



City Council Staff Report

July 19, 2017

CONSENT CALENDAR

Subject: DELEGATION OF AUTHORITY TO AWARD CONSTRUCTION BIDS FOR 2017 PAVEMENT REHABILITATION (CITY PROJECT NO. 17-01)

From: David H. Ready, City Manager

Initiated by: Engineering Services Department

SUMMARY

On June 21, 2017, the City Council authorized staff to advertise and bid the construction of the 2017 Pavement Rehabilitation Project, City Project No. 17-01. The project has been advertised for bids and the bid opening date is set for July 27, 2017. In order to avoid delay during the Council's August recess, this action will delegate authority to the City Manager to award construction contracts of this project to the lowest responsive and responsible bidder. It is to the City's advantage to begin work on this project during the summer months in an effort to complete the majority of the work prior to the peak traffic events in the Fall and Winter seasons.

RECOMMENDATION:

1. Authorize the City Manager to award a construction contract to the lowest responsive and responsible bidder for the 2017 Pavement Rehabilitation Project City Project No. 17-01, subject to reporting and ratification by the City Council at the September 6, 2017, meeting;
2. Delegate authority to the City Manager to approve and execute construction contract change orders up to a cumulative amount of 10% of the contract amounts, with all change orders reported to the City Council; and,
3. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

On June 21, 2017, City Council approved the plans and specifications and authorized staff to bid the construction of the 2017 Pavement Rehabilitation Project. Included in the staff report was a list of streets included in the Project, with a Pavement Condition

ITEM NO. 1.I.

Index (PCI) between 46-51 (Letter Grade D). Previous years' projects completed maintenance on streets up to PCI 46. Some streets with a PCI between 46-51 that would have otherwise been included in this Project were recommended to be deferred based on Desert Water Agency's (DWA) need to replace water lines in those streets. Staff will recommend that these deferred streets be addressed in a future project once DWA has completed the water line replacements. maintenance work has been completed. A copy of the June 21, 2017, staff report is included as **Attachment 1**. As identified in the June 21, 2017 Staff Report and bid documents, the bid opening date for this project is scheduled for July 27, 2017.

Staff is requesting City Council to authorize the City Manager to award this contract subsequent to bid opening and verification of bid results, to the lowest responsive, responsible bidder. This would allow contract execution and notice to proceed to occur in a more timely fashion during Council's August recess without waiting for the next regularly scheduled September 6, 2017, Council Meeting. Awarding the contract in July will allow the City and Contractor to begin work during the summer months, minimizing the impacts on the City's residents and visitors during the City's peak fall and winter seasons.

Staff is requesting that the Council delegate authority to the City Manager to award construction contract for this Project during the Council's August recess, subject to reporting and ratification by the Council at its September 6, 2017, meeting. This action will allow staff to proceed with this project without delay and the Contractor to begin work during the summer months, minimizing the impacts on the City's residents and visitors during the City's peak traffic events in the fall and winter seasons.

ENVIRONMENTAL IMPACT:

Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 "Existing Facilities," Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Therefore, in accordance with Section 15301 (c), staff has determined that the 2017 Pavement Rehabilitation, City Project No. 17-01, is considered categorically exempt from CEQA and a Notice of Exemption has been prepared and filed with the Riverside County Clerk.


FISCAL IMPACT:

On June 7, 2017, the City Council adopted the 2017/2018 fiscal year budget which includes a \$3,000,000 appropriation from the Measure J Capital Fund for street repairs. Local Measure A (Fund 134) funds are also available from 2016/2017 fiscal year budget with additional funds in the amount of \$500,000 appropriated as part of the 2017/2018 fiscal year budget. The construction portion of the budget is estimated to be \$3,200,000, with a total Project budget of \$3,740,000. The estimated expenditures are identified in Table 2.

Table 2

Table of Project Costs	Amount
FY 16/17 Measure A Fund (134)	\$240,000
FY 17/18 Local Measure A (Fund 134)	\$500,000
FY 17/18 Measure J Fund (260)	\$3,000,000
Project Administration (through 5/30/17)	(\$40,000)
Project Administration (Estimated)	(\$20,000)
Construction Inspection (Estimated)	(\$160,000)
Construction Contract	(\$3,200,000)
Contingency (10%)	(\$320,000)
Total	\$0

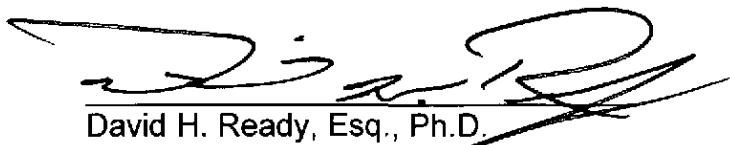
SUBMITTED



Thomas Garcia, P.E.
City Engineer



Marcus L. Fuller, MPA, P.E., P.L.S
Assistant City Manager



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. June 21, 2017 Staff Report
2. List of Streets - 2017 Pavement Rehabilitation Project

ATTACHMENT 1



City Council Staff Report

DATE: June 21, 2017

CONSENT CALENDAR

SUBJECT: APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATE (PS&E)
AND AUTHORIZATION TO BID THE 2017 PAVEMENT
REHABILITATION, CITY PROJECT NO. 17-01

FROM: David H. Ready, City Manager

BY: Engineering Services Department

SUMMARY

The construction documents (specifications and estimates) have been completed, and in accordance with Section 7.03.040 of the Procurement and Contracting Code the City Council is required to approve and adopt plans, specifications and working details, and authorize the bid request for all public projects in excess of \$100,000. Approval of this action will allow staff to proceed with bidding of this capital project, with an estimated cost of \$3,200,000.

RECOMMENDATION:

Approve the specifications & estimates and authorize staff to advertise and solicit bids for the 2017 Pavement Rehabilitation, City Project No. 17-01.

STAFF ANALYSIS:

On March 4, 2015, the City Council reviewed and approved the Final Report for the City of Palm Springs Pavement Management Program 2015 Update (2015 Update). The 2015 Update assessed the condition of all city streets and identified and characterized different types of failures of each street segment in order to determine an overall Pavement Condition Index (PCI). The PCI is rated from 100 (perfect condition/new) to 0 (worst condition).

In an effort to simplify the PCI rating system, the City adopted a letter grade for streets that categorizes the numerical rating into easily recognizable groups, similar to the rating system utilized by the City of Los Angeles. These letter grades and corresponding PCI groupings are shown in Table 1.

ITEM NO. 1.M.

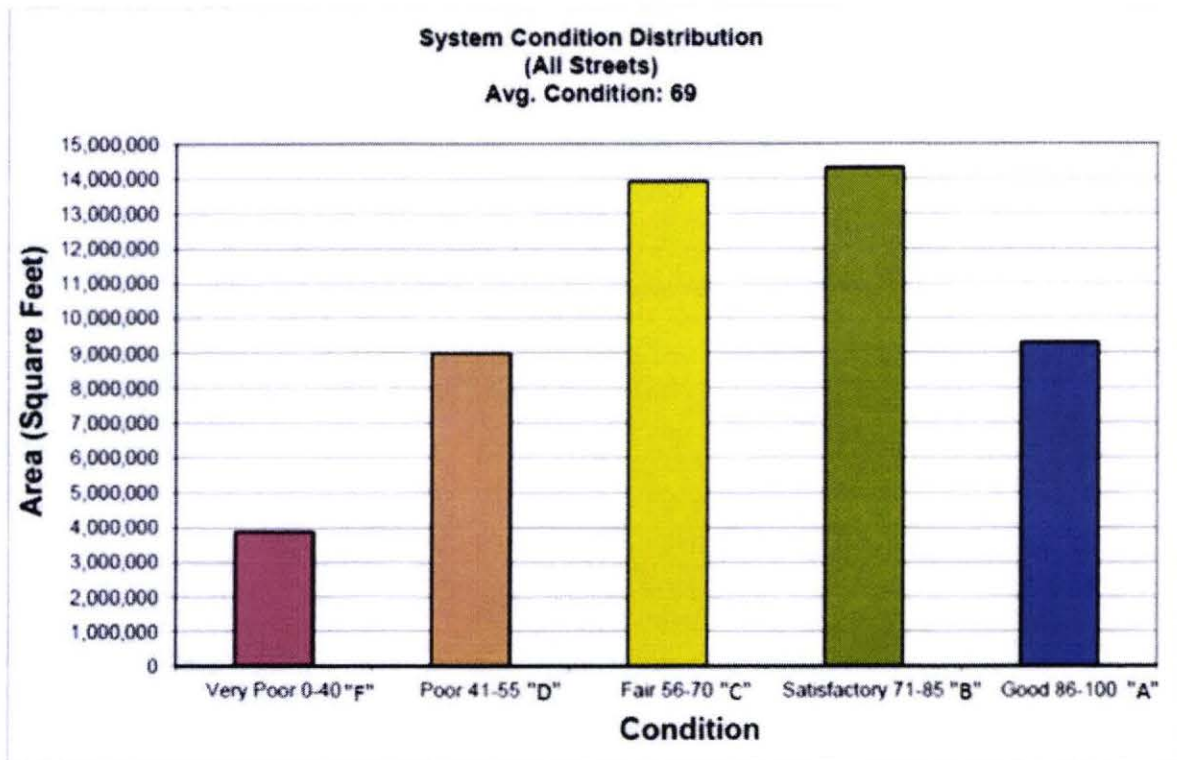
All streets require regular maintenance to improve the condition and extend the life of the pavement, with the type of maintenance dictated by the PCI index. Typically, streets rated above 70 (A or B grade) are considered to be in satisfactory and good condition, needing some patching, crack-fill and slurry seal. Streets rated 56 to 70 (Letter Grade C) are in fair condition, requiring an asphalt overlay. Streets rated less than 56 (Letter Grade D and F) are at the point where additional maintenance beyond a simple overlay is warranted, and streets rated lower than 40 (Letter Grade F) require complete removal and reconstruction.

Table 1

Rating	Condition	PCI Range	Description
A	Good	86-100	No Significant Distress
B	Satisfactory	71-85	Little distress with the exception of utility patches in good condition or slight hairline cracks; may be slightly weathered.
C	Fair	56-70	Slight to moderately weathered, slight distress, possibly patching.
D	Poor	41-55	Severely weathered or slight to moderate levels of distress generally limited to patches and non-load-related cracking.
F	Very Poor	0-40	Severely distressed or large quantities of distortion or alligator cracking. Failure of the pavement, distress has surpassed tolerable rehabilitation limits.

The 2015 Pavement Management Survey for the City's street network indicates an overall average PCI of 69 (Letter Grade C), at the upper range of "Fair" condition. The pavement condition distribution from the report is illustrated in Figure 1.

Figure 1



The 2015 Update identified 75% of the entire City street network has a pavement condition rated at "Fair" or better condition.

The City recently completed repairs to all streets up to PCI 45 (Letter Grade F and partially into D). Staff recommends that the street maintenance program focus on those streets with a PCI ranging from 46 to 51 (Letter Grade D).

The recommended list of streets to be worked on was provided to Desert Water Agency (DWA) Southern California Gas, Southern California Edison (SCE), Spectrum, Frontier, and Veolia (the City's contractor that operates of the wastewater treatment plant and maintains the sewer collection system). DWA reviewed the proposed street list and requested that the City defer maintenance work on streets that had water lines with a history of leaks until repairs or replacement of the water lines is completed. The City has had experience on recent pavement rehabilitation projects where existing water lines in these streets have leaked after construction, requiring excavation and repairs to the new pavement surface. Examples of impacted streets are shown in Figure 2.

Figure 2



Staff worked with DWA to identify streets where proposed maintenance would be deferred until the DWA infrastructure was repaired.

Some streets with PCI values greater than 51 are included in the recommended list based on several factors, including the desire to perform work on major arterials and address critical repairs needed due to recent storm events.

The list of recommended streets for the 2017 Pavement Rehabilitation Project is included in **Attachment 1** with a corresponding map included as **Attachment 2**. The list of streets excluded due to DWA's infrastructure repairs is included as **Attachment 3**.

Staff has coordinated the review of recommended street lists with One-PS Code & Public Works Committee and its members of the neighborhood organization have no objections.

Staff recommends that City Council authorize staff to proceed with the 2017 Pavement Rehabilitation Project and to formally solicit construction bids. Upon approval by the City Council, staff will advertise the project in the *Desert Sun*, submit the Notice Inviting Bids to plan rooms, and provide the bid documents free of charge to prospective bidders. A copy of the contract specifications for the project is on file with the Engineering Services Department. The following is the tentative schedule for project bidding and award:

Notice Inviting Bids posted and issued:

June 24, 2017

Deadline for receipt of bids:

3:00 PM, July 27, 2017

Contract awarded by City Council:

September 6, 2017

ENVIRONMENTAL IMPACT:

Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be

categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 "Existing Facilities," Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Therefore, in accordance with Section 15301 (c), staff has determined that the 2017 Pavement Rehabilitation, City Project No. 17-01, is considered categorically exempt from CEQA and a Notice of Exemption has been prepared and filed with the Riverside County Clerk.


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On June 7, 2017, the City Council adopted the 2017/2018 fiscal year budget which includes a \$3,000,000 appropriation from the Measure J Capital Fund for street repairs. Local Measure A (Fund 134) funds are also available from 2016/2017 fiscal year budget with additional funds in the amount of \$500,000 appropriated as part of the 2017/2018 fiscal year budget. The Project budget of \$3,740,000 and the estimated expenditures are identified in Table 2.

Table 2

Table of Project Costs	Amount
FY 16/17 Measure A Fund (134)	\$240,000
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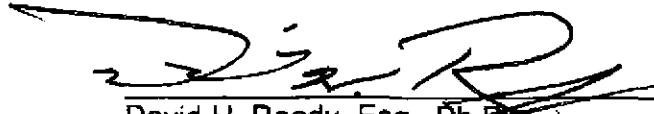
SUBMITTED



Thomas Garcia, P.E.
City Engineer



Marcus L. Fuller, MPA, P.E., P.L.S
Assistant City Manager



David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. List of Streets - 2017 Pavement Rehabilitation Project
2. Map of Streets - 2017 Pavement Rehabilitation Project
3. List of Deferred Street per DWA

ATTACHMENT 1

Recommended List of Streets - 2017 Pavement Rehabilitation, Project CP 17-01

Name	From	To	Length	Width	True Area	PCI	Neighborhood	Grade	Map Area
LINDA VISTA ROAD	S/S PASEO EL MIRADOR	E/S PASATIEMPO ROAD	904	33	29,832	45	Movie Colony East	D	6
AVENIDA PALMERA	W/S CALLE PALO FIERRO	E/S VIA SALIDA	539	33	17,787	46	Taquitz River Estates	D	4
CAMINO CENTRO	N/S CAMINO SUR	N/S S VIA LAS PALMAS	588	31	18,228	46	Old Las Palmas	D	6
NAVAJO DRIVE	S/S TWIN PALMS DRIVE	N/S LA VERNÉ WAY	2021	25	50,525	46	Twin Palms	D	1
PANORAMA ROAD	S/S CHINO CANYON ROAD - E END	CHINO CANYON ROAD - NW END	2380	17	40,460	46		D	6
RAMON ROAD FRONTAGE (N. SIDE)	E/S COMPADRE ROAD	N/S RAMON ROAD	657	30	19,710	46		D	5
SONORA ROAD	W/S CALLE ROLPH	E/S SAGEBRUSH ROAD	225	33	7,425	46	Deepwell Estates	D	4
SONORA ROAD	W/S EL CIELO ROAD	E/S SAN JOAQUIN	2085	36	75,060	46	Los Compadres	D	4
SONORA ROAD	W/S CERRITOS ROAD	E/S SUNRISE WAY	1300	36	46,800	46	Sonora Sunrise	D	4
VISTA CHINO	W/S VIA NORTE	E/S VIA MONTE VISTA	945	29	25,605	46	Vista Las Palmas	D	6
WEST PALM CANYON DRIVE	S/S S PALM CANYON DRIVE	S/S E PALM CANYON DRIVE	524	36	32,436	46		D	4
ANZA TRAIL	E/S BARONA ROAD	W/S ARABY DRIVE	1300	19	24,700	47	Araby Commons	D	1
AVENIDA OLANCHA	E/S CALLE MARCUS	W/S SUNRISE WAY	217	25	5,425	47	Deepwell Estates	D	4
BERNE DRIVE	N/S VIA ESCUELA	N END (CDS)	410	33	15,640	47	Racquet Club Estates	D	7
GEORGE DRIVE	N/S VIA ESCUELA	N END (CDS)	410	33	15,640	47	Racquet Club Estates	D	7
MESA DRIVE	N/S CAMINO CARMELITA	S/S CRESTVIEW DRIVE	1575	24	37,800	47	The Mesa	D	1
ROBERTO DRIVE	N/S VIA ESCUELA	N END (CDS)	410	33	15,640	47	Racquet Club Estates	D	7
SONORA ROAD	W/S FARRELL DRIVE	E/S CERRITOS ROAD	1279	36	46,044	47	Sonora Sunrise	D	4
CAMINO SUR	W/S CAMINO DEL CORTO	E/S VIA MONTE VISTA	1875	25	46,875	48	Old Las Palmas	D	6
EL PLACER RD	N/S SUNNY DUNES	N/S SAN RAPHAEL	446	33	14,718	48**	Demuth Park	D	3
EL PLACER RD	N/S CALLE SAN RAPHAEL	N/S MESQUITE AVENUE	384	36	13,824	48	Demuth Park	D	3
SAN MARCO WAY	E/S PUERTO DEL SOL	W/S INDIAN CANYON DRIVE	570	22	12,540	48	Racquet Club West	D	7
SEVEN LAKES DRIVE	W/S GENE AUTRY TRAIL	W/S MIRAMONTE CIRCLE	393	36	14,148	48		D	2
SONORA ROAD	W/S SUNRISE WAY	E/S CALLE MARCUS	217	33	7,161	48	Deepwell Estates	D	4
CRESTVIEW WAY	W/S MESA DRIVE	E/S RIDGE ROAD	1226	26	31,876	49	The Mesa	D	1
JUAN CIRCLE	S/S GATEWAY DRIVE	S END (CDS)	166	32	7,965	49	Desert Highland	D	8
ALONDRA WAY	W/S COMPADRE ROAD	W END (CDS)	385	32	15,045	50	Los Compadres	D	4
AVENIDA OLANCHA	E/S CALLE ROLPH	W/S CALLE MARCUS	214	25	5,350	50	Deepwell Estates	D	4
CAMINO PAROCÉLA	E/S PASEO DOROTEA	W/S CALLE SANTA CRUZ	635	31	19,685	50	Demuth Park	D	3
MESA DRIVE	N/S CRESTVIEW DRIVE	S/S EL CAMINO WAY	454	24	10,896	50	The Mesa	D	1
MONTEREY ROAD	S/S ALEJO ROAD	N/S AMADO ROAD	1284	25	32,100	51		D	5
PAR DRIVE	W/S BIRDIE WAY	E/S GENE AUTRY TRAIL FRNTG RD	530	36	19,803	51		D	2
LEISURE WY*	W/S VIA MONTE VISTA	E/S HIGH ROAD	753	33	24,849	55	Vista Las Palmas	D	6
CIVIC DR*	N/S BARISTO ROAD	S/S TAHQUITZ CANYON WAY	1249	36	44,964	55		D	5
DRY FALLS ROAD*	N/S CRESCENT DRIVE	S/S LEISURE WAY	600	33	19,800	53	Vista Las Palmas	D	6
DILLON ROAD *	1028 FT EAST OF KAREN AVE	2078 FT EAST OF KAREN AVE	1050	12	12,600	66**		C	
SOUTH PALM CYN*	S/S CANTINA WAY	N/S AVENIDA GRANADA	1144	60	68,640	57	Canyon Corridor	C	1
ANZUELO CIRCLE	W/S EL CIELO ROAD	W END (CDS)	380	32	14,407	51	Los Compadres	D	4
AVENIDA OLANCHA	E/S SAGEBRUSH ROAD	W/S CALLE ROLPH	225	25	5,625	51	Deepwell Estates	D	4
BALBOA CIRCLE	W/S CAMINO REAL	W END (CDS)	340	36	15,046	51		D	1
BEVERLY DRIVE	S/S SONORA ROAD	N/S ESCOBA DRIVE	1271	36	45,756	51	Los Compadres	D	4
BIRDIE WAY	N/S EAGLE WAY	S/S PAR DRIVE	819	36	30,201	51		D	2
CAMEO WAY	W/S JOSHUA TREE PLACE	E/S CAMINO REAL	275	32	8,800	51	Twin Palms	D	1
CERRITOS DRIVE	S/S ALEJO DRIVE	N/S AMADO ROAD	1270	36	45,720	51		D	5

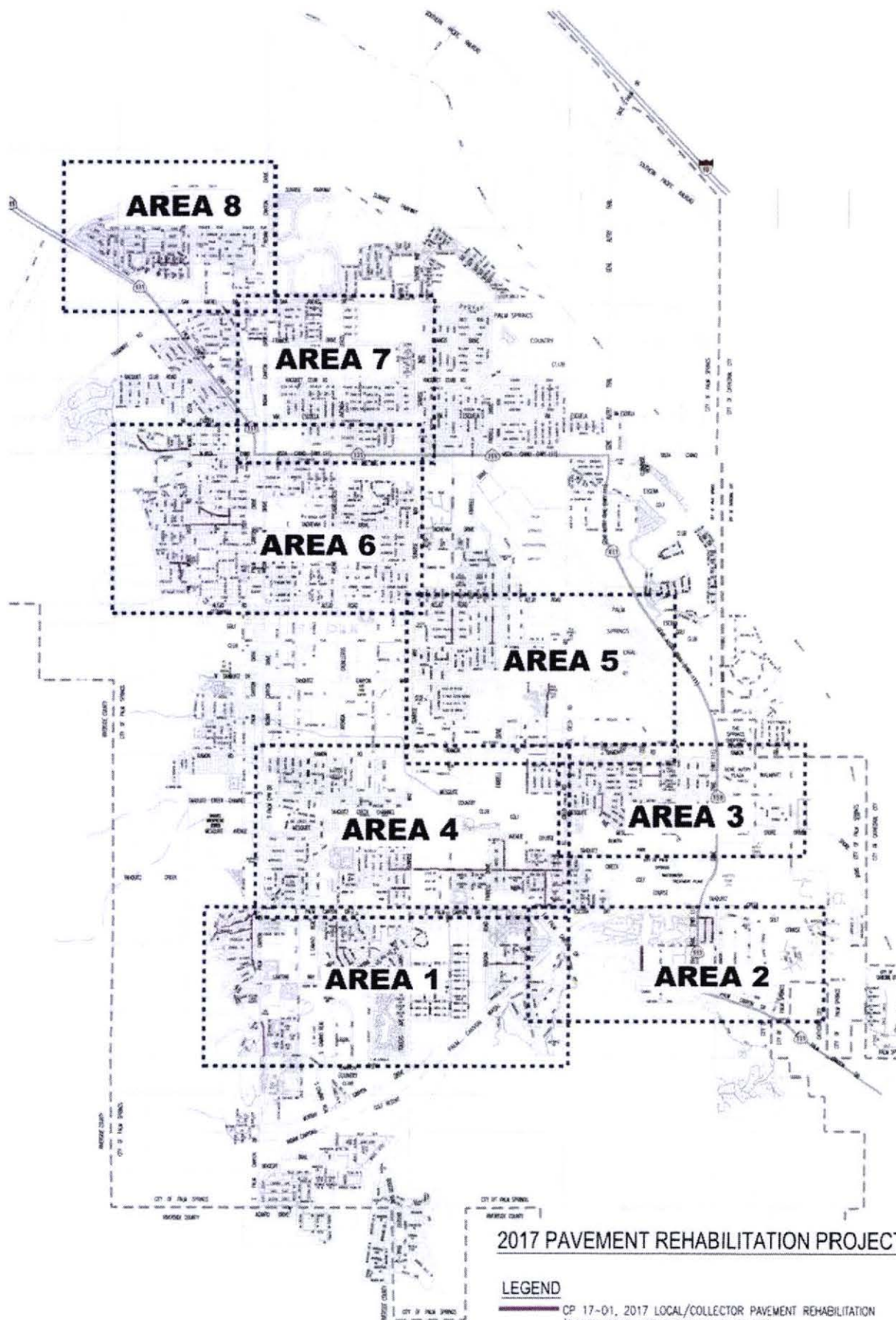
Name	From	To	Length	Width	True Area	PCI	Neighborhood	Grade	Map Area
CHEROKEE WAY	S/S SEVEN LAKES DRIVE	N/S E PALM CANYON DRIVE	986	60	59,160	51		D	2
COMPADRE ROAD	S/S RAMON ROAD	N/S SUNNY DUNES ROAD	1313	36	47,718	51		D	4
DIVOT LANE	S/S PAR DRIVE	N/S EAGLE WAY	819	36	29,484	51		D	2
EL CAMINO WAY	W/S S PALM CANYON DRIVE	W END	1131	32	36,192	51	The Mesa	D	1
GRANITO CIRCLE	N/S VIA LAS PALMAS	N END (CDS)	132	33	7,081	51	Vista Las Palmas	D	6
KAWEAH ROAD	N/S STEVENS ROAD	S/S VIA SOL	286	33	9,438	51	Vista Las Palmas	D	6
MARION WAY	W/S LA VERNE WAY	E/S CALIENTE ROAD	417	36	15,012	51	Twin Palms	D	1
OCOTILLO AVENUE	W/S MANZANITA AVENUE	W END	132	25	3,300	51	Deepwell Estates	D	4
PAROCELA PLACE	W/S WARM SANDS DRIVE	S/S CAMINO PAROCELA	532	33	17,556	51	Warm Sands	D	4
ROSA PARKS ROAD	W/S EASTGATE ROAD	E/S VIDEO ROAD	1215	32	38,880	51	Desert Highland	D	8
SAN JOAQUIN DRIVE	E/S FARRELL DRIVE	N/S SONORA ROAD	1116	33	36,828	51	Los Compadres	D	4
SAN MARTIN	W/S EL CIELO ROAD	W END (CDS)	380	32	14,407	51	Los Compadres	D	4
SEQUOIA PLACE	W/S YOSEMITE DRIVE	E/S ALHAMBRA DRIVE	479	36	16,848	51	Indian Canyons	D	1
VERADA SUR	W/S CAMINO CENTRO	E/S CAMINO MIRASOL	1097	28	30,716	51	Old Las Palmas	D	6
YUCCA PLACE	N/S ANZA DRIVE	S/S MARION WAY	612	25	15,300	51	Twin Palms	D	1
				TOTAL	1,491,071	SF			
* Streets with PCI value higher than 51 are Arterials with a higher priority and streets in critical need of repair as determined by Engineering and Street Maintenance									
** Labeled PCI 70 in final report. After field review, corrected to PCI 48 consistent with adjacent segment.									

ATTACHMENT 2

ATTACHMENT 3

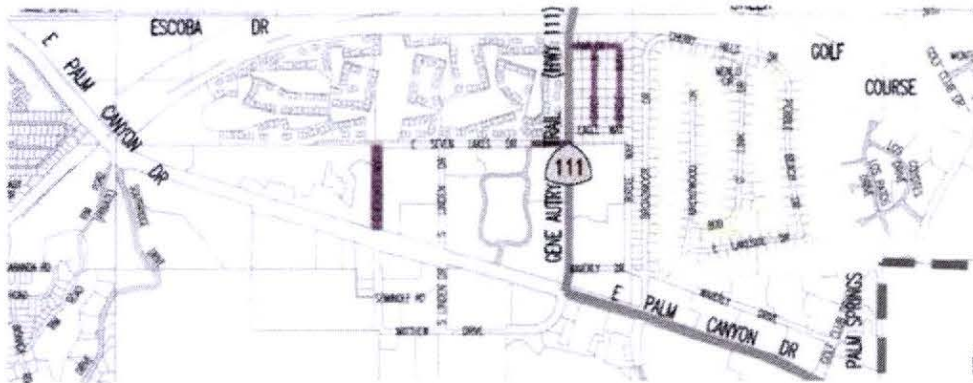
Streets Deferred per Desert Water Agency

Name	From	To	Length	Width	True Area	PCI	Neighborhood	Grade
AVENIDA HOKONA	E/S VIA SALIDA	W/S CALL PALO FIERRO	539	33	17,787	46	Taquizt River Estates	D
CALLE SAN ANTONIO	W/S CALLE PAUL	E/S CALLE SANTA CRUZ	467	33	15,411	46	Demuth Park	D
DEBBY DRIVE	N/S ANDREAS ROAD	S/S TERRY LANE	656	25	16,400	46		D
MICHELLE ROAD	N/S ANDREAS ROAD	S/S TERRY LANE	659	25	18,729	46		D
SONORA ROAD	W/S SAN JOAQUIN	E/S FARRELL DRIVE	510	36	18,360	46	Los Compadres	D
INDUSTRIAL PLACE	W/S CALLE PALO FIERRO	S/S SUNNY DUNES ROAD	790	30	23,700	47	Taquizt River Estates	D
LINDA VISTA DRIVE	W/S PATENCIO ROAD	W END	730	28	20,440	47	Historic Tennis Club	D
OCOTILLO AVENUE	W/S PASEO DE MARCIA	E/S CALLE DE MARIA	235	25	5,875	47	Deepwell Estates	D
OCOTILLO AVENUE	W/S CALLE DE MARIA	E/S DRIFTWOOD DRIVE	226	25	5,650	47	Deepwell Estates	D
OCOTILLO AVENUE	W/S DRIFTWOOD DRIVE	E/S MANZANITA AVENUE	226	25	5,650	47	Deepwell Estates	D
LOUELLA ROAD	N/S ANDREAS ROAD	N/S TAHQUITZ ROAD	398	36	14,328	48		D
CALLE DE RICARDO	W/S VELLA ROAD	E/S CALLE SANTA CRUZ	645	33	21,285	49	Demuth Park	D
CALLE PALO FIERRO	S/S RAMON ROAD	N/S CAMINO PAROCELA	606	36	21,816	50	Warm Sands	D
CAMINO PAROCELA	W/S CAMINO REAL	W/S CALLE PALO FIERRO	797	32	25,504	50	Warm Sands	D
JOYCE DRIVE	W/S FARRELL DRIVE	E/S SUNRISE WAY	2,485	33	82,005	50	Desert Park Estates	D
MANZANITA AVENUE	N/S E DEEP WELL ROAD	S/S MESQUITE AVENUE	1,822	25	45,550	50	Deepwell Estates	D
APACHE ROAD	W/S CALIENTE ROAD	E/S NAVAJO ROAD	480	25	12,000	51	Twin Palms	D
CALIENTE ROAD	N/S LA JOLLA ROAD	S/S APACHE ROAD	485	25	13,335	51	Twin Palms	D
EAST DEEPWELL ROAD	E/S S DEEPWELL ROAD	W/S SAGEBRUSH ROAD	1,752	25	43,800	51	Deepwell Estates	D
DESERT PALMS DRIVE	W/S SUNSET WAY	E/S CERRITOS DRIVE	625	32	20,000	51		D
DESERT PALMS DRIVE	W/S CERRITOS DRIVE	E/S SATURMINO DRIVE	834	32	28,035	51		D
LA JOLLA ROAD	E/S NAVAJO ROAD	W/S VIA AGUILA	1,300	25	35,762	51	Twin Palms	D
PALOMINO ROAD	W/S MANZANITA AVENUE	N/S E DEEPWELL ROAD	878	25	21,950	51	Deepwell Estates	D
PINTO ROAD	N/S E DEEPWELL ROAD	S/S PALOMINO ROAD	322	25	8,050	51	Deepwell Estates	D
SATURMINO ROAD	N/S AMADO ROAD	N/S DESERT PALMS	655	34	22,270	51		D
SOUTH DEEPWELL ROAD	N/S E PALM CANYON DRIVE	N/S E DEEP WELL ROAD	784	48	37,632	51	Deepwell Estates	D
VIA ALTAMIRA	E/S AVENIDA CABALLEROS	W/S ARQUILLA ROAD	615	36	22,140	51	Moyle Colony East	D
					TOTAL	623,464	5F	

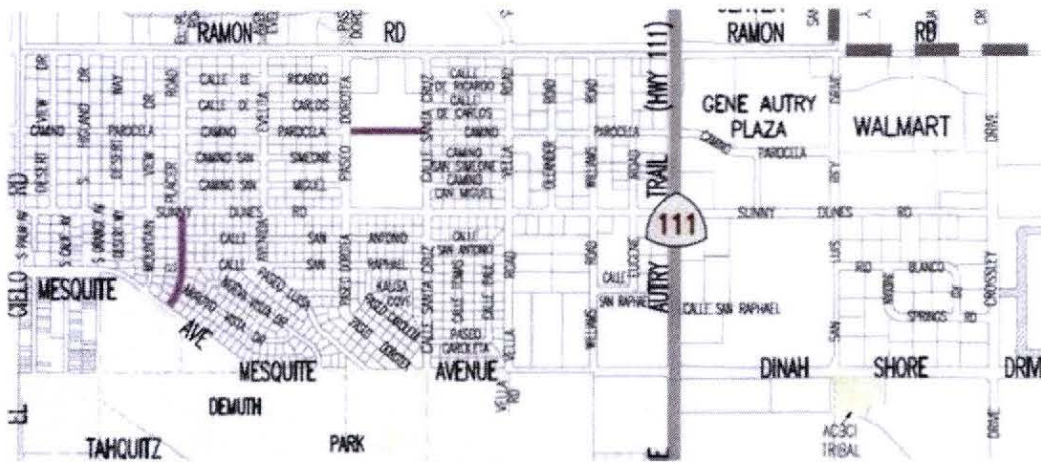




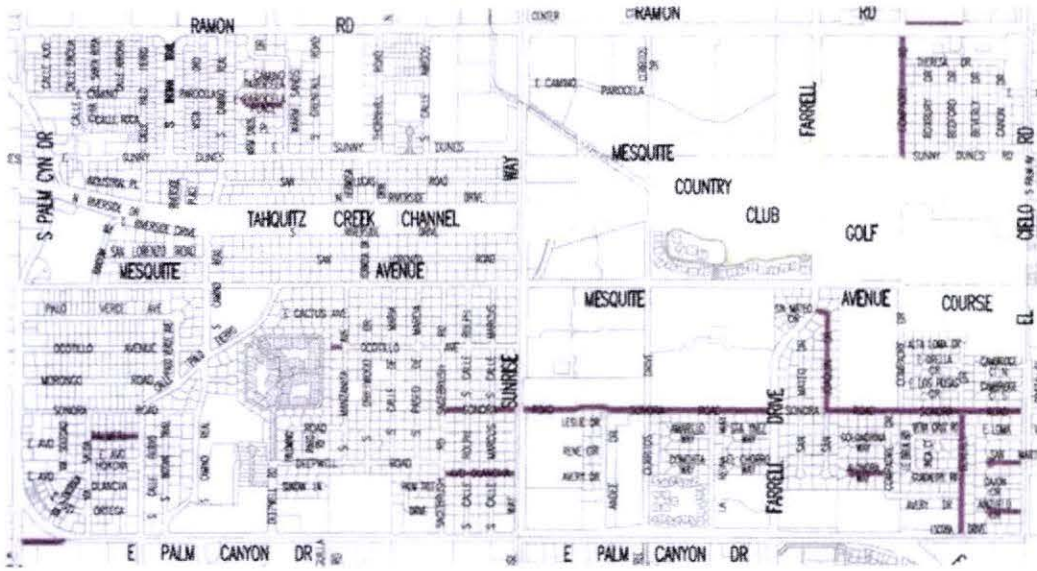
CP 17-01 - AREA 1



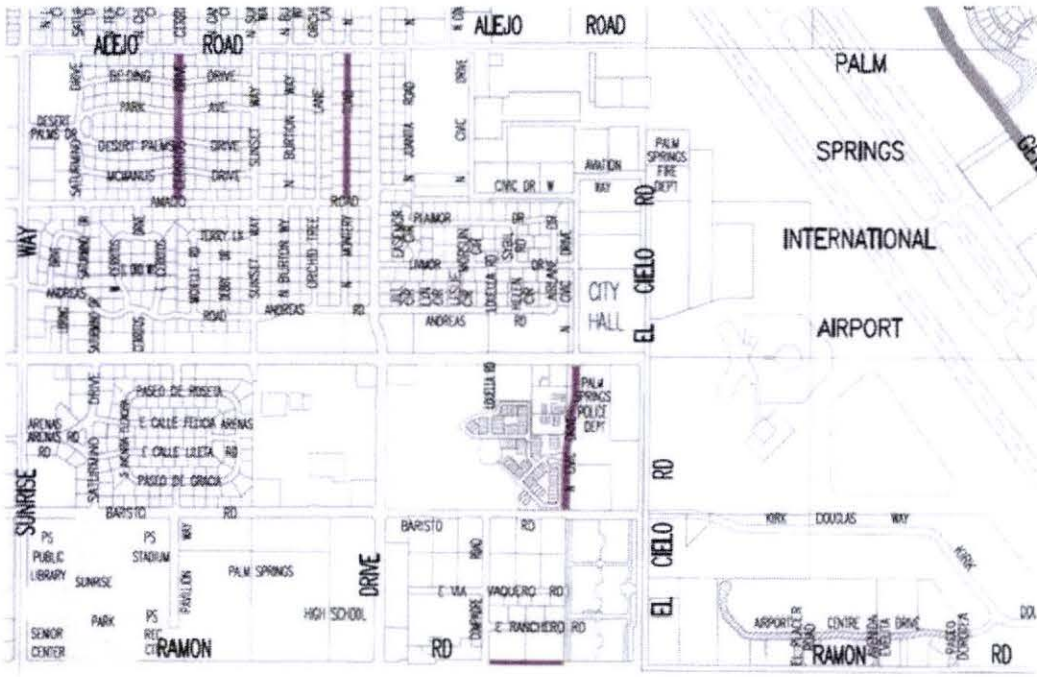
CP 17-01 - AREA 2



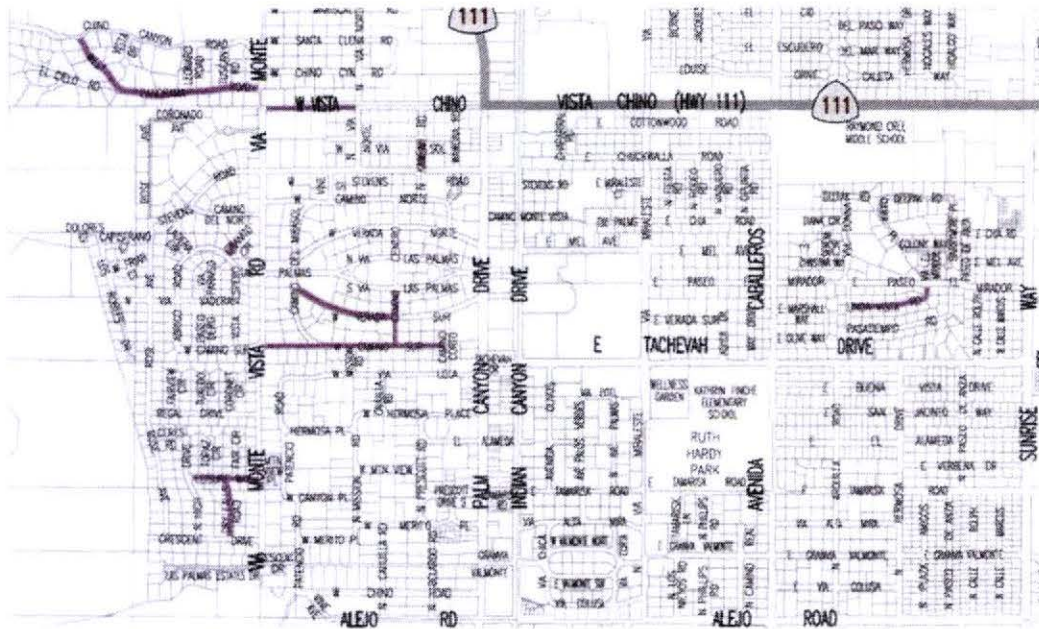
CP 17-01 - AREA 3



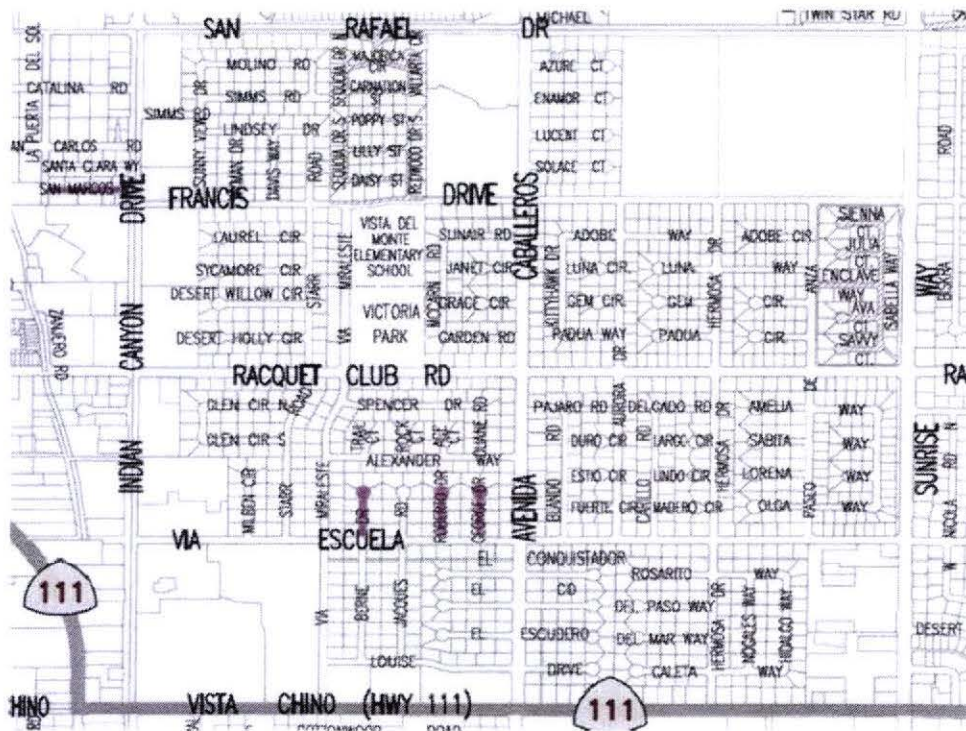
CP 17-01 - AREA 4



CP 17-01 - AREA 5



CP 17-01 - AREA 6



CP 17-01 - AREA 7



CP 17-01 - AREA 8