

Attachment 1:

Draft Exhibit to Site Works Agreement: Description of Site Works

Subject to such changes as may be required by City pursuant to Section 2 of the Agreement, the Site Works shall consist of the following:

1. Conducting any and all other necessary activities to relocate the Visitor Center and construct the New Parking Lot within the VW Site, including, but not limited to, (i) disassembling, transporting, and reassembling the Visitor Center in accordance with the manufacturer's standard requirements, and (ii) packing, securely storing, and relocating all Valley Water personal property (e.g., files, furnishing, equipment, and other contents) from the Visitor Center to the Additional VW Area which shall include unpacking any boxed or stored items from the Visitor Center (if requested by Valley Water following its relocation);
2. Preparing the Additional VW Area in accordance with the Final Plans and Specifications, including fill, compaction, drainage, paving and any other necessary activities to raise the Additional VW Area to the same elevation as the SVAWPC, consistent with the Final Plans and Specifications;
3. Installing, extending or relocating all required electrical, water, sewer, communication, and other utility connections required for the relocated Visitor Center and the New Parking Lot within the VW Site in accordance with the Final Plans and Specifications;
4. In accordance with the Final Plans and Specifications, constructing the New Parking Lot and striping forty-eight (48) parking spaces for standard sized automobiles and three (3) parking spaces for regular sized school buses within the Additional VW Area;
5. Appropriately relocating, installing and replacing, as needed, the following Valley Water utilities and infrastructure located within the VW Property and the Zanker Improvements Area consistent with the Final Plans and Specifications: (i) the storm drain system and drainage grading (which shall be constructed to adequately collect and drain stormwater and other drainage away from the New Parking Lot, SVAWPC, and adjacent areas within the VW Site and successfully discharge it to the stormwater conveyance system with no flooding or ponding on the VW Site), and (ii), within the Zanker Improvements Area, an access manway and three air release valves west of the expanded Zanker Road vehicle path of travel, bike lane and sidewalk;

6. Appropriately installing and/or replacing, as needed, the following within the Zanker Improvements Area consistent with the Final Plans and Specifications: (i) the Zanker Road acceleration lane; (ii) new sidewalk and landscaping adjacent to the Zanker Road; (iii) the Regional Wastewater Facility property sign monument subject to City approval; and (iv) those areas of the curb, pavement and striping at the Environmental Services Building parking lot affected by the relocation of the Valley Water Visitor Center trailer, all of which shall be restored up to modern operational standards.
7. Relocating or replacing Valley Water-designated monuments and signage to locations within the VW Site designated by Valley Water in writing prior the start of construction works within the VW Site;
8. In accordance with the Final Plans and Specifications, ensuring that access to the relocated Visitor Center complies with the Americans with Disability Act and related state and federal laws;
9. In accordance with the Final Plans and Specifications and within the VW Site, installing all necessary security, lighting, fencing, landscaping and irrigation, sidewalks and curbs, ingress, and egress, including sufficient turning radius, and proper traffic flow in compliance with Valley Water Standards, state and local laws or regulations;
10. Install security fencing around the Additional VW Area and any other required areas within the VW Site and the Zanker Improvements Area, maintain such security fencing for the duration of Microsoft's work in such areas, and remove it upon completion of such works. Upon at least 14 days' written notice to Microsoft following Microsoft's completion of the Site Works, Valley Water may request an extension for removal of such security fencing of up to 45 days.