOTAL FUND 40 EXPENDITURES	287,499	252,931	50,925	226,466	51,471	266,197
Revenues Less Expenditures	0	118,227	147,838	(96,466)	196,367	296,367
Ending Fund Balance	n/a	n/a	147,838	51,372	196,367	30,170

* Transferred back into reserves.

**FOUR-YEAR CAPITAL IMPROVEMENT PROGRAM BUDGET
(FOR 2011-2012 ETC'S AND 2012-2013 PRELIMINARY BUDGET)**

FUND 40

PROJECT TITLE	Adjusted Budget FY 2011-2012	ETC FY 2011-2012	Preliminary Budget FY 2012-2013	Information Only FY 2013-2014	Information Only FY 2014-2015	Information Only FY 2015-2016
REVENUES						
Beginning Fund Balance	\$147,838	\$147,838	\$196,367	\$30,170	(\$301,790)	(\$427,450)
Transfer from Fund 10	\$30,000	\$0	\$0	\$0	\$0	\$0
Transfer from Fund 20 (thru Fund 10)	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
Prop 1A Payback and Interest from State	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$277,838	\$247,838	\$296,367	\$30,170	(\$301,790)	(\$427,450)
EXPENSES						
ROSSMOOR PARK						
Tennis Repaired & Resurfaced	\$40,400	\$41,075				
Replace Chain Link Fencing Around Backstops			TBD			
Tot Lot Equipment - Swing Set and Hooded Slide (1) to be consistent with safety regulations.	\$5,000					
Resurface Basketball Courts.			TBD			
MONTECITO						
Redesign Interior	\$65,000	\$0	\$65,000	\$50,000		
Redesign Exterior				\$49,800		
Install Electronic Message Board				\$48,000		
New Gate			TBD			
RUSH PARK						
Rehabilitate and Upgrade Outdoor Men's Restrooms (including waterless urinals)	\$19,200	\$5,192	\$14,000			
Rehabilitate and Upgrade Indoor Men's Restrooms (including waterless urinals)	\$3,120		\$3,120			
Upgrade Auditorium Lamp Fixtures and Install Emergency Lighting	\$19,950		\$19,950			
Replace Peripheral HVAC System in Auditorium			\$32,400			
Replace Temporary Picnic Canopy with Permanent Shade Structure			\$39,000			
Baseball Field - Replace with dustless dirt	\$35,000		\$35,000			
Tot Lot Equipment - Swing Set and Hooded Slides (2) to be consistent with safety regulations.	\$10,000	\$4,894				
Pour-in-Place Rubber Surfacing (Partial 2,132 sq.ft.) for Tot Lot to be consistent with safety regulations.	\$28,736		\$28,736			
Canopy Entrance for Auditorium				\$37,800		
Revise Landscape				\$20,700		
Install Solar Panels			TBD			
Repave Parking Lot (Possibly move to start in FY 2012-2013?)				\$125,660	\$125,660	
Outlet and Circuit Breaker for Movies and Concerts in the Park. (TBD in which FY.) = \$10,500						
GENERAL						
Rossmoor Shopping Village Signage (requested by Board Jan. 2012)	TBD	\$310	TBD			
Scissor Lift and Utility Trailer			\$14,750			
Irrigation Box for Rossmoor Triangle			\$9,000			
Replace Round Trash Cans for Rush , Rossmoor and Mini Parks.			\$5,241			
TOTAL EXPENSES	\$226,406	\$51,471	\$266,197	\$331,960	\$125,660	\$0
ENDING FUND BALANCE	\$51,432	\$196,367	\$30,170	(\$301,790)	(\$427,450)	(\$427,450)

May 10, 2012

Rossmoor Community Service District
3001 Blume Drive
Rossmoor, CA 90720
Attention: Mr. Henry Taboada, General Manager

Re: **Rush Park – Parking Lot Pavement Replacement Cost Estimate**

Dear Mr. Taboada:

As requested, please find the attached cost estimate to replace the existing asphalt concrete paving and aggregate base at the Rush Park parking lot.

The existing asphalt pavement within the parking lot at Rush Park is showing signs of distress due to age and displacement caused by existing tree roots. Based on soil borings performed in 2009 (see attached report from Albus-Keefe & Associates), replacement of the existing asphalt pavement and aggregate base is recommended.

The enclosed cost estimate includes the following items:

- Estimated costs to remove existing asphalt concrete pavement and existing aggregate base material.
- Remove existing tree roots (trees to be removed by Rossmoor Community Service District).
- Scarify and recompact existing subgrade material.
- Install new aggregate base and asphalt concrete pavement.
- Install new reinforced concrete pad for recycling bins.
- Install new pavement striping.
- Remove and replace existing concrete wheel stops.

Please note that the existing concrete curb and gutter and the concrete sidewalks will not be replaced. The construction costs include a 20 percent contingency amount for any potential increases in material costs as well as unknown subgrade conditions that may require additional work. The construction work is anticipated to be completed in Fall 2012. Estimated construction costs were confirmed utilizing a local paving contractor.

For budgeting purposes, the Simplus cost estimate also includes all work necessary to complete the design documents, properly advertise the project for construction, and coordinate the bid

process, assistance with getting the contractor under contract, and managing the construction of the work. The format of this cost estimate is as follows:

Exhibit A – Construction Cost Estimate

Exhibit B – Scope of Services

Exhibit C – Schedule of Services (Rate Sheet)

Exhibit D – Total Estimated Budget Costs

Please review this cost estimate and call me with any questions or comments you may have.

Sincerely,

Paul J. Buckley

Paul J. Buckley, P.E.
Executive Vice President

Attachments



ALBUS-KEEFE & ASSOCIATES, INC
GEOTECHNICAL CONSULTANTS

May 11, 2009
J.N.: 1770.00

Mr. Stephen Mutch
Simplus Management Corp.
10571 Calle Lee
Suite 171
Los Alamitos, CA 90720

Subject: Pavement Design, Rush Parking Lot Improvements, 3001 Blume Drive, Rossmoor, California.

Dear Mr. Mutch:

Pursuant to your request, *Albus-Keefe & Associates, Inc.* is pleased to provide a summary of our recent explorations of the existing pavement section within the Rush Parking Lot. This report also provides recommendations for pavement that will support the new recycling bins and address upgrading requirements to the remaining pavement present at the site. The pavement design criteria presented herein are based on the soil conditions present at the site, recent R-value testing, and anticipated traffic loads.

Field Sampling Program

Field sampling program was performed on April 5, 2009, and involved coring 3 locations within the existing paving area and measuring and logging the thickness of existing asphalt and aggregate base. The locations were selected in the main drives in the parking lot and where we understand the recycling bins are proposed. The locations of the sampling operations are indicated on Plate 1 (Exploration Location Plan). Hand-auger borings into the subgrade were also performed to sample the underlying soils for classification and laboratory testing. At two of these locations (C-1 and C-3) the hand auger borings extended to depths of approximately 2 feet beneath the top of the existing pavement surface. At one location (C-2), the hand auger boring was extended to a depth of approximately 7 feet beneath the top of the existing pavement surface. Following our sampling, the borings were backfilled with soil cuttings and 4 inches of asphalt cold patch. A summary of thicknesses for the asphalt concrete and aggregate base, as well as a description of the subgrade soils encountered, is provided in Table A.

Laboratory Test Program

One sample from each core site was tested for in-situ moisture content. The results are provided in Table A. One representative soil sample obtained from the exploration location C-2 was tested in the laboratory for R-value determination. Results of this test are included on Table A. Based on the results of our laboratory testing, an R-value of 11 is considered representative of subgrade soils.

STRUCTURAL PAVEMENT DESIGN CRITERIA

Engineering analyses were performed to estimate the Traffic Index (TI) and to determine structural paving sections for full replacement of the existing paving materials. The TI was estimated assuming the drive areas service one trash truck per week, one recycling truck per month (3-axel), and 59 parking spaces. From this traffic load, we estimate a TI of 4.5. Using a TI of 4.5 and R-value of 11, we obtain the structural sections presented in Table 1 below.

The recycling bins should be stored on a Portland Cement Concrete (P.C.C.) pad using the structural section provided below. The paving in front of the pad should also be constructed with P.C.C.

The existing asphaltic paving is somewhat less in structural strength than should be present for estimated traffic conditions. As indicated in Table A, the existing section is about 3 inches AC over 6 inches AB, which means the section is missing about 2 inches of AB. The current paving has performed reasonably well although some areas of removal and replacement are evident. The addition of one truck per month for pick up of recycling materials will not add significantly to the traffic load currently present. As such, the existing pavement could be used until its useful life is complete. When the existing pavement is sufficiently damaged to warrant replacement, the structural sections below should be used.

TABLE 1
Summary of Structural Sections

Location	Traffic Index	R-Value	P.C.C. (inches)	A.C. (inches)	A.B. (inches)
Drive Areas	4.5	11	5	3	8
Parking Bays	N/A	11	---	3	4
Recycling Bin Pad	N/A	11	5	---	---

P.C.C = Portland Cement Concrete

A.C. = Asphalt Concrete

A.B. = Aggregate Base

Portland Cement Concrete used to construct rigid pavements should conform to Section 201 of the Greenbook and should have a minimum compressive strength of 2500 psi at 28 days. Reinforcement and jointing of concrete pavement sections should be designed according to the minimum recommendations provided by the Portland Cement Association (PCA). For rigid pavement, transverse and longitudinal contraction joints should be provided at spacing no greater than 15 feet. Score joints may be constructed by saw cutting to a depth of $\frac{1}{4}$ of the slab thickness. Expansion/cold joints may be used in lieu of score joints. Such joints should be properly sealed and provided with No. 4 bars doweled every 24 inches. At the leading and trailing edges of P.C.C., the outer 5 feet should be tapered to a thickness of 6 inches at the outside edges.

Prior to placement of aggregate base, subgrade surfaces should be scarified to a depth of 6 inches,

brought to uniform moisture slightly over optimum, then compacted to at least 90 percent of the laboratory standard. The laboratory standard should be ASTM D1557.

Aggregate base should be placed in lifts no greater than 6 inches in thickness, brought to a uniform moisture slightly over optimum, then compacted to at least 95 percent of the laboratory standard. The laboratory standard should be ASTM D1557. Aggregate base materials should be Class II Aggregate Base conforming to Section 26 of the CALTRANS Standard Specifications for Construction of Local Streets and Roads.

Paving asphalt should be PG 64-10 (or either AR 4000 or AR 8000) conforming to the requirements of Section 203-1 of the Greenbook. Asphalt concrete materials should conform to Section 203-6 and construction should conform to Section 302 of the Greenbook. Where new asphaltic concrete paving will abut existing asphaltic concrete, the existing paving should be ground to a depth of 1.5 inches for a width of 12 inches into the existing paving to provide a key between the new and old paving.

LIMITATIONS

This information is based on the proposed development and geotechnical data as described herein. The materials encountered on the project site, described in other literature, and utilized in our laboratory testing for this work are believed representative of the total project area, and the conclusions and recommendations contained in this report are presented on that basis. However, soil and bedrock materials can vary in characteristics between points of testing, both laterally and vertically, and those variations could effect the conclusions and recommendations contained herein. As such, observation and testing by a geotechnical consultant during the construction phase of proposed work are essential to confirming the basis of this report.

This report has been prepared consistent with that level of care being provided by other professionals providing similar services at the same locale and time period. The contents of this report are professional opinions and as such, are not to be considered a guaranty or warranty.

This report should be reviewed and updated after a period of one year or if the site ownership or project concept changes from that described herein.

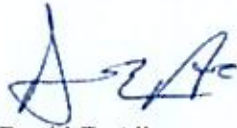
This report has not been prepared for use by parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

This report is subject to review by the controlling governmental agency.

We appreciate this opportunity to be of service to you. If you have any questions regarding the contents of this report, please do not hesitate to call.

Respectfully submitted,

ALBUS-KEEFE & ASSOCIATES, INC.



David E. Albus
Principal Engineer
G.E. 2455



Attachments: Table A- Summary of Coring Data
Plate 1 - Exploration Location Plan

TABLE A
Summary of Coring Data

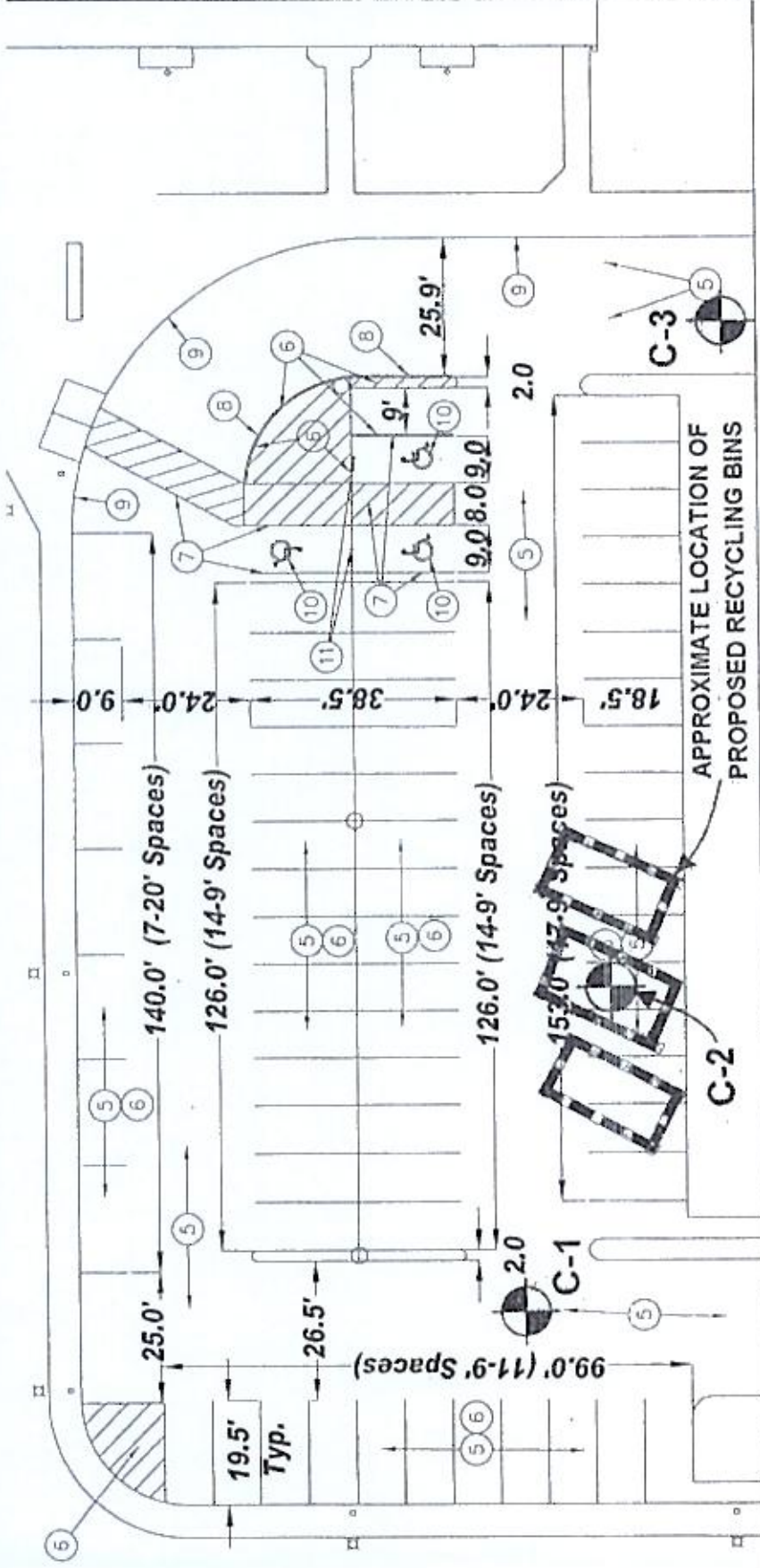
Coring Location	Existing A.C. Thickness (ft.)	Existing A.B. Thickness (ft.)	USCS Soil Type	In-Situ Moisture Content (%)
C-1	0.25	0.45	CL	18.9
C-2*	0.25	0.65	CL	25.9
C-3	0.35	0.35	ML	20.0

A.C. = Asphalt Concrete

A.B. = Aggregate Base

*R-Value = 11

NO.	DESCRIPTION
1	INSTALL ELECTRICAL CONDUIT AND CONDUCTORS AS REQUIRED
2	CONSTRUCT LIGHT POLE FOUNDATION PER DETAIL 1 ON SHEET 6
3	INSTALL LIGHT POLE, NEADS, TAPS AND MAKE ALL ELECTRICAL CONNECTIONS
4	MAKE ALL NECESSARY ELECTRICAL CONNECTIONS TO ENERGIZE LIGHTING SYSTEM
5	CLEAN AND SLURRY SEAL PARKING LOT
6	PAINT 4" WHITE STRIPE AS SHOWN
7	POINT 4" BLUE STRIPE AS SHOWN
8	POINT 4" RED STRIPE AS SHOWN
9	PAINT RED CURB TO THE LIMITS SHOWN
10	INSTALL PAVEMENT MARKINGS AS SHOWN
11	INSTALL SIGNAGE AS SHOWN AND PER DETAIL 2 ON SHEET 6
12	USE EXISTING ELECTRICAL CONDUIT
13	INSTALL WALL MOUNTED FIXTURES AND MAKE CONNECTIONS AS REQUIRED



BLUME DRIVE

- ① Install electrical conduit and conductors as required
- ② Construct Light Pole Foundation Per Detail 1 on Sheet 6
- ③ Install Light pole, neads, taps and make all electrical connections
- ④ Make all necessary electrical connections to energize lighting system
- ⑤ Clean and slurry seal parking lot
- ⑥ Paint 4" white stripe as shown
- ⑦ Point 4" blue stripe as shown
- ⑧ Point 4" red stripe as shown
- ⑨ Paint red curb to the limits shown
- ⑩ Install pavement markings as shown
- ⑪ Install signage as shown and per Detail 2 on Sheet 6
- ⑫ Use existing electrical conduit
- ⑬ Install wall mounted fixtures and make connections as required

EXPLANATION
(Locations Approximate)

- C-3 - Exploratory Coring



RUSH PARK PARKING LOT PAVEMENT REPLACEMENT COST ESTIMATE

<u>Item</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Unit Cost*</u>	<u>Total</u>
1	Mobilization/Demobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	Existing Pavement Removal (3" Average Depth)	26,768	SF	\$ 0.38	\$ 10,171.84
3	Existing Aggregate Base Removal (6" Average Depth)	26,768	SF	\$ 0.75	\$ 20,076.00
4	Existing Tree Root Removal	1	LS	\$ 5,000.00	\$ 5,000.00
5	Scarify and Compact 6" Depth Subgrade	26,768	SF	\$ 0.35	\$ 9,368.80
6	Furnish and Install 4" Depth Aggregate Base	13,723	SF	\$ 0.65	\$ 8,919.63
7	Furnish and Install 8" Depth Aggregate Base	13,046	SF	\$ 0.95	\$ 12,393.23
8	Furnish and Install 3" Depth Asphalt Concrete Pavement	25,436	SF	\$ 3.45	\$ 87,754.20
9	Furnish and Install 5" Depth Reinforced Concrete Pavement	1,332	SF	\$ 6.50	\$ 8,658.00
10	Striping	1	LS	\$ 12,000.00	\$ 12,000.00
11	Remove and Replace Existing Concrete Wheel Stops	30	Each	\$ 50.00	\$ 1,500.00
	SUBTOTAL				\$ 190,841.69
	20 Percent Contingency				\$ 38,168.34
	TOTAL ESTIMATED CONSTRUCTION COST				\$ 229,010.03

*Sources utilized include prior projects, RSMMeans, and Excel Paving information

Prepared by: Blaine Barth
Date: May 9, 2012

EXHIBIT "B"

SCOPE OF SERVICES

Development of plans and specifications for the Rush Park Parking Lot Replacement, including the following activities:

Design Phase Tasks

1. Finalize the following plans to be included in the bid package:
 - a. Existing parking lot site plan.
 - b. Proposed striping plan.
 - c. Reinforced concrete pad design and details.
2. Develop specifications for all improvement work covered on the plans listed above.
3. Prepare a detailed estimated cost of construction.
4. Compile all plans and specifications into one comprehensive bid package for review by RCSD for approval.
5. Attend Board meetings as necessary to present the design package.

Bid & Award Phase Tasks

1. Prepare the advertisement notice.
2. Notify multiple qualified paving contractors of the bid.
3. Conduct a pre-bid meeting at the site.
4. Address all pre-bid questions.
5. Coordinate and conduct the bid opening.
6. Review all bids and make recommendations of award to the RCSD Manager.
7. Coordinate with the low bid contractor and RCSD attorney to finalize contract documents.

Construction Phase Tasks

1. Provide construction management services for all aspects of construction.
2. Provide QA inspection and testing as required.
3. Administer the contract as required to complete the project.
4. Package and submit all proper close out paperwork to RCSD.

EXHIBIT "C"

SCHEDULE OF SERVICES

Simplus Management Corporation

Project Management Schedule of Fees (2012)

PRINCIPAL	\$196 / HOUR
SENIOR PROJECT MANAGER, P.E.	\$180 / HOUR
PROJECT MANAGER	\$162 / HOUR
ASSISTANT PM / OFFICE ENG.	\$129 / HOUR
ENGINEERING TECHNICIAN	\$124 / HOUR
CLERICAL	\$ 88 / HOUR

Construction Management Schedule of Fees (2012)

PRINCIPAL	\$196 / HOUR
CONSTRUCTION MANAGER, P.E.	\$180 / HOUR
RESIDENT ENGINEER	\$162 / HOUR
ASSISTANT CM / OFFICE ENG.	\$129 / HOUR
FIELD INSPECTOR	\$124 / HOUR
ENGINEERING TECHNICIAN	\$124 / HOUR
CLERICAL	\$ 88 / HOUR

NOTES:

The following items are included in the rates listed above: In-house reproduction, fax, field equipment, home office supplies.

REIMBURSABLES WILL BE BILLED AT COST PLUS 15%.

The following items are reimbursable: Field computer hardware and software charges, outside reproduction, in-house color copies (\$0.12/page), mileage (\$0.58/mi), subcontractors, materials testing, field office supplies, air fare, car rental, lodging, cellular phone charges, postage, parking, out of town travel expenses.


These rates will be valid for the year 2012.

EXHIBIT "D"

ESTIMATED CONSTRUCTION COSTS


(BUDGET PURPOSES)

Phase Description		Estimated Cost
Construction Costs	(Exhibit A)	\$ 229,000.00
Design Phase Tasks	(60 hrs x \$180/hr)	\$ 10,800.00
Bid & Award Phase Tasks	(24 hrs x \$180/hr)	\$ 4,320.00
Construction Phase Tasks	(40 hrs x \$180/hr)	\$ 7,200.00
	Total	\$ 251,320.00



**CSDA
Finance Corporation**

1112 I Street, Suite 200
Sacramento, CA 95814
t: 916.442.7007 f: 916.442.7009
www.csdafinance.net



PREPARED BY CSDA FINANCE CORPORATION DATE: June 5, 2012

PROPOSED LEASE PURCHASE FOR: Rossmoor Community Services District

RE: Parking lot

NOTE: TERMS ARE BASED UPON LEASE BEING BANK QUALIFIED

Purchase Option amount is exclusive of the rental payment due on same date.

Interest rate quote is valid for an acceptance within 15 days and lease funding within 60 days.

		Financing Amount	Interest Rate	Term	
Payments: Semi-annually in arrears		\$250,000	4.75%	5 years	
PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$28,380.50	\$22,443.00	5,937.50	233,245.93
2		28,380.50	22,976.02	5,404.48	209,695.50
3		28,380.50	23,521.70	4,858.80	185,585.76
4		28,380.50	24,080.34	4,300.16	160,903.41
5		28,380.50	24,652.25	3,728.25	135,634.86
6		28,380.50	25,237.74	3,142.76	109,766.17
7		28,380.50	25,837.14	2,543.36	83,283.11
8		28,380.50	26,450.77	1,929.73	56,171.07
9		28,380.50	27,078.98	1,301.52	28,415.11
10		28,380.50	27,722.06	658.44	0.00
TOTALS:		<u>\$283,805.00</u>	<u>\$250,000.00</u>	<u>\$33,805.00</u>	

Approved and agreed to: Rossmoor Community Services District

By: _____

Date: _____

Title: _____



CSDA Finance Corporation



1112 I Street, Suite 200
Sacramento, CA 95814
t: 916.442.7287 f: 916.442.7509
www.csdafinance.net

PREPARED BY CSDA FINANCE CORPORATION

DATE: June 5, 2012

PROPOSED LEASE PURCHASE FOR: Rossmoor Community Services District

RE: Parking lot

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Payments: Semi-annually in arrears	Financing Amount \$250,000	Interest Rate 5.00%	Term 10 years
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PMT #	Due Date	Rent Payment	To Principal	To Interest	Purchase Option
1		\$16,036.78	\$9,786.78	6,250.00	246,218.55
2		16,036.78	10,031.45	6,005.33	235,936.31
3		16,036.78	10,282.24	5,754.54	225,397.02
4		16,036.78	10,539.29	5,497.49	214,594.25
5		16,036.78	10,802.77	5,234.01	203,521.41
6		16,036.78	11,072.84	4,963.94	192,171.75
7		16,036.78	11,349.66	4,687.12	180,538.34
8		16,036.78	11,633.41	4,403.37	168,614.10
9		16,036.78	11,924.24	4,112.54	156,391.75
10		16,036.78	12,222.35	3,814.43	143,863.84
11		16,036.78	12,527.91	3,508.87	131,022.74
12		16,036.78	12,841.10	3,195.68	117,860.61
13		16,036.78	13,162.13	2,874.65	104,369.43
14		16,036.78	13,491.18	2,545.60	90,540.97
15		16,036.78	13,828.46	2,208.32	76,366.79
16		16,036.78	14,174.18	1,862.60	61,838.26
17		16,036.78	14,528.53	1,508.25	46,946.52
18		16,036.78	14,891.74	1,145.04	31,682.48
19		16,036.78	15,264.04	772.74	16,036.84
20		16,036.78	15,645.70	391.08	0.00

TOTALS:	<u>\$320,735.60</u>	<u>\$250,000.00</u>	<u>\$70,735.60</u>
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Approved and agreed to: Rossmoor Community Services District

By: _____

Date: _____

Title: _____