Alex Vargas, Mayor
Katrina Manning, Mayor Pro Tem
Angie Reyes English, Councilmember
Alex Monteiro, Councilmember
Faye Johnson, Councilmember

Dayna S. Williams-Hunter, City Clerk
Marie Poindexter-Hornback, City Treasurer

CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR MARCH 11, 2025 6:00 PM
COUNCIL CHAMBER AT CITY HALL
4455 W. 126th STREET, HAWTHORNE, CALIFORNIA

MEETING INFORMATION

IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND NEED REASONABLE ACCOMMODATION OR MODIFICATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) PLEASE CONTACT THE CITY CLERK DEPARTMENT AT CITYCLERK@CITYOFHAWTHORNE.ORG OR CALL (310) 349-2915 PRIOR TO THE MEETING FOR ASSISTANCE.

THE MEETING IS SHOWN LIVE ON CABLE CHANNEL 22, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, AND RELATED MEETINGS ACCORDING TO THE PUBLISHED CABLE SCHEDULE OF PROGRAMS. IT SHALL ALSO BE BROADCAST LIVE AND BE MADE AVAILABLE THEREAFTER ON THE CITY OF HAWTHORNE'S WEBSITE:

MEETING VIDEO

Or online on YouTube by searching for Hawthorne Community Television

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THE AGENDA, STAFF REPORTS AND ATTACHMENTS ARE AVAILABLE ONLINE AT AGENDA, STAFF REPORTS, ATTACHMENTS AND THEN SELECTING THE DESIRED MEETING. MEMBERS OF THE PUBLIC MAY INSPECT (AT NO COST) AND/OR OBTAIN COPIES (UPON PAYMENT OF THE CITY'S CURRENT COPYING FEE) OF ANY REGULAR SESSION ITEM BY CONTACTING THE CITY CLERK DEPARTMENT AT CITY HALL VIA TELEPHONE (310) 349-2915 OR EMAIL CITYCLERK@CITYOFHAWTHORNE.ORG

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Autism Awareness for First Responders Program, "Hawthorne SNAP" - Sgt. J. Michalczak (Hawthorne Police Department)
2. Proclamation - Significant Contributions in the Community - A. Monteiro
3. South Bay Workforce Investment Board -- Assisting the Unhoused - A. Reyes English
4. Good Neighbor Award Presentation

ORAL COMMUNICATIONS

ORAL COMMUNICATION INSTRUCTIONS

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL AND PARKING AUTHORITY SHOULD COMPLETE A SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO THREE MINUTES. THE THREE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. HOWEVER, THE STATE OPEN MEETINGS LAW (GOVERNMENT CODE SECTION 54950 ET SEQ.) PROHIBITS THE CITY COUNCIL FROM PROVIDING A DETAILED RESPONSE OR ACTING UPON ANY ITEM NOT CONTAINED ON THE AGENDA POSTED 72 HOURS BEFORE A REGULAR MEETING AND 24 HOURS BEFORE A SPECIAL MEETING. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY

EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

CITY CLERK'S CONSENT CALENDAR

5. Approval of City Council meeting minutes for the regular City Council meetings of December 12, 2023, January 09, 2024, and January 23, 2024. Motion to approve minutes.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meeting minutes for December 12, 2023, January 09, 2024, and January 23, 2024

6. Approval of waiver of full readings of Resolutions and Ordinances on Tuesday, March 11, 2025's agenda. Motion to waive full readings.

7. City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 02/26/2025 to 03/11/2025 in the total of $2,513,177.90.

RESOLUTIONS

8. RESOLUTION NO. 8511 -- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:
Staff recommends that the City Council Adopt Resolutions 8511.

9. RESOLUTION NO. 8512 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A CONSULTANT AGREEMENT FOR CITYWIDE PARKING STUDY WITH KIMLEY-HORN AND ASSOCIATES.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8512

10. RESOLUTION NO. 8513, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS.

RECOMMENDED MOTION:
Adopt Resolution No. 8513 and Approve the Second Amendment to the City Manager's Employment Agreement.

PARKING AUTHORITY

11. RESOLUTION NO. 74 -- A RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:
Staff recommends that the Board of Directors Adopt Resolutions 74.

SUCCESSOR AGENCY

12. RESOLUTION NO. 2025-01 OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE AUTHORIZING THE ISSUANCE AND SALE BY THE SUCCESSOR AGENCY OF TAX ALLOCATION REFUNDING BONDS AND TAKING RELATED ACTIONS.

RECOMMENDED MOTION:
Staff Recommends that the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Adopt Resolution No. 2025-01 Authorizing the Issuance and Sale by the Successor Agency of Tax Allocation Refunding Bonds and Taking Related Actions.

13. RESOLUTION NO. 2025-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CITY OF HAWTHORNE, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY.

RECOMMENDED MOTION:
Staff recommends that the Board of Directors adopt Resolution No. 2025-02.

ORDINANCES

14. ORDINANCE NO. 2255 (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 12.31.010 (DEPOSIT OF BULKY WASTE ON SIDEWALKS, STREETS OR PUBLIC RIGHT-OF-WAY) OF CHAPTER 12.31 (BULKY WASTE ON SIDEWALKS OR STREETS) TO TITLE 12 (STREETS AND SIDEWALKS) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
Introduce Ordinance No. 2255 on February 25, 2025, and Adopt Ordinance No. 2255 on March 11, 2025.

BIDS: OPENINGS & RESULTS

15. Bid Opening for Project # 25-09 Hawthorne Police Department Roof Replacement Project

CITY MANAGER'S CONSENT CALENDAR

16. Progress Payment #1 in the amount of $780,491.54 due to PCN3, Inc of Los Alamitos, CA for City of Hawthorne Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #1 to PCN3, Inc of Los Alamitos, CA and authorize the City Manager or Director of Public Works to review and execute any change orders as necessary.

17. Progress Payment #4 in the amount of $1,455,394.05 due to Sequel Contractors, Inc. of Santa Fe Springs, CA for 120th St Improvements - Crenshaw Blvd to Felton Ave, Phase II (Project #21-03)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progres Payment #4 to Sequel Contractors, Inc. of Santa Fe Springs, CA

18. Grant of Easement to Southern California Edison Company to Develop an Additional Electrical Supply System Needed for the City Hall Expansion and Underground Parking Structure.

RECOMMENDED MOTION:
Staff Recommends that the City Council Approve the Grant of Easement to Southern California Edison Company.

19. Agreement between the City of Hawthorne and DTA to perform a Development Impact Fee Study

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with DTA and authorize the City Manager or his desginee to enter into and execute the agreement.

20. Review of the Mid-Year Financial Report for Fiscal Year 2024-2025.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve, and file the Mid-Year Financial Report for Fiscal Year 2024-2025.

21. First Amendment to the Consultant Agreement for Design Services ("First Amendment") between the City of Hawthorne ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant").

RECOMMENDED MOTION:
Staff recommends that the City Council approve this First Amendment and authorize the City Manager to execute the first amendment to the consultant agreement.

22. Section 8 Housing Choice Voucher Program, Award of Special Administrative Fee Funding for Small Area Fair Market Rents Implementation.

RECOMMENDED MOTION:
The staff recommends that the City Council:

1. Receive and approve for use, the Special Administrative Fees from the U.S. Department of Housing and Urban Development (HUD) to offset the transition cost of the mandatory use of Small Area Fair Market Rents (SAFMRs).

2. Authorize the Finance Department to make funds immediately available in the 810 account.

23. The Hawthorne Commercial Facade Program funded by the Community Development Block Grant (CDBG)

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file this report.

CITY ATTORNEY'S CONSENT CALENDAR

24. Login: jpost, Meeting: 03/25/2025, form:70, Agenda Item 235: Progress Payment #4 in the amount of $30,000.00 due to Huntington Beach Electric Inc of Huntington Beach, CA for Hawthorne Jim Thorpe Park and City Hall Council Chambers Lighting Project (Project #23-07)

has been moved to a new meeting. Please remove this line from the agenda.

25. Claim for monetary damages by Kansas Farm & Ranch, Inc.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Kansas Farm & Ranch, Inc.

DISCUSSION/ACTION ITEMS

26. Ordinance Prohibiting Trash Bins Left on Public Right of Way. (F. Johnson)

27. Los Angeles Sparks (WNBA) Basketball Clinic, July 13 & 14th Partnership with the City, Waiver of $1,107 Fee (K. Manning)

28. Increase Budget for the City of Hawthorne's Facade Program (K. Manning)

29. Marketing City's 311 App (A. Vargas)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

CLOSED SESSION

30. **Closed Session:** Conference with Legal Counsel: Existing Litigation, California Government Code section 54956.9(d)(1).
Name of Case: *Martha Gonzalez v. City of Hawthorne, et al.*
LASC Case No.: 24TRCV01773

31. Conference with Legal Counsel - Existing Litigation, Government Code section 54956.9(d)(1)
Name of Case: *People of State of California (City of Hawthorne) v. M&A Gabaee, et. al.*
LASC Case Number: 21TRCV00869

ADJOURNMENT

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF HAWTHORNE)

I, **DIANA CUCALON**, Deputy City Clerk for the City of Hawthorne, certify that a true and correct copy of the foregoing City Council Meeting Agenda was posted not less than 72 hours before the City Council Meeting to be held on Tuesday, March 11, 2025



_____
DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 1.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Police Department

SUBJECT:
Autism Awareness for First Responders Program, "Hawthorne SNAP" - Sgt. J. Michalczak (Hawthorne Police Department)

Attachments

Hawthorne Special Needs Awareness Program Proposal

HAWTHORNE SPECIAL NEEDS AWARENESS PROGRAM PROPOSAL



PRESENTOR

Sergeant Jerome Michalczak

March 18, 2025

CITY OF HAWTHORNE
City of Good Neighbors

CITY OF HAWTHORNE POPULATION

+/- 88,000

NATIONAL AVERAGE OF SPECIAL NEEDS INDIVIDUALS IN THE US IS AROUND 15%

IN OUR CITY THAT TRANSLATES TO ABOUT13,000 RESIDENTS WITH SPECIAL NEEDS

THESE NEEDS COULD BE THE RESULT OF

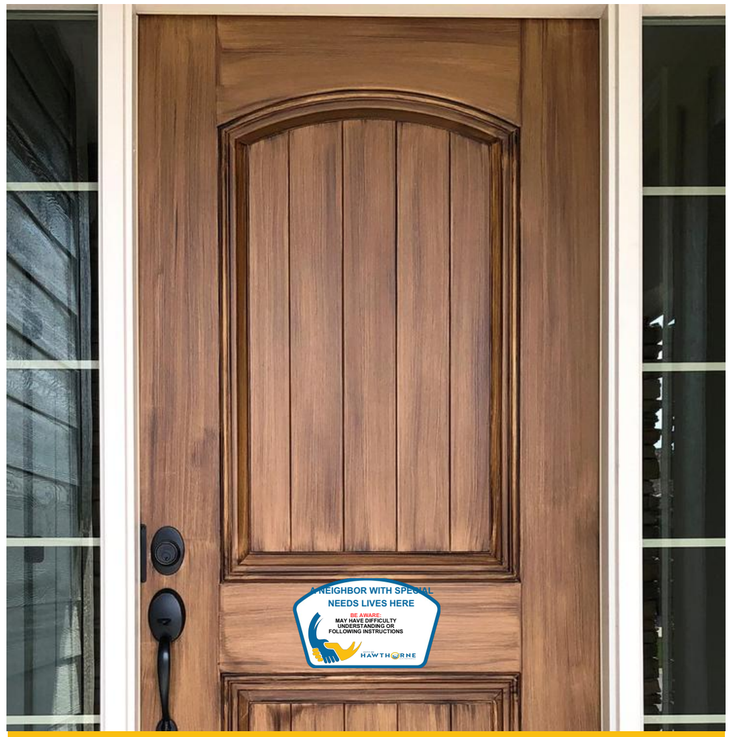
- Autism
- Diabetes
- Alzheimer’s Disease
- Asperger Syndrome
- Bipolar Disorder
- Cerebral Palsy
- Down Syndrome
- Epilepsy/Seizures
- Hearing Impairment
- Schizophrenia
- Visual Impairment
- Seizure Disorder
- Post Stroke
- Parkinson's
- Developmental Disability
- Emotional Disturbance
- Oppositional Defiant Disorder



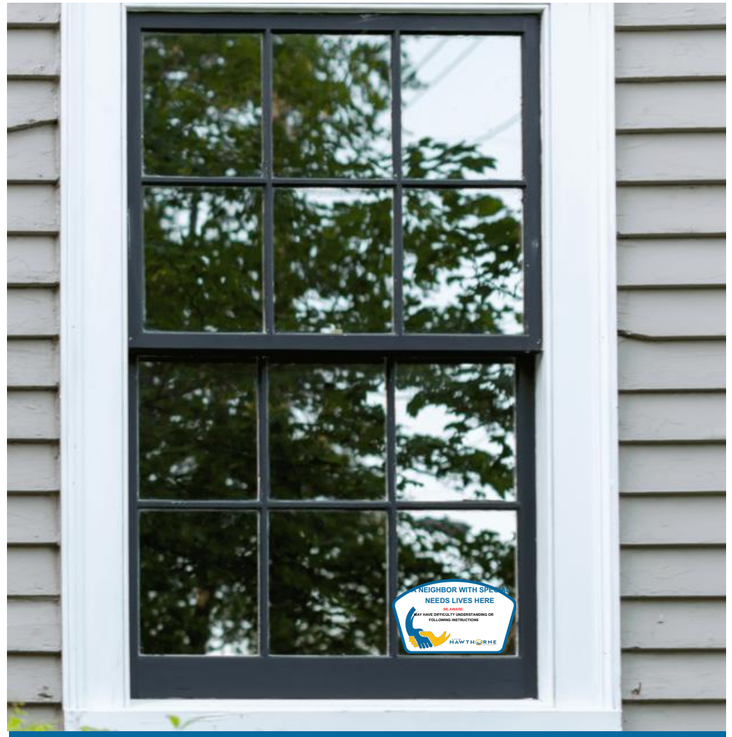
WHAT TO LOOK FOR?



ROUGH DRAFT
OF THE STICKER



POSSIBLE FRONT DOOR
PLACEMENT



POSSIBLE FRONT WINDOW
PLACEMENT

HOW DOES THIS ALIGN WITH OUR CITY VISION?

GUIDED BY G.P.S.



GROWTH

GROWTH REQUIRES AWARENESS

By displaying these stickers it gives our employees a means of cultivating awareness by recognizing that the person they come into contact with may not understand everything happening and to respond in a more empathetic and meaningful way.



PROGRESS

This initiative represents a **forward-thinking approach** to public safety by equipping first responders with the awareness they need to provide **effective and compassionate assistance**. It showcases the city's dedication to **modernizing emergency response** strategies in line with evolving community needs.



SERVICE

By offering this sticker, the city enhances its **public safety services**, ensuring that emergency personnel have the information they need to assist vulnerable residents. This reflects the city's commitment to **accessibility, preparedness, and community well-being.**



THANK YOU FOR YOUR TIME

PRESENTOR

Sergeant Jerome Michalczak

March 18, 2025

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Manager

SUBJECT:
Proclamation - Significant Contributions in the Community - A. Monteiro

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Manager

SUBJECT:
South Bay Workforce Investment Board -- Assisting the Unhoused - A. Reyes English

AGENDA ITEM NO. 4.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Human Resources

SUBJECT:
Good Neighbor Award Presentation

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Clerk

City Manager: **Department Head:**

SUBJECT:
Approval of City Council meeting minutes for the regular City Council meetings of December 12, 2023, January 09, 2024, and January 23, 2024. Motion to approve minutes.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meeting minutes for December 12, 2023, January 09, 2024, and January 23, 2024

DISCUSSION:

The purpose of the minutes are to historically preserve the event of the City Council meetings. The minutes typically describe the event of the meeting and may include a list of attendees, a statement of the issues considered by the participants and related responses or decisions for the issues. It is not a requirement that the minutes be a transcript but instead a historical preservation/ record of the actions, guidance, and directives provided in conducting the wishes and the business of the City of Hawthorne by the said policy making body.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not Applicable.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Regular Meeting Minutes 12.12.23
Regular Meeting Minutes 01.09.24
Regular Meeting Minutes 01.23.24

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD DECEMBER 12, 2023

CALL TO ORDER

Mayor Alex Vargas called the City Council meeting to order at 6:11 p.m. in the City Council Chambers of City Hall, 4455 W. 126th Street, Hawthorne, California.

INVOCATION

Pastor John Jefferson gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Officer Santos Jimenez led the Pledge of Allegiance.

ROLL CALL

ROLL CALL-Present: Councilmembers Katrina Manning, Alex Monteiro, L. David Patterson, Mayor Pro Tem Reyes English, Mayor Alex Vargas.

Absent: None.

Also Present: City Manager Vontray Norris, City Attorney Robert Kim, City Clerk Dayna Williams-Hunter, City Treasurer Marie Poindexter-Hornback.

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Presentation – Pastors Recognition – Manning

Councilmember Manning presented Certificates of Appreciation to Pastor John Jefferson, Bishop John Richardson, Pastor Gregory Guich and Pastor Larry Weaver.

2. Presentation for New City Hall Expansion and Civic Park – Office Untitled

Consultant Office Untitled provided a presentation on the future City Hall and courtyard development.

3. Presentation for New Senior Center – RA-DA

Rania Alomar, from RA-DA provided a presentation for the development of the new Senior Center.

4. Artificial Intelligence- The Future Unleashed

Information Technology Systems Manager Josh Armstrong provided a presentation on Artificial Intelligence (AI), including potential uses for AI for City Hall operations and services.

ORAL COMMUNICATIONS

John Jefferson thanked the City Council for his Certificate of Appreciation, announced an upcoming Christmas food giveaway event and announced parent class graduations. **Ronnie Manson** commented he delivered hot meals for the Thanksgiving holiday. **Gordon Michael Mego** provided comments on potential underground parking options and on Hawthorne Blvd. **Kyle Orlemann** provided comments on including religious leaders of different faiths and a potential Veteran's Memorial Wall. **James Johnson** provided comments on requesting a bicycle lane on El Segundo near Eucalyptus Ave.

CITY CLERK'S CONSENT CALENDAR

5. Approval of waiver of full readings of resolutions and ordinances on Tuesday, December 12, 2023's agenda.

6. Approval of City Council meeting minutes for the regular meeting of October 10, 2023 and special meeting of November 28, 2023.

7. City Treasurer requests approval of the warrants for December 12, 2023.

RESOLUTIONS

8. Resolution No. 8445 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS.

9. Resolution No. 8446 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO CITY ATTORNEY EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND ROBERT M. KIM.

10. Resolution No. 8447 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE AMENDMENTS TO THE TERMS AND CONDITIONS OF EMPLOYMENT OF THOSE EMPLOYEES REPRESENTED BY THE PART-TIME HAWTHORNE MUNICIPAL EMPLOYEE ASSOCIATION.

Councilmember Reyes English moved, seconded by Councilmember Patterson to approve the City Clerk's consent calendar (Items 5 - 10). City Manager Norris and City Attorney Kim stepped out of the Council Chambers before the vote on items 9 and 10 due to conflict of interest.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Mayor Pro Tem Reyes English, Mayor Vargas.

NOES: None.

PUBLIC HEARINGS (FIRST READING AND ADOPTIONS)

11. Public Hearing and Introduction of Ordinance. No. 2247 (1st Reading) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 17.29.040 (DEVELOPMENT STANDARDS) OF CHAPTERS 17.29 (CM – MIXED COMMERCIAL CLASSIFICATION) TO BE IN COMPLIANCE WITH THE HOUSING ELEMENT BY REMOVING CONSTRAINTS TO RESIDENTIAL AND MIXED-USE DEVELOPMENTS, AND APPROVING AN ADDENDUM TO THE HAWTHORNE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT. Motion to introduce.

RECOMMENDED MOTION: Staff Recommends that the City Council introduce Ordinance No. 2247.

City Clerk Williams-Hunter announced this was the time and place for the Public Hearing and introduction of Ordinance No. 2247.

Mayor Vargas opened the public hearing and called for public comments.

No members of the public provided public comments.

Mayor Vargas closed the public hearing.

Ordinance No. 2247 was introduced by Councilmember Monteiro.

ORDINANCES

12. Ordinance No. 2246 (2nd Reading) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 2.17.040 (TERMS OF OFFICE) OF CHAPTER 2.17 (YOUTH COMMISSION); AMENDING SECTION 2.18.040 (TERMS OF OFFICE) OF CHAPTER 2.18 (CIVIL SERVICE COMMISSION); AMENDING SECTION 2.19.020 (MEMBERS) OF CHAPTER 2.19 (VETERANS' AFFAIRS COMMISSION); AMENDING SECTION 2.20.040 (TERMS OF OFFICE) OF CHAPTER 2.20 (SENIOR CITIZENS' COMMISSION); AMENDING SECTION 2.22.040 (TERMS OF OFFICE) OF CHAPTER 2.22 (PARK, RECREATION AND FINE ARTS COMMISSION); AMENDING SECTION 2.28.090 OF CHAPTER 2.28 (PLANNING COMMISSION) OF THE HAWTHORNE MUNICIPAL CODE; AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

Councilmember Monteiro moved, seconded by Mayor Pro Tem Reyes English to adopt Ordinance 2246.

ROLL CALL AYES: Councilmembers Monteiro, Patterson, Reyes English, Mayor Vargas.

NOES: None.
ABSENT: Councilmember Manning

GENERAL MATTERS

13. 2023 California Legislative Update

RECOMMENDED MOTION: Staff Recommends that the City Council Receive and File.

Councilmember Patterson moved, seconded by Mayor Vargas to receive and file Item 13.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Mayor Pro Tem Reyes English, Mayor Vargas.
NOES: None.

CITY MANAGER'S CONSENT CALENDAR

14. Alley Improvement Project – CDBG Funds (Project # 24-06) – Out to Bid.

RECOMMENDED MOTION: Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of January 9, 2024.

15. Alondra Park Multi-Benefit Stormwater Capture Project Cost Sharing Payment of $500,000 per Partnership Agreement Dated September 5, 2023

RECOMMENDED MOTION: Staff recommends that the City Council approve and authorize the Director of Public Works to execute this payment for its cost share to the Los Angeles County Public Works of Alhambra, CA.

16. Agreement between the City of Hawthorne and Office Untitled for Design Services for the City Hall Expansion & Civic Center Park (Project # 24-01)

RECOMMENDED MOTION: Staff recommends that the City Council adopt the agreement between Office Untitled and authorize the City Manager to negotiate project costs, execute the agreement and any and all amendments thereto with any minor non-substantive changes to be made by Council.

17. Progress Payment #1 in the amount of $633,164.74 due to GRBCON, Inc. of Baldwin Park, CA for Sewer Main and Miscellaneous Storm Drain Improvement Project 2023 (Project # 23-04).

RECOMMENDED MOTION: Staff recommends that the City Council approve this Progress Payment #1 to GRBCON, Inc of Baldwin Park, CA.

18.

Progress Payment #2 in the amount of $315,837.00 due to Huntington Beach Electric Inc of Huntington Beach, CA for Hawthorne Jim Thorpe Park and City Hall Council Chambers Lighting Project (Project #23-07)

RECOMMENDED MOTION: Staff Recommends that the City Council approve this Progress Payment #2 to Huntington Beach Electric Inc of Huntington, CA.

19. Agreement Between the City of Hawthorne and Rania Alomar Architect, INC (RA-DA) for Design Services for City of Hawthorne Senior Center (Project #24-03)

RECOMMENDED MOTION: Staff recommends that the City Council adopts agreement between RA -DA and Authorize the City Manager to Negotiate Project Costs, Execute the Agreement, and any and all amendments, thereto, with any minor non-substantive changes to be made by Counsel.

20. City of Hawthorne's Investment Report for the quarter ended September 30, 2023.

RECOMMENDED MOTION: Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended September 30, 2023 of FY 23-24.

21. Review of the Quarter 1 Financial Report for Fiscal Year 2023-2024.

RECOMMENDED MOTION: Staff recommends that the City Council receive, approve, and file the Quarter 1 Financial Report for Fiscal Year 2023-2024.

22. Progress Payment #2 in the amount of $253,427.40 due to Martinez Landscape Company, Inc. of Sylmar, CA for General Maintenance (Project #22-05).

RECOMMENDED MOTION: Staff recommends that the City Council approve this Progress Payment #2 to Martinez Landscape Company, Inc. of Sylmar, CA.

23. Payment in the amount of $34,880.00 due to Los Angeles Neighborhood Land Trust for Zela Davis Park Renovation.

RECOMMENDED MOTION: Staff recommends that the City Council approve this payment to Los Angeles Neighborhood Land Trust.

Mayor Vargas moved, seconded by Councilmember Manning to approve the City Manager's Consent Calendar (Items 14 to 23)

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Mayor Pro Tem Reyes English, Mayor Vargas.
NOES: None.

CITY ATTORNEY'S CONSENT CALENDAR

24. Claim for Damages – Jhosep A. Sono-Rosas

RECOMMENDED MOTION: Deny the Claim for Damages of Jhosep A. Sono-Rosas

25. Agreement Between the City of Hawthorne and Karpel Solutions for Criminal Case Management Software

RECOMMENDED MOTION: Staff recommends that the City Council approve the agreement with Karpel Solutions for criminal case management software in an amount not to exceed $29,000.00, authorize the City Manager to execute the agreement and any related documents, and authorize the purchase order and encumber funds for the same.

26. Claim for Damages of Leonard Hardaway

RECOMMENDED MOTION: Deny the Claim of Leonard Hardaway.

Councilmember Manning moved, seconded by Councilmember Patterson to approve the City Attorney's Consent Calendar (Items 24 to 26)

HOUSING AUTHORITY

Mayor Vargas recessed the Council meeting to open the Housing Authority meeting.

27. City Clerk Williams-Hunter announced this was the time and place for the Public Hearing on the Draft Substantial Amendment to the 2020-2024 Consolidated Plan and 2020-2021 Action Plan for the Community Development Block Grant – Coronavirus (CDBG-CV) Program.

RECOMMENDED MOTION:
The staff advises that the City Council:
1. Conduct the public hearing and receive comments on the draft Substantial Amendment to the 20-24 Consolidated Plan and 20-21 Action Plan for the use of Community Development Block Grant – Coronavirus (CDBG-CV) funds.
2. Adopt the 20-24 Consolidated Plan and 20-21 Action Plan and authorize the City Manager, or designee, to submit the plan and any necessary amendments to the plan to the United State Department of Housing and Urban Development (HUD).
3. Authorize the City Manager, or designee, to negotiate, execute, and amend contracts with subrecipients or professional service providers as necessary to implement the CDBG-CV projects identified.
4. Authorize the City Manager, or designee, to execute, amend, and submit to HUD all plans and documents necessary to administer the CDBG-CV program.

Mayor Vargas opened the public hearing and called for public comments.

No members of the public provided public comments.

Mayor Vargas closed the public hearing.

Mayor Vargas moved, seconded by Councilmember Monteiro to approve the Draft Substantial Amendment to the 2020-2024 Consolidated Plan and 2020-2021 Action Plan for the Community Development Block Grant – Coronavirus (CDBG-CV) Program.

ROLL CALL AYES: Councilmembers Manning, Monteiro, Patterson, Mayor Pro Tem Reyes English, Mayor Vargas.
NOES: None.

Mayor Vargas closed the Housing Authority meeting and reopened the City Council meeting.

DISCUSSION/ACTION ITEMS

28. Moratorium on Autonomous Vehicles, Mini Motorbikes, Electric Scooters, Golf Carts, Car Washes and E-Bikes. (Reyes English)

Councilmember Reyes English expressed concern on the overabundance of these items in the City and their effects on public safety and brought them forward to get Council's thoughts. The City Attorney was directed to look into the feasibility of putting a moratorium on them as well as dental offices, nail salons, and massage parlors. Requested extra media coverage for the Skate in the Park event.

29. Updating our payment methods to include, credit cards, PayPal and etc. (Manning)

Councilmember Manning spoke on the importance of having the business license department being able to take payments from businesses by credit card and other convenient forms of payment. Directed the City Manager to get our credit card system up and running.

30. Oppose the higher fixed charge by SoCal Edison. (Reyes English)

Consensus to send a letter opposing the fixed charge.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Clerk Williams Hunter read comments from City Treasurer **Poindexter-Hornback** who was unable to attend the meeting. Comments were provided regarding her one year of service as City Treasurer and thanked the Finance staff for their hard work. Looks forward to the Winter Wonderland event and wished Chief Tomatani a Happy Birthday.

City Clerk **Williams Hunter** wished City Treasurer Poindexter-Hornback a Happy Birthday. Provided comments on the Pastor presentation. Congratulated Councilmember Manning, City Treasurer Poindexter-Hornback and herself on their one year of service to the City. Congratulated grandson Adrian on becoming President of the student body.

Councilmember **Manning** provided comments on her one-year anniversary. Wished Chief Tomatani a Happy Birthday. Commended student James Johnson for his advocacy. Announced that Holly Park Little League registration is open until January 16th and that the Business Expo will be held on March 14, 2024. Apologized if there were other churches she did not reach out to; it was not her intention to exclude anybody.

Councilmember **Patterson** thanked staff for their work on the different projects they are involved with. Gave direction to keep a file regarding annuals evaluations. Requested the City Manager look into joining the National League of Cities.

Councilmember **Monteiro** congratulated City Manager Norris and City Attorney Kim on their contract extensions and for doing an outstanding job. Commended City Manager Norris for the ad hoc committee regarding the future of the City and parking solutions. Reported on attending a Goodwill Career Center grand opening, the 14th Annual Southern California Economic Summit, the Clean Power Alliance meeting, the South Bay Cities of Governments and Southern California Regional Energy Network who presented an award for

Gold Level of Achievement to Hawthorne for energy efficiency. Thanked the volunteers who worked on the Saturday cleanup. Informed Council that he will be unable to attend the January 9th meeting due to a conference in Las Vegas. Announced that the CDBG and HOME funds community service grant is due January 12th.

Councilmember **Reyes English** thanked City Manager Norris and his administrative staff for helping to make the 15th Annual Operation Gobble a great success. Announced the annual toy giveaway for December 22nd, the Senior Resources Workshop at Del Aire Park on December 13th, Winter Wonderland at Memorial Park on December 16th, Employee Holiday Luncheon on December 21st, and the Chamber of Commerce Toy Drive on December 22nd at the Memorial Center

Mayor **Vargas** commended City Manager and City Attorney Kim for looking out for the City. Reminded Councilmembers to attend conferences associated with the committees they serve on. Commended City Staff for all the events being held in the City.

ADJOURNMENT

Mayor adjourned the regular meeting at 9:16 p.m.

CERTIFICATION

Passed and approved this 11th day of March 2025.

_____
Dayna Williams-Hunter
City Clerk

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD JANUARY 09, 2024

CALL TO ORDER

Mayor Vargas called the City Council, meeting to order at 6:08 p.m.in the City Council Chambers, 4455 W. 126th Street, Hawthorne, California.

INVOCATION

City Clerk Dayna Williams-Hunter gave the evening's invocation.

PLEDGE OF ALLEGIANCE

City Treasurer Marie Poindexter-Hornback led the Pledge of Allegiance.

ROLL CALL

ROLL CALLPresent: Councilmembers Patterson, Manning, Mayor-ProTem Reyes English, Mayor Vargas.

Absent: Councilmember Monteiro

PROCLAIMATIONS / CERTIFICATES / PRESENTATIONS

1. Kywanna Bowie, Community Services Director introduced Gerardo Iriarte who presented regarding partnership with Dodgers Foundation.

2. Diane Forte, Ron Gails presented regarding concerns with Southern California Edison AB 205

ORAL COMMUNICATIONS

Mayor Vargas calls upon oral communications.
Debra Sturtevant, founder of Love beyond Autism asking for support for her upcoming Autism Walk with permit approvals, participation, donations and advertising the event.

Nat Augus, Centinela Youth Services (CYS) discussed their free services and thanked police for partnering with them to help mitigate behavioral problems.

Veteran chair, **Faye Johnson** introduced banner program for Hawthorne veterans. Brochures were distributed to council and the public. Thanked the Chief of police, City Manager and HR director.

Resident **Gordon Michael Migo** discussed the design of the new city hall that was presented the month prior. Opposes 126th being made a one-way street.

Hawthorne business owner **Rosa Ortiz** on 139th and Prairie, wanted to address small business grants. She says that the grants were for services, retaining employees and equipment. She brought handouts for council. She asked why the grants weren't advertised properly and asked that the city investigate this.

Resident **James Reddick** discussed a building going up in the LA county portion of Inglewood Avenue. He discussed the lack of transparency and no planning consulting of this project. Veteran's Commissioner

Kyle Orlemann talked about legislation pending in Congress SB414, HB 1083, she asked for council support for survivor benefits

CITY CLERK'S CONSENT CALENDAR

3. Approval of waiver of full readings of resolutions and ordinances on Tuesday, January 9, 2024's agenda.

4. The City Treasurer submitted a financial statement regarding warrants.

Warrants Nos.: 23075-23142; 23143-23440; 195892-195906; 23441-23466; 23467-23766; 195907-195919

Warrant Totals: $2,075,568.37;

Warrant Nos.: 484390-484643;

Warrant Totals: $5,139,041.23;

ROLL CALLAYES: Councilmembers, Patterson, Manning, Mayor Pro-tem Reyes English, Mayor Vargas.
NOES: None.

RESOLUTIONS

5. Resolution No. 8448 setting forth an exception to the 180 day waiting period to hire a CalPERS retired annuitant in accordance with Government Code sections 7522.56 and 21224.

Councilman Patterson asked for clarification regarding Resolution 8448 and why this was being asked. City Attorney asked this for a retiring employee in the attorney's office who was asked to continue as a part-time employee. MPT Reyes English asked why there hasn't been any recruitment efforts. City Attorney clarified there had been efforts to recruit. HR Director Erika Lampkin further clarified

Mayor Vargas moved, no seconded. Motion died.

BIDS: OPENING & RESULTS

6. Publicly receive, open and declare sealed bids for *Alley Improvement Project CDBG Funds*(*Project #24-06*)

2 Bids were received, both accompanied by bidders bonds. Martinez Landscape Company Inc- $398,000 and Sequel Contractors, $749,000

Councilwoman Reyes English moved, Councilman Patterson seconded.

ROLL CALLAYES: Councilmembers, Patterson, Manning, Mayor Pro-tem Reyes English, Mayor Vargas.
NOES: None.

ORDINANCES

7. ORDINANCE NO. 2247 (2nd Reading) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 17.29.040 (DEVELOPMENT STANDARDS) OF CHAPTERS 17.29 (CM – MIXED COMMERCIAL CLASSIFICATION) TO BE IN COMPLIANCE WITH THE HOUSING ELEMENT BY REMOVING CONSTRAINTS TO RESIDENTIAL AND MIXED-USE DEVELOPMENTS, AND APPROVING AN ADDENDUM TO THE HAWTHORNE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT.

Mayor Pro Tem Reyes English asked Planning Director Gregg McClain to explain further if this item was holding up any applications. McClain noted this is a second reading and a public hearing was held.

Manning Motions, Patterson seconded.

ROLL CALLAYES: Councilmembers, Patterson, Manning, Mayor Pro-tem Reyes English, Mayor Vargas.
NOES: None.

8. ORDINANCE NO. 2248 (1st Reading) AN ORDINANCE OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING REGULATIONS AND REQUIREMENTS FOR A MUNICIPAL MESSAGE CENTER NETWORK, AMENDING THE HAWTHORNE MUNICIPAL CODE REGARDING THE SAME, AND MAKING A FINDING OF EXEMPTION FROM CEQA IN CONNECTION THEREWITH.

City Attorney said this item would be brought back February 13th, Mayor Pro-Tem Reyes English asked for clarification on what a municipal messaging center was, asked about past ordinances. City Attorney Robert Kim said a presentation would be coming.

No Vote

CITY MANAGER'S CONSENT CALENDAR

9. Progress Payment #2 in the amount of $267,611.39 due to GRBCON, Inc. of Baldwin Park, CA for Sewer Main and Miscellaneous Storm Drain Improvement Project 2023 (Project # 23-04).

10. Annexation of Unincorporated Regions within Hawthorne—Region 2.

11. Food services agreement between the City of Hawthorne and the County of Los Angeles to provide prepared meals to feed jail inmates for the Hawthorne police department

Mayor Pro-Tem Reyes English asked if there was another entity that could provide the same service. Chief Tomatani explained they are already vetted for dietary restrictions as opposed to go to another source.

Mayor Vargas motioned, Manning seconded.

ROLL CALLAYES: Councilmembers, Patterson, Manning, Mayor Pro-tem Reyes English, Mayor Vargas.
NOES: None.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Treasurer **Poindexter-Hornback** talked about Congresswoman Maxine Waters and a zoom townhall meeting discussing upcoming new legislation. Student loan forgiveness. 3 Cd's rolling over later in the year. Looking forward to working with council for things coming up in the year. Asked to work with Beyond Autism. City Clerk thanks everyone thanked Beyond Autism, offered help.

Councilmember **Manning** expressed the desire to help Beyond Autism. Asked that they see her after the meeting for a personal donation. Says she would be participating. Mentioned the Dodgers presentation and expressed appreciation. Said she received an email from Holly Mitchell's office encouraging landlords to participate in the renter's relief program and that covid had an effect and this will help some landlords- the deadline January 12. Talked about the Business Expo March 14th. Asked businesses to sign up via website. Said she attended business connect mentioned Greg McClain, says she learned a lot from him. Gave directive –Create a process to update ordinances that focuses on vacant storefronts in priority areas. She talked about budget comparing other cities to ours. Asking that we can include a budget page message so that it explains the condition of our city.

Patterson, thanked everyone and said happy New Year and appreciates the public. Thanked PD. Asked for Kyle Orlemann to reach out to him regarding her ask during oral communications. Directive for City Manager for mixture development happening in Culver City and asked how we may bring that to Hawthorne Blvd. Mixed use development constructions. Recommended a discussion regarding commissioners attending a conference to understand their roles, asked for follow up on directive holding community meeting with a new charter discussion and lastly, if the council could bring back ordinances, adjusting city council compensation according to statewide policies and also for treasurer and the clerk.

Mayor ProTem **Reyes English**, thanked Jerry for Dodger presentations and others. Talked about April Autism gave directive to declare April Autism month in Hawthorne. Thanked veteran comm for reporting out and business expo. Expressed concern for Edison and their presentation. Talked about energy partnership aggregation with LA county. Investors interest in utilities, talked about Clean Power alliance. Questioned how much the rate increase would be. She assured the residents that council knows what's happening and will be further addressing this. Asked that city and community unite to keep costs down. Recommended people gpo to the website of SCE and speak up. Asked for another presentation from CPA. Talked about landlord/tenant clinic and rent relief. Thanked Parks/Recs/Public Works. Talked about Golf Tournament, Hawthorne guide, thanked all who sent xmas cards. Thanked everyone.

Mayor Vargas thanked Autism non-profit and veteran banners. Completed his form for his father, mentioned mayor pro tem signing others up and Manning. Asked for Council participation. Offered suggestion for placement of banners. Expressed concerns about the rates with SCE and their presentation. Expressed concern for homelessness in the city and 105 (CalTrans) Says the city need to trim bushes so there's no room for tents. Suggested meeting with state leaders to come up with a solution. Asked city manager to coordinate. Talked about bike riders on the freeway while he's driving. Councilwoman Manning interjected she has seen the same. MPT Reyes English applauded city manager, staff and efforts. Water services program information to be passed along to schools. Barrels for rainwater

ADJOURNMENT

Mayor Vargas adjourned the regular City Council meeting at 8:31 p.m.

CERTIFICATION

Passed and approved this 11th day of March 2025.

_____
Dayna Williams-Hunter
City Clerk

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD JANUARY 23, 2024

CALL TO ORDER

Mayor Vargas called the City Council meeting to order at 6:00 p.m.in the City Council Chambers, 4455 W. 126th Street, Hawthorne, California.

INVOCATION

Mayor ProTem Reyes English gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Councilman L. David Patterson led the Pledge of Allegiance.

ROLL CALL

ROLL CALLPresent: Councilmembers Montiero, Patterson, Mayor-ProTem Reyes English, and Mayor Vargas.
Absent: Councilwoman Katrina Manning

PROCLAMATIONS / CERTIFICATES / PRESENTATIONS

1. Recognition – Louie Lopez, Professional Skater- Mayor Alex Vargas

Presentation about skate event and honoring Louie Lopez. Parks and Recs representative Dr. Brenda Williams discussed the event. Proclamation given to Mr. Lopez.

ORAL COMMUNICATIONS

Mayor Vargas calls upon oral communications.

Daniel Gonados, Manager of Hawthorne Library gave updates about free vaccinations, toddler story time with parents event and February they would have a special guest Michael Cardi for Black History Month.

Marco Trejo, owner of Sweet Science Boxing proposing gang prevention program.

Jova Salazar, wanted to address a citation about an avocado tree and a car that was left by a neighbor that passed away. Referred to CM.

Deborah Sturtevant reminded council about the importance of Autism awareness and about Autism Walk event.

Kyle Orlemann talked about Vietnam Veterans program for High School seniors who could possibly win $1000.

Resident **Simona Brown** representing Holly Park Little League, wanted to discuss Baseball season and to say there has been resistance to meeting with them. Expressed their commitment to Hawthorne children. She expressed being upset about the Dodgers partnering with the city. Mayor says he has nothing to do with that but asked that she speak with leadership. CM interjected that he requested information from Holly Park little league.

Former Hawthorne **Mayor Chris Brown** commended everyone on a great job and says crime is not the council body's fault. Encouraged people to support police initiatives.

CITY CLERK'S CONSENT CALENDAR

2. Approval of waiver of full readings of resolutions and ordinances on Tuesday, January 23, 2024's agenda.

3. The City Treasurer submitted a financial statement regarding warrants.

Warrants Nos 23767-24061; 484644-484832;
195920-195934;

Warrant Totals: $924,965.82; $1,746,554.74;

Councilmember Reyes English motioned, Councilmember Montiero seconded

ROLL CALLAYES: Councilmembers, Patterson, Montiero, Mayor Pro-tem Reyes English, and Mayor Vargas.
NOES: None. (Manning absent)

ORDINANCES

4. ORDINANCE NO. 2250: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, SETTING THE COMPENSATION OF THE MAYOR AND COUNCIL MEMBERS COMMENCING JANUARY 1, 2025 AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

   Councilmember Reyes English introduced.

CITY MANAGER'S CONSENT CALENDAR

5. Progress Payment #5 in the amount of $249,460.03 due to Elecnor Belco Electric of Chino, CA for Hawthorne Blvd Mobility Improvement Project – Phase II (Project # 23-01)

6. Award of Contract for Alley Improvement Project – CDBG Funds (Project # 24-06)

7. Progress Payment #8 in the amount of $245,610.42 due to Elecnor Belco Electric of Chino, CA for Highway Safety Improvement Project Traffic Signal Upgrade and Reconstruction 120th St Improvement Project – Prairie Ave to Felton Ave (Project # 21-06)

8. First amendment to the Professional Services Agreement By and Between the City of Hawthorne and Think & Make Design Firm for Consultant Services.

Mayor Vargas motioned, Monteiro seconded.

ROLL CALLAYES: Councilmembers Patterson, Montiero, Mayor Pro-tem Reyes English, Mayor Vargas.
NOES: None. (Manning absent)

DISCUSSION/ACTION ITEMS

9. Discussion Regarding Charter Provisions (L. David Patterson) asked that is be brought back after feedback from consultant.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Clerk **Dayna Williams-Hunter** thanked community, wish everyone a great new year and thank skate event personnel.

Councilman **Patterson** thanked community, staff, and police. Directive for Sweet Science. Asked for City attorney's office to work with Sweet Science. Received email from resident asking if he could receive help moving. Asked if we could develop a program helping with relocation costs. Asked for CA to explore an outside consultant regarding charter and benefits and to explore whether or not to put it on the ballot. Asked CM to create a newsletter talking about events in the community.

Councilman **Montiero**, thanked community wished all Happy New Year, thanked staff for hard work. Thanked police. Talked about National gun violence survivor week. Talked about addressing crime in the community. Hometown Pancake breakfast at Jim Thorpe Park, Golf tournament. Thanked Louie and talked about MGI gang prevention programs. Talked about birthday party at the Moose lounge. Kywanna and voter registration drive in conjunction with a food giveaway. Received a letter regarding the utility

rate increase opposing a bill asking that others sign it also as part of the CPA (clean power alliance). Directive for CM Norris asking that people not litter by the EV stations.

Councilman Patterson goback-Thank Sweet Science /reminded community about online poll and free tax prep, landlord tenant workshops. MPT Reyes English talked about homeless count asked for volunteers. Fair Housing workshop for renters. Landlord tenant workshop, online poll for residents, thanked Montiero for food giveaway. Talked about AB205 Edison rate increase, mentioned that council sent a letter, Directive for CM to explore solar panels on homes, opposes increase. Thanked community, asked for proposals to be sent to CM. Congratulated City Clerk on new grand. Asked for CM to explore a water facility tour with residents and if the city would provide transportation. Asked for resident support for new civic center. Appointed to LAWA with CW Manning to advise the board regarding airport noise and pollutions. Appointed to LAFCO.

Mayor **Alex Vargas** talked about Hawthorne being a leader in south bay. Talked about hotels in the area. Commended staff on their hard work and encouraged others to support hotel construction. AYSO youth soccer program. Talked about high school sports and athletes that are from Hawthorne.

Mayor Vargas recessed at 7:17pm for closed session with no speaker cards and no public comments

CLOSED SESSION

10. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Pursuant to Gov. Code Section 54956.9(d)(1))

    Name of Case: *Hawthorne Airport LLC. v. City of Hawthorne, Los Angeles County Superior Court Case No. 22TRCV01306*

11. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATION (Pursuant to Section 54956.8 of the California Government Code.)

    Hawthorne Municipal Airport

    Property Address: *12101 Crenshaw Blvd., Hawthorne, CA 90250*
    City Negotiator: *Robert Kim, City Attorney*
    Negotiation with: *Attorneys for HA LLC, Levi Stockton, President*
    Under Negotiation: *Price and terms of 4th Amended Master Ground Lease*

Returned 7:53pm Attorney Kim announced the item titles in closed session. The council and mayor unanimously voted to approve Hawthorne Airport settlement. Levi Stockton airport representative City will pay $65,000 and will act in good faith. Master ground lease will expire 2055.

ADJOURNMENT

Mayor Vargas adjourned this meeting at 7:56pm.

PASSED and **APPROVED** on this 11th day of March 2025.

_____
Dayna S. Williams-Hunter
City Clerk

AGENDA ITEM NO. 7.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Licensing

City Manager: **Department Head:**

SUBJECT:
City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 02/26/2025 to 03/11/2025 in the total of $2,513,177.90.

DISCUSSION:
Staff plans to issue checks to the vendors that provide goods and services to the City of Hawthorne.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Develop and implement clear, business friendly methods of communicating useful and helpful information to vendors.

FISCAL IMPACT:
None. Funds for these payments with the amount of $2,513,177.90 are available in the adopted Fiscal Year 2024-2025 budget.

Description of Warrants	Amount
Payroll City Warrants	$ 982,257.67
General City Warrants	$ 549,538.96
Housing Warrants	$ 970,112.32
Asset Forfeiture Warrants	$ 11,268.95
Grand Total	**$ 2,513,177.90**

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Council Warrants 03/11/25

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 11, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Payroll City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
2/27/25	32965	33275	PAYROLL	974,592.47
2/27/25	196455	196463	PAYROLL	7,665.20
*** Emergency Issue - for ratification only**				982,257.67

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 11, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following General City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
2/27/25	489510	489528	DEBT LEVIES	20,251.81
3/11/25	489529	489537	UTILITIES	86,338.13
3/11/25	489538	489641	CITY	442,949.02
				549,538.96

*** Emergency Issue - for ratification only**

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: DL022725 TO FISCAL 2025/08 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	95433	02/27/25		489510	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2025-06								
	VENDOR TOTALS	12,677.40 YTD INVOICED					12,677.40 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	95429	02/27/25		489511	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2025-06								
	VENDOR TOTALS	4,652.28 YTD INVOICED					4,652.28 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	95430	02/27/25		489512	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2025-06								
	VENDOR TOTALS	3,056.26 YTD INVOICED					3,056.26 YTD PAID		142.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	95431	02/27/25		489514	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2025-06								
	VENDOR TOTALS	8,536.48 YTD INVOICED					8,536.48 YTD PAID		533.53
123708	CALIFORNIA STATE DISBURSEMENT UNIT								
	95436	02/27/25		489513	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	126.00
	INVOICE: 2025-06								
	VENDOR TOTALS	2,268.00 YTD INVOICED					2,268.00 YTD PAID		126.00
124168	EMPLOYMENT DEVELOPMENT DEPT.								
	95438	02/27/25		489515	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	89.18
	INVOICE: 2025-06								
	VENDOR TOTALS	1,159.34 YTD INVOICED					1,159.34 YTD PAID		89.18
122863	FRANCHISE TAX BOARD								
	95432	02/27/25		489518	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2025-06								
	VENDOR TOTALS	1,800.00 YTD INVOICED					1,800.00 YTD PAID		100.00
123629	FRANCHISE TAX BOARD								
	95435	02/27/25		489519	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	150.00
	INVOICE: 2025-06								
	VENDOR TOTALS	2,700.00 YTD INVOICED					2,700.00 YTD PAID		150.00
121291	FRANCHISE TAX BOARD								
	95437	02/27/25		489516	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	50.00
	INVOICE: 2025-06								

PAID INVOICES REPORT

CHECK: DL022725 TO FISCAL 2025/08 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		900.00 YTD INVOICED				900.00 YTD PAID		50.00
122739	FRANCHISE TAX BOARD								
	95440	02/27/25		489517	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	656.73
	INVOICE: 2025-06								
	VENDOR TOTALS		7,519.32 YTD INVOICED				7,519.32 YTD PAID		656.73
4	H.M.E.A.								
	95424	02/27/25		489520	P	02/27/25	960 21600	ACCRUED WAGES PAYABLE	2,200.00
	INVOICE: 2025-06								
	VENDOR TOTALS		40,280.00 YTD INVOICED				40,280.00 YTD PAID		2,200.00
99379	HAWTHORNE EXECUTIVE GROUP								
	95423	02/27/25		489521	P	02/27/25	960 21600	ACCRUED WAGES PAYABLE	440.00
	INVOICE: 2025-06								
	VENDOR TOTALS		7,120.00 YTD INVOICED				7,120.00 YTD PAID		440.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	95425	02/27/25		489522	P	02/27/25	960 21600	ACCRUED WAGES PAYABLE	5,283.90
	INVOICE: 2025-06A								
	95426	02/27/25		489522	P	02/27/25	960 21600	ACCRUED WAGES PAYABLE	704.00
	INVOICE: 2025-06B								
	95427	02/27/25		489522	P	02/27/25	960 21600	ACCRUED WAGES PAYABLE	3,175.38
	INVOICE: 2025-06C								
	VENDOR TOTALS		157,840.88 YTD INVOICED				157,840.88 YTD PAID		9,163.28
123935	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT								
	95439	02/27/25		489523	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	139.75
	INVOICE: 2025-06								
	VENDOR TOTALS		2,515.50 YTD INVOICED				2,515.50 YTD PAID		139.75
115178	PRE PAID LEGAL SERVICES, INC.								
	95428	02/27/25		489524	P	02/27/25	960 21640	ADDITIONAL INS LIABILITY	188.55
	INVOICE: 2025-06								
	VENDOR TOTALS		2,897.60 YTD INVOICED				2,897.60 YTD PAID		188.55
121032	SANCHEZ, ALEJANDRO								
	95441	02/27/25		489525	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	117.55
	INVOICE: 2025-06								
	VENDOR TOTALS		117.55 YTD INVOICED				117.55 YTD PAID		117.55
113121	TOTAL ADMINISTRATION SVCS CORP								
	95442	02/27/25		489526	P	02/27/25	960 21640	ADDITIONAL INS LIABILITY	356.45

PAID INVOICES REPORT

CHECK: DL022725 TO FISCAL 2025/08 07/01/2024 TO 06/30/2025

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 2025-06A								
95443	02/27/25		489526	P	02/27/25	960 21640	ADDITIONAL INS LIABILITY	3,406.46
INVOICE: 2025-06B								
VENDOR TOTALS		62,092.58 YTD INVOICED				62,663.50 YTD PAID		3,762.91
103511 U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
95444	02/27/25		489527	P	02/27/25	960 20270	PARS LIABILITY	1,051.24
INVOICE: 2025-06A								
95445	02/27/25		489527	P	02/27/25	960 20270	PARS LIABILITY	262.80
INVOICE: 2025-06B								
VENDOR TOTALS		35,614.42 YTD INVOICED				35,614.42 YTD PAID		1,314.04
123240 VILLEGAS, ALBA								
95434	02/27/25		489528	P	02/27/25	960 21630	GARNISHMENTS LIABILITY	115.38
INVOICE: 2025-06								
VENDOR TOTALS		2,076.84 YTD INVOICED				2,076.84 YTD PAID		115.38
							REPORT TOTALS	20,251.81

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	19	20,251.81

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
115390	A T & T MOBILITY								
	95394	01/23/25		489529	P	03/11/25	10001221 43054	TELEPHONE	235.42
	INVOICE:	JA287311965804							
	VENDOR TOTALS		2,004.04 YTD INVOICED				2,561.93 YTD PAID		235.42
15960	AT&T								
	95344	02/07/25		489530	P	03/11/25	10001222 43054	TELEPHONE	32.05
	INVOICE:	FB3348410068							
	95350	02/07/25		489530	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	62.76
	INVOICE:	FB3348410059							
	95351	02/07/25		489530	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	32.05
	INVOICE:	FB3348410058							
	VENDOR TOTALS		1,458.37 YTD INVOICED				1,647.82 YTD PAID		126.86
115783	AT&T								
	95352	02/01/25		489531	P	03/11/25	52035030 43054	TELEPHONE	61.51
	INVOICE:	FB9391026287							
	95355	02/10/25		489531	P	03/11/25	10001221 43054	TELEPHONE	155.55
	INVOICE:	FB9391053669							
	95357	01/27/25		489531	P	03/11/25	10001221 43054	TELEPHONE	472.47
	INVOICE:	JA9391057056							
	95358	02/07/25		489531	P	03/11/25	10001222 43054	TELEPHONE	31.74
	INVOICE:	FB9391026284							
	95359	02/07/25		489531	P	03/11/25	10001222 43054	TELEPHONE	31.74
	INVOICE:	FB9391026320							
	95362	02/01/25		489531	P	03/11/25	10001222 43054	TELEPHONE	63.06
	INVOICE:	FB9391026345							
	95363	02/01/25		489531	P	03/11/25	10001222 43054	TELEPHONE	90.58
	INVOICE:	FB9391026293							
	95364	02/13/25		489531	P	03/11/25	10001222 43054	TELEPHONE	83.37
	INVOICE:	FB9391031541							
	95365	02/12/25		489531	P	03/11/25	10001222 43054	TELEPHONE	31.76
	INVOICE:	FB9391026282							
	95366	02/12/25		489531	P	03/11/25	10001222 43054	TELEPHONE	92.17
	INVOICE:	FB9391026281							
	95367	02/12/25		489531	P	03/11/25	52035030 43054	TELEPHONE	4,051.22
	INVOICE:	FB9391026344							
	95368	02/10/25		489531	P	03/11/25	10001222 43054	TELEPHONE	198.55
	INVOICE:	FB9391051258							
	95369	02/01/25		489531	P	03/11/25	10001222 43054	TELEPHONE	31.53
	INVOICE:	FB9391026278							
	VENDOR TOTALS		58,619.32 YTD INVOICED				78,903.44 YTD PAID		5,395.25
103177	CALIFORNIA WATER SERVICE								
	95370	02/03/25		489532	P	03/11/25	10061100 45444	UTILITIES	291.67
	INVOICE:	FB3406289008							
	95371	02/03/25		489532	P	03/11/25	46615731 45444	UTILITIES	74.32
	INVOICE:	FB9309482003							

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	95372	01/30/25		489532	P	03/11/25	22041060 45444	UTILITIES	206.07
	INVOICE:	JA8639925174							
	95373	01/27/25		489532	P	03/11/25	10061100 45444	UTILITIES	1,047.86
	INVOICE:	JA9056440300							
	95374	01/28/25		489532	P	03/11/25	22041060 45444	UTILITIES	44.66
	INVOICE:	JA3124149340							
	95376	01/24/25		489532	P	03/11/25	22041060 45444	UTILITIES	50.61
	INVOICE:	JA0866316861							
	95377	01/29/25		489532	P	03/11/25	10061100 45444	UTILITIES	701.48
	INVOICE:	JA5297758587							
	VENDOR TOTALS	182,583.97 YTD INVOICED					224,096.67 YTD PAID		2,416.67
18100	GOLDEN STATE WATER CO.								
	95379	02/06/25		489533	P	03/11/25	10061100 45444	UTILITIES	298.55
	INVOICE:	FB53247400004							
	95380	02/06/25		489533	P	03/11/25	22041060 45444	UTILITIES	45.03
	INVOICE:	FB70019046005							
	95397	02/06/25		489533	P	03/11/25	10061100 45444	UTILITIES	76.04
	INVOICE:	FB78588300000							
	95398	02/06/25		489533	P	03/11/25	22041060 45444	UTILITIES	906.49
	INVOICE:	FB70946300004							
	95399	02/06/25		489533	P	03/11/25	22041060 45444	UTILITIES	165.36
	INVOICE:	FB53542320113							
	95400	02/06/25		489533	P	03/11/25	10061100 45444	UTILITIES	59.82
	INVOICE:	FB79588300008							
	95401	02/06/25		489533	P	03/11/25	22041060 45444	UTILITIES	266.50
	INVOICE:	FB80946300003							
	95402	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	248.19
	INVOICE:	FB34609100002							
	95403	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	414.90
	INVOICE:	FB83957100007							
	95404	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	414.97
	INVOICE:	FB88617300004							
	95405	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	82.90
	INVOICE:	FB58378300006							
	95406	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	260.52
	INVOICE:	FB79617300003							
	95407	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	39.95
	INVOICE:	FB29950300003							
	95408	02/13/25		489533	P	03/11/25	10061100 45444	UTILITIES	439.93
	INVOICE:	FB87617300006							
	95409	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	424.41
	INVOICE:	FB31438000007							
	95410	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	283.49
	INVOICE:	FB62719000002							
	95411	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	32.10
	INVOICE:	FB88950300009							
	95412	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	32.72
	INVOICE:	FB89950300007							
	95413	02/12/25		489533	P	03/11/25	32420030 41144	PHLA PROJECT	308.17

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: FB77948662174								
95414	02/12/25		489533	P	03/11/25	10061100 45444	UTILITIES	1,497.26
INVOICE: FB77537000000								
95415	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	2,502.78
INVOICE: FB25440300009								
95416	02/05/25		489533	P	03/11/25	10061010 45444	UTILITIES	935.24
INVOICE: FB14219000008								
95417	02/05/25		489533	P	03/11/25	10061100 45444	UTILITIES	255.96
INVOICE: FB22215100003								
VENDOR TOTALS	100,738.70 YTD INVOICED						113,980.67 YTD PAID	9,991.28
17953 SO CALIF EDISON CO								
94187	02/07/25		489534	P	03/11/25	10041050 45444	UTILITIES	23,718.94
INVOICE: FB700573101912								
94189	02/05/25		489534	P	03/11/25	10041050 45444	UTILITIES	1,295.79
INVOICE: FB700412486177								
94194	02/05/25		489534	P	03/11/25	10041050 45444	UTILITIES	180.17
INVOICE: FB700413563584								
95070	02/11/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	221.79
INVOICE: FB700415056980								
95071	02/11/25		489534	P	03/11/25	10041050 45444	UTILITIES	122.12
INVOICE: FB700415091942								
95072	01/22/25		489534	P	03/11/25	10061010 45444	UTILITIES	76.30
INVOICE: FB700703880342								
95073	02/11/25		489534	P	03/11/25	20025000 45444	UTILITIES	226.38
INVOICE: FB700129840305								
95074	02/11/25		489534	P	03/11/25	10041050 45444	UTILITIES	40.96
INVOICE: FB700250749286								
95076	02/11/25		489534	P	03/11/25	20025000 45444	UTILITIES	105.42
INVOICE: FB700242400216								
95077	02/11/25		489534	P	03/11/25	46447150 42024	BUILDING MAINTENANCE	87.93
INVOICE: FB700541319153								
95078	02/11/25		489534	P	03/11/25	10041050 45444	UTILITIES	8,406.40
INVOICE: FB700415081232								
95079	02/11/25		489534	P	03/11/25	20025000 45444	UTILITIES	113.40
INVOICE: FB700302504850								
95081	02/10/25		489534	P	03/11/25	10061090 45444	UTILITIES	3,519.52
INVOICE: FB700412378164								
95149	02/14/25		489534	P	03/11/25	46615731 45444	UTILITIES	33.77
INVOICE: FB700441364188								
95150	02/14/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	334.14
INVOICE: FB700024150620								
95151	02/14/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	123.15
INVOICE: FB700170837555								
95152	02/14/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	178.50
INVOICE: FB700414014232								
95153	02/14/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	190.79
INVOICE: FB700415481861								
95155	02/14/25		489534	P	03/11/25	10061010 45444	UTILITIES	216.31
INVOICE: FB700415512274								

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	95156	02/14/25		489534	P	03/11/25	10061010 45444	UTILITIES	42.97
	INVOICE: FB700415539253								
	95157	02/14/25		489534	P	03/11/25	60031030 45444	UTILITIES	1,710.15
	INVOICE: FB700415521772								
	95158	02/14/25		489534	P	03/11/25	20025000 45444	UTILITIES	121.23
	INVOICE: FB700474337421								
	95159	02/14/25		489534	P	03/11/25	20025000 45444	UTILITIES	50.71
	INVOICE: FB700474481507								
	95160	02/14/25		489534	P	03/11/25	20025000 45444	UTILITIES	88.84
	INVOICE: FB700475567297								
	95161	02/14/25		489534	P	03/11/25	10061090 45444	UTILITIES	641.43
	INVOICE: FB700573925503								
	95162	02/14/25		489534	P	03/11/25	22041060 45444	UTILITIES	191.66
	INVOICE: FB700663728305								
	95163	02/14/25		489534	P	03/11/25	10061090 45444	UTILITIES	138.86
	INVOICE: FB700015713034								
	95164	02/14/25		489534	P	03/11/25	32420030 41144	PHLA PROJECT	1,351.49
	INVOICE: FB700781445279								
	95165	02/14/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	75.50
	INVOICE: FB700028571901								
	95167	02/14/25		489534	P	03/11/25	20025000 45444	UTILITIES	81.56
	INVOICE: FB700133933301								
	95168	02/14/25		489534	P	03/11/25	46715732 45444	UTILITIES	11.27
	INVOICE: FB700053252034								
	95169	02/14/25		489534	P	03/11/25	10061010 45444	UTILITIES	2,812.58
	INVOICE: FB700416586752								
	95170	02/12/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	30.44
	INVOICE: FB700415270885								
	95173	02/12/25		489534	P	03/11/25	22041060 42104	SIGNAL MAINTENANCE	96.53
	INVOICE: FB700415420833								
	95174	02/12/25		489534	P	03/11/25	20025000 45444	UTILITIES	220.56
	INVOICE: FB700390586409								
	95175	02/12/25		489534	P	03/11/25	22041060 45444	UTILITIES	153.64
	INVOICE: FB700415247344								
	95176	02/12/25		489534	P	03/11/25	22041060 45444	UTILITIES	83.77
	INVOICE: FB700412390995								
	95450	02/21/25		489534	P	03/11/25	22041060 45444	UTILITIES	75.02
	INVOICE: FB700415434270								
	VENDOR TOTALS	1,172,708.41 YTD INVOICED					1,382,637.95 YTD PAID		47,169.99
18000	SO CALIF GAS CO								
	95382	02/04/25		489535	P	03/11/25	46615731 42024	BUILDING MAINTENANCE	499.49
	INVOICE: 09680396372								
	95383	02/03/25		489535	P	03/11/25	10061100 45444	UTILITIES	102.92
	INVOICE: 16330470002								
	95384	02/03/25		489535	P	03/11/25	10061010 45444	UTILITIES	80.21
	INVOICE: 08140463004								
	95385	02/03/25		489535	P	03/11/25	10061010 45444	UTILITIES	14.50
	INVOICE: 07510463859								
	95386	02/04/25		489535	P	03/11/25	10061100 45444	UTILITIES	10,185.25

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 11580407002								
95387	01/31/25		489535	P	03/11/25	10061010 45444	UTILITIES	65.24
INVOICE: 09730449007								
95388	02/04/25		489535	P	03/11/25	46447150 45444	UTILITIES	22.55
INVOICE: 08220415015								
95390	02/04/25		489535	P	03/11/25	60031030 45444	UTILITIES	307.33
INVOICE: 13890410007								
95391	02/04/25		489535	P	03/11/25	46515730 42024	BUILDING MAINTENANCE	112.09
INVOICE: 14720396127								
95392	02/04/25		489535	P	03/11/25	46515730 45444	UTILITIES	4.83
INVOICE: 16190396701								
95393	02/04/25		489535	P	03/11/25	10001221 45444	UTILITIES	4,062.36
INVOICE: 18936983107								
VENDOR TOTALS		78,100.32 YTD INVOICED				88,239.07 YTD PAID		15,456.77
112237 T-MOBILE								
95395	01/21/25		489536	P	03/11/25	10001221 43054	TELEPHONE	66.27
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	52035030 43054	TELEPHONE	132.54
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10001230 43054	TELEPHONE	132.54
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10043010 43054	TELEPHONE	430.58
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10015010 43054	TELEPHONE	521.80
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10013010 43054	TELEPHONE	463.89
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10042040 43054	TELEPHONE	265.08
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	60031030 43054	TELEPHONE	198.81
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10016010 43054	TELEPHONE	132.54
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10041120 43054	TELEPHONE	265.08
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10610010 43054	TELEPHONE	66.27
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10017010 43054	TELEPHONE	66.27
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10061010 43054	TELEPHONE	463.89
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10042010 43054	TELEPHONE	66.27
INVOICE: JA982816099								
95395	01/21/25		489536	P	03/11/25	10041010 43054	TELEPHONE	2,075.52
INVOICE: JA982816099								
VENDOR TOTALS		108,426.14 YTD INVOICED				108,426.14 YTD PAID		5,347.35
122007 VARGAS, ALEJANDRA								

PAID INVOICES REPORT

CHECK: UT031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
94236	08/07/24		489537	P	03/11/25	990 23011	ELECTION DEPOSITS	198.54
INVOICE: REIMB 080724								
VENDOR TOTALS		198.54 YTD INVOICED				198.54 YTD PAID		198.54
							REPORT TOTALS	86,338.13

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	9	86,338.13

** END OF REPORT - Generated by Shuntell Dixon **

PAID INVOICES REPORT

CHECK: C031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124349	CREDO, RACHEL								
	95257	01/24/25		489557	T	03/11/25	10000101 51114	BUSINESS LICENSE TAXES	113.00
	INVOICE:	REFUND 01/24/25							
	95257	01/24/25		489557	T	03/11/25	10000106 51631	SB 1186 $4 STATE SURCHAR	4.00
	INVOICE:	REFUND 01/24/25							
	VENDOR TOTALS		117.00 YTD INVOICED				117.00 YTD PAID		117.00
121983	ACUNA, SELENA								
	95218	01/15/25		489558	T	03/11/25	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE:	Wellness-1							
	VENDOR TOTALS		500.00 YTD INVOICED				500.00 YTD PAID		500.00
124313	AGUILAR-RIVERIO, ANDRES								
	91228	12/17/24		489538	P	03/11/25	464 20003	HOUSING SECURITY DEPOSITS	625.00
	INVOICE:	01							
	VENDOR TOTALS		625.00 YTD INVOICED				625.00 YTD PAID		625.00
124241	ALCANTARA, CATHERINE								
	95250	02/10/25		489559	T	03/11/25	10013010 45584	HEALTH AND WELLNESS	450.98
	INVOICE:	001							
	VENDOR TOTALS		536.28 YTD INVOICED				536.28 YTD PAID		450.98
111720	AMAZING BALLOONS BY GEE, LLC.								
	95204	02/12/25		489560	T	03/11/25	10061070 41514	OPERATING SUPPLIES	285.55
	INVOICE:	2021-3177							
	VENDOR TOTALS		4,390.17 YTD INVOICED				4,621.70 YTD PAID		285.55
122699	ARC DOCUMENT SOLUTIONS, LLC.								
	95089	09/30/24		489561	T	03/11/25	10043010 40674	MICROFILMING FEES	135.10
	INVOICE:	B60332							
	95090	11/26/24		489561	T	03/11/25	10043010 40674	MICROFILMING FEES	142.38
	INVOICE:	B63078							
	VENDOR TOTALS		813.02 YTD INVOICED				813.02 YTD PAID		277.48
122237	ARTH, BRANDON WAYNE								
	95261	02/24/25		489562	T	03/11/25	10001224 43704	POST REIMBURSABLE EXPENSE	40.40
	INVOICE:	012101242025							
	VENDOR TOTALS		622.24 YTD INVOICED				662.24 YTD PAID		40.40
112702	ASSOCIATED SOILS ENGINEERING, INC.								
	95447	01/31/25		489563	T	03/11/25	29102464 40514	CONTRACT SERVICES	1,810.00
	INVOICE:	48427							

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		1,810.00 YTD INVOICED				16,000.00 YTD PAID		1,810.00
123520	AWADALLAH, MUHAMAD								
	94206	07/18/24		489539	P	03/11/25	990 23011	ELECTION DEPOSITS	900.00
	INVOICE: REIMB 071824								
	VENDOR TOTALS		900.00 YTD INVOICED				900.00 YTD PAID		900.00
120909	BARLIN, ANTHONY								
	94135	01/24/25		489564	T	03/11/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	2,295.00
	INVOICE: EDUC. BCJ 403								
	95248	02/24/25		489564	T	03/11/25	10001224 45184	TRAINING	257.60
	INVOICE: 021102142025								
	VENDOR TOTALS		8,171.29 YTD INVOICED				8,693.29 YTD PAID		2,552.60
119005	C & S ENGINEERS, INC.								
	94257	02/13/25	2550	489565	T	03/11/25	52350050 40514	CONTRACT SERVICES	20,884.00
	INVOICE: 01131175								
	VENDOR TOTALS		76,187.66 YTD INVOICED				93,188.04 YTD PAID		20,884.00
96612	CALIFORNIA DEPARTMENT OF								
	95271	02/11/25		489540	P	03/11/25	23002244 47404	MACHINERY & EQUIPMENT	78,053.62
	INVOICE: L0029771715								
	VENDOR TOTALS		78,053.62 YTD INVOICED				78,053.62 YTD PAID		78,053.62
124347	CALIFORNIA SECRETARY OF STATE								
	95110	02/07/25		489541	P	03/11/25	10015010 41574	LAW & REFERENCE LIBRARY	2,370.00
	INVOICE: March 31, 2024								
	95111	02/07/25		489541	P	03/11/25	10015010 41574	LAW & REFERENCE LIBRARY	1,450.00
	INVOICE: June 30, 2024								
	VENDOR TOTALS		3,820.00 YTD INVOICED				3,820.00 YTD PAID		3,820.00
122119	CAMPOS, GUSTAVO								
	95129	02/06/25		489566	T	03/11/25	10001224 45184	TRAINING	179.98
	INVOICE: 120312052024								
	VENDOR TOTALS		179.98 YTD INVOICED				179.98 YTD PAID		179.98
122558	CARAHSOFT TECHNOLOGY CORP.								
	95325	02/17/25		489567	T	03/11/25	81044010 40514	CONTRACT SERVICES	14.99
	INVOICE: IN1894533								
	VENDOR TOTALS		119.92 YTD INVOICED				149.90 YTD PAID		14.99
105476	CDW GOVERNMENT, INC.								
	95139	02/07/25	2475	489568	T	03/11/25	10001222 47404	MACHINERY & EQUIPMENT	602.46

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: AC6831S								
	VENDOR TOTALS	32,923.05 YTD INVOICED					32,923.05 YTD PAID		602.46
116355	PRIME HEALTHCARE CENTINELA, LLC.								
	95102	02/05/25		489569	T	03/11/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: VAN98546								
	VENDOR TOTALS	8,250.00 YTD INVOICED					12,750.00 YTD PAID		750.00
114528	CINTAS FIRST AID & SAFETY, #168								
	95318	02/06/25		489570	T	03/11/25	10061120 41514	OPERATING SUPPLIES	77.44
	INVOICE: 5252976804								
	95375	01/13/25		489570	T	03/11/25	10061120 40514	CONTRACT SERVICES	116.16
	INVOICE: 5248747606								
	VENDOR TOTALS	1,407.91 YTD INVOICED					1,524.07 YTD PAID		193.60
112596	CITY OF HAWTHORNE								
	95420	02/25/25		489542	P	03/11/25	10002215 45374	SECRET SERVICE	5,000.00
	INVOICE: 02252025								
	VENDOR TOTALS	8,500.00 YTD INVOICED					8,500.00 YTD PAID		5,000.00
120149	COMMANDSTAT ANALYTICS INC.								
	95137	02/12/25		489571	T	03/11/25	10001222 40644	PUBLIC SAFETY INFO SRVCE	2,392.50
	INVOICE: 244								
	VENDOR TOTALS	12,836.20 YTD INVOICED					12,836.20 YTD PAID		2,392.50
114897	COMMUNITY VETERINARY HOSPITAL, INC.								
	95219	02/23/25		489543	P	03/11/25	10002205 45594	K-9 EXPENSES	686.00
	INVOICE: 694975923								
	VENDOR TOTALS	10,377.05 YTD INVOICED					13,557.30 YTD PAID		686.00
91961	GPC INC.								
	95225	12/11/24		489572	T	03/11/25	60031030 42064	PARTS	-58.16
	INVOICE: 051747								
	95226	12/17/24		489572	T	03/11/25	60031030 42064	PARTS	-23.33
	INVOICE: 052403								
	95227	12/03/24		489572	T	03/11/25	60031030 42064	PARTS	-35.24
	INVOICE: 050662								
	95228	01/23/25	21	489572	T	03/11/25	60031030 42064	PARTS	9.70
	INVOICE: 056474								
	95229	01/16/25	21	489572	T	03/11/25	60031030 42064	PARTS	204.27
	INVOICE: 055572								
	95232	01/13/25	21	489572	T	03/11/25	60031030 42064	PARTS	244.50
	INVOICE: 055063								
	95234	01/13/25	21	489572	T	03/11/25	60031030 42064	PARTS	24.24
	INVOICE: 055144								

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	95235	01/06/25	21	489572	T	03/11/25	60031030 42064	PARTS	23.14
	INVOICE: 054452								
	95236	01/23/25	21	489572	T	03/11/25	60031030 42064	PARTS	385.07
	INVOICE: 056473								
	95238	01/27/25	21	489572	T	03/11/25	60031030 42064	PARTS	157.52
	INVOICE: 056930								
	95241	01/27/25	21	489572	T	03/11/25	60031030 42064	PARTS	42.60
	INVOICE: 056925								
	95244	01/27/25	21	489572	T	03/11/25	60031030 42064	PARTS	215.12
	INVOICE: 056926								
	95247	01/13/25	21	489572	T	03/11/25	60031030 42064	PARTS	157.53
	INVOICE: 055031								
	95316	01/23/25	21	489572	T	03/11/25	60031030 42064	PARTS	30.85
	INVOICE: 056556								
	95323	01/13/25	21	489572	T	03/11/25	60031030 42064	PARTS	77.33
	INVOICE: 055075								
	95323	01/13/25		489572	T	03/11/25	60031030 42064	PARTS	-72.00
	INVOICE: 055075								
	VENDOR TOTALS	9,325.42 YTD INVOICED					12,069.49 YTD PAID		1,383.14
121267	CREATIVE WIRELESS, INC.								
	95186	01/30/25	2623	489573	T	03/11/25	33610020 40514	CONTRACT SERVICES	7,140.29
	INVOICE: C1709056								
	VENDOR TOTALS	29,196.68 YTD INVOICED					50,238.14 YTD PAID		7,140.29
103355	CRENSHAW WHOLESALE ELECTRIC								
	95190	01/06/25		489574	T	03/11/25	10061120 41514	OPERATING SUPPLIES	4.40
	INVOICE: 856814								
	95202	02/06/25		489574	T	03/11/25	10061050 42024	BUILDING MAINTENANCE	275.61
	INVOICE: 858332								
	95203	02/05/25		489574	T	03/11/25	10061050 42024	BUILDING MAINTENANCE	426.45
	INVOICE: 858278								
	95345	01/17/25		489574	T	03/11/25	10061050 41514	OPERATING SUPPLIES	881.86
	INVOICE: 857408								
	VENDOR TOTALS	9,502.39 YTD INVOICED					9,502.39 YTD PAID		1,588.32
123015	DAYNA WILLIAMS-HUNTER								
	94235	07/25/24		489575	T	03/11/25	990 23011	ELECTION DEPOSITS	99.27
	INVOICE: REIMB 072524								
	VENDOR TOTALS	607.87 YTD INVOICED					1,071.51 YTD PAID		99.27
104971	DELL MARKETING LP								
	95135	02/14/25	2444	489576	T	03/11/25	10001222 47404	MACHINERY & EQUIPMENT	32,135.12
	INVOICE: 10799724121								
	VENDOR TOTALS	218,638.28 YTD INVOICED					247,937.81 YTD PAID		32,135.12

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101958	DEPT. OF INDUSTRIAL RELATIONS								
	95130	01/31/25		489544	P	03/11/25	10001221 42024	BUILDING MAINTENANCE	225.00
	INVOICE: E 2139090 MR								
	95131	01/31/25		489544	P	03/11/25	10001221 42024	BUILDING MAINTENANCE	225.00
	INVOICE: E 2139089 MR								
	VENDOR TOTALS	450.00 YTD INVOICED					450.00 YTD PAID		450.00
121984	DIXON, SHUNTELL								
	95272	02/03/25		489577	T	03/11/25	10016020 41514	OPERATING SUPPLIES	1,043.54
	INVOICE: REIMB 02/03/25								
	VENDOR TOTALS	7,724.70 YTD INVOICED					10,815.69 YTD PAID		1,043.54
97953	DOOLEY ENTERPRISES, INC.								
	95099	02/19/25	18	489578	T	03/11/25	10001225 41594	TARGETS & AMMUNITION	5,107.35
	INVOICE: 69539								
	VENDOR TOTALS	17,875.73 YTD INVOICED					17,875.73 YTD PAID		5,107.35
6550	EDDINGS BROTHERS INC.								
	95059	11/12/24		489579	T	03/11/25	60031030 42064	PARTS	-18.00
	INVOICE: 935198								
	95061	10/17/24		489579	T	03/11/25	60031030 42064	PARTS	-33.06
	INVOICE: 933709								
	95062	12/23/24		489579	T	03/11/25	60031030 42064	PARTS	-10.52
	INVOICE: 937535								
	95063	12/17/24		489579	T	03/11/25	60031030 42064	PARTS	-66.70
	INVOICE: 937168								
	95064	12/02/24	33	489579	T	03/11/25	60031030 42064	PARTS	85.38
	INVOICE: 936189								
	95065	01/02/25	33	489579	T	03/11/25	60031030 42064	PARTS	46.37
	INVOICE: 937958								
	95066	01/06/25	33	489579	T	03/11/25	60031030 42064	PARTS	11.01
	INVOICE: 938165								
	95067	01/06/25	33	489579	T	03/11/25	60031030 42064	PARTS	18.50
	INVOICE: 938094								
	95068	01/07/25	33	489579	T	03/11/25	60031030 42064	PARTS	325.81
	INVOICE: 938236								
	95069	01/07/25	33	489579	T	03/11/25	60031030 42064	PARTS	30.27
	INVOICE: 938211								
	95080	01/07/25	33	489579	T	03/11/25	60031030 42064	PARTS	100.47
	INVOICE: 938209								
	95108	01/07/25	33	489579	T	03/11/25	60031030 42064	PARTS	633.22
	INVOICE: 938195								
	95109	01/08/25	33	489579	T	03/11/25	60031030 42064	PARTS	42.83
	INVOICE: 938292								
	95112	01/08/25	33	489579	T	03/11/25	60031030 42064	PARTS	57.31
	INVOICE: 938306								
	95113	01/09/25	33	489579	T	03/11/25	60031030 42064	PARTS	54.86
	INVOICE: 938379								

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	95114	01/13/25	33	489579	T	03/11/25	60031030 42064	PARTS	32.96
	INVOICE: 938565								
	95115	01/13/25	33	489579	T	03/11/25	60031030 42064	PARTS	55.10
	INVOICE: 938542								
	95116	01/14/25	33	489579	T	03/11/25	60031030 42064	PARTS	90.01
	INVOICE: 938683								
	95117	01/15/25	33	489579	T	03/11/25	60031030 42064	PARTS	353.75
	INVOICE: 938712								
	95118	01/15/25	33	489579	T	03/11/25	60031030 42064	PARTS	88.18
	INVOICE: 938725								
	95119	01/15/25	33	489579	T	03/11/25	60031030 42064	PARTS	72.37
	INVOICE: 938717								
	95120	01/15/25	33	489579	T	03/11/25	60031030 42064	PARTS	19.07
	INVOICE: 938718								
	95121	01/16/25	33	489579	T	03/11/25	60031030 42064	PARTS	13.55
	INVOICE: 938788								
	95122	01/17/25	33	489579	T	03/11/25	60031030 42064	PARTS	42.77
	INVOICE: 938882								
	95123	01/23/25	33	489579	T	03/11/25	60031030 42064	PARTS	51.53
	INVOICE: 939230								
	95124	01/23/25	33	489579	T	03/11/25	60031030 42064	PARTS	12.12
	INVOICE: 939258								
	95125	01/29/25	33	489579	T	03/11/25	60031030 42064	PARTS	104.08
	INVOICE: 939641								
	95126	01/29/25	33	489579	T	03/11/25	60031030 42064	PARTS	49.00
	INVOICE: 939679								
	95128	01/30/25	33	489579	T	03/11/25	60031030 42064	PARTS	559.11
	INVOICE: 939798								
	VENDOR TOTALS	17,576.42 YTD INVOICED					24,468.56 YTD PAID		2,821.35
114123	ENGLISH, ANGIE REYES								
	94234	08/06/24		489545	P	03/11/25	990 23011	ELECTION DEPOSITS	198.54
	INVOICE: REIMB 080624								
	VENDOR TOTALS	534.47 YTD INVOICED					534.47 YTD PAID		198.54
6680	ENTENMANN-ROVIN COMPANY								
	95103	09/19/24		489580	T	03/11/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	4,793.47
	INVOICE: 0183493-IN								
	95214	02/19/25		489580	T	03/11/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	611.46
	INVOICE: 0186400-IN								
	VENDOR TOTALS	8,718.46 YTD INVOICED					8,718.46 YTD PAID		5,404.93
122761	FAMILY PROMISE OF THE SO. BAY								
	95329	02/05/25	885	489581	T	03/11/25	72750711 44714	FAMILY PROMISE	6,113.09
	INVOICE: 2								
	VENDOR TOTALS	6,113.09 YTD INVOICED					6,113.09 YTD PAID		6,113.09

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94292	FEDERAL EXPRESS								
	95230	11/29/24		489546	P	03/11/25	10021010 41514	OPERATING SUPPLIES	19.78
	INVOICE:	8-697-55429							
	95230	11/29/24		489546	P	03/11/25	10001218 41514	OPERATING SUPPLIES	17.71
	INVOICE:	8-697-55429							
	95231	12/13/24		489546	P	03/11/25	10001218 41514	OPERATING SUPPLIES	32.81
	INVOICE:	8-710-57108							
	95233	12/27/24		489546	P	03/11/25	10001218 41514	OPERATING SUPPLIES	31.01
	INVOICE:	8-725-25769							
	95239	01/17/25		489546	P	03/11/25	10021010 41514	OPERATING SUPPLIES	55.32
	INVOICE:	8-743-23371							
	95240	02/14/25		489546	P	03/11/25	10001228 41514	OPERATING SUPPLIES	25.44
	INVOICE:	8-771-36479							
	VENDOR TOTALS		1,442.86 YTD INVOICED				1,442.86 YTD PAID		182.07
123838	FIRST FIRE SYSTEMS, INC.								
	94243	02/12/25		489582	T	03/11/25	52035030 40514	CONTRACT SERVICES	480.00
	INVOICE:	MHD10755							
	VENDOR TOTALS		480.00 YTD INVOICED				480.00 YTD PAID		480.00
123450	FUN EXPRESS, LLC.								
	95220	11/25/24		489583	T	03/11/25	10061020 41514	OPERATING SUPPLIES	913.77
	INVOICE:	73461822701							
	VENDOR TOTALS		3,273.76 YTD INVOICED				3,273.76 YTD PAID		913.77
108155	GOLDEN PACIFIC HEALTH CARE								
	95004	02/05/25		489584	T	03/11/25	100 13100	INVENTORY MATERIALS & SUP	2,100.26
	INVOICE:	154958							
	VENDOR TOTALS		5,368.07 YTD INVOICED				5,368.07 YTD PAID		2,100.26
116618	GOLDEN STATE ELEVATOR								
	95060	02/03/25		489585	T	03/11/25	52035030 40514	CONTRACT SERVICES	119.71
	INVOICE:	00190845							
	VENDOR TOTALS		953.08 YTD INVOICED				1,068.19 YTD PAID		119.71
97578	GRAINGER INDUSTRIAL SUPPLY								
	95104	01/03/25		489586	T	03/11/25	10001221 41514	OPERATING SUPPLIES	102.63
	INVOICE:	9361063416							
	95269	12/03/24		489586	T	03/11/25	10002215 41514	OPERATING SUPPLIES	55.67
	INVOICE:	9333915396							
	95293	02/05/25		489586	T	03/11/25	10061050 42024	BUILDING MAINTENANCE	1,433.54
	INVOICE:	9396357841							
	95297	02/04/25		489586	T	03/11/25	10061050 42024	BUILDING MAINTENANCE	14.37
	INVOICE:	9396074826							
	95304	02/05/25		489586	T	03/11/25	10061050 42024	BUILDING MAINTENANCE	272.95
	INVOICE:	9396357858							

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	95307	01/08/25		489586	T	03/11/25	10061120 41514	OPERATING SUPPLIES	357.51
	INVOICE: 9364618216								
	95308	01/21/25		489586	T	03/11/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	69.62
	INVOICE: 9379665285								
	95310	01/02/25		489586	T	03/11/25	10061090 42024	BUILDING MAINTENANCE	129.10
	INVOICE: 9359296259								
	95333	12/04/24		489586	T	03/11/25	10061100 41404	MATERIALS, SUPPLIES & OTH	176.35
	INVOICE: 933455308								
	95335	02/13/25		489586	T	03/11/25	10061100 42014	REPAIR & MAINTENANCE SUPP	60.50
	INVOICE: 9406185141								
	95337	02/10/25		489586	T	03/11/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	89.34
	INVOICE: 9401220117								
	95338	02/10/25		489586	T	03/11/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	296.29
	INVOICE: 9401220109								
	VENDOR TOTALS	13,045.29 YTD INVOICED					13,478.16 YTD PAID		3,057.87
115883	GREENLAND SUPPLY INC.								
	95191	01/21/25		489587	T	03/11/25	10061100 42034	EQUIPMENT MAINTENANCE	24.21
	INVOICE: 277128								
	95192	01/15/25		489587	T	03/11/25	10061100 42034	EQUIPMENT MAINTENANCE	29.38
	INVOICE: 277027								
	95346	01/17/25		489587	T	03/11/25	10061100 42034	EQUIPMENT MAINTENANCE	353.32
	INVOICE: 277084								
	VENDOR TOTALS	3,893.49 YTD INVOICED					4,552.81 YTD PAID		406.91
124341	HANSEN, PAIGE KATHERINE AAGAARD								
	95018	12/19/24		489588	T	03/11/25	10042010 45584	HEALTH AND WELLNESS	299.00
	INVOICE: Wellness4								
	95019	01/15/25		489588	T	03/11/25	10042010 45584	HEALTH AND WELLNESS	174.09
	INVOICE: Wellness5								
	VENDOR TOTALS	473.09 YTD INVOICED					473.09 YTD PAID		473.09
120536	HARRIS & ASSOCIATES, INC.								
	95187	02/10/25		489589	T	03/11/25	41046010 40514	CONTRACT SERVICES	2,471.25
	INVOICE: 66389								
	VENDOR TOTALS	149,295.75 YTD INVOICED					217,441.08 YTD PAID		2,471.25
106271	HAWTHORNE CHAMBER OF COMMERCE								
	95132	02/12/25		489590	T	03/11/25	10011500 45104	DUES & SUBSCRIPTIONS	1,500.00
	INVOICE: 106								
	VENDOR TOTALS	4,087.50 YTD INVOICED					4,087.50 YTD PAID		1,500.00
109216	HAWTHORNE PRESIDENTS COUNCIL								
	86552	10/08/24		489547	P	03/11/25	10010411 44194	EVENT ALLOTMENT - CM MONT	500.00
	INVOICE: Donation-Monteiro24								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		500.00 YTD INVOICED					500.00 YTD PAID		500.00
105919	HERALD PUBLICATIONS									
	95276	02/24/25		489591	T	03/11/25	81044010	43024	LEGAL ADVERTISING	420.00
	INVOICE: 62440									
	95277	02/24/25		489591	T	03/11/25	81044010	40514	CONTRACT SERVICES	525.00
	INVOICE: 62441									
	VENDOR TOTALS		13,680.00 YTD INVOICED					13,890.00 YTD PAID		945.00
118922	HOLLY PARK NEIGHBORHOOD ASSCOCIATION									
	94045	02/05/25		489548	P	03/11/25	10010411	44124	EVENT ALLOTMENT - COUN MA	200.00
	INVOICE: STIPEND_KM020525									
	VENDOR TOTALS		1,100.00 YTD INVOICED					1,100.00 YTD PAID		200.00
123523	ISLAMIC CENTER OF HAWTHORNE									
	95292	01/30/25		489549	P	03/11/25	990	22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 01/30/25									
	VENDOR TOTALS		1,200.00 YTD INVOICED					2,700.00 YTD PAID		1,200.00
123585	JACKSON, LATOYA									
	95196	01/30/25		489592	T	03/11/25	10042010	45584	HEALTH AND WELLNESS	135.67
	INVOICE: Wellness6									
	VENDOR TOTALS		135.67 YTD INVOICED					135.67 YTD PAID		135.67
123497	JOHNSON, FAYE									
	94232	08/07/24		489550	P	03/11/25	990	23011	ELECTION DEPOSITS	198.54
	INVOICE: REIMB 080724									
	VENDOR TOTALS		298.54 YTD INVOICED					573.54 YTD PAID		198.54
107673	KANG, TOMMY									
	95143	02/05/25		489593	T	03/11/25	10001224	45124	EDUCATIONAL REIMBURSEMENT	459.00
	INVOICE: EDUC. BAM 105									
	VENDOR TOTALS		918.00 YTD INVOICED					918.00 YTD PAID		459.00
116249	KDC INC.									
	95096	05/17/24		489594	T	03/11/25	10001221	42024	BUILDING MAINTENANCE	2,331.00
	INVOICE: 35468									
	95097	07/12/24		489594	T	03/11/25	10001221	42024	BUILDING MAINTENANCE	375.00
	INVOICE: 35504									
	VENDOR TOTALS		2,706.00 YTD INVOICED					2,706.00 YTD PAID		2,706.00
123456	KIMLEY-HORN AND ASSOCIATES, INC.									
	95048	11/30/24		489595	T	03/11/25	10042010	40514	CONTRACT SERVICES	4,589.33

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	INVOICE: 30289169								
	VENDOR TOTALS	176,164.04 YTD INVOICED				191,163.68 YTD PAID			4,589.33
105446	L A COUNTY SHERIFF'S DEPT								
	95141	02/12/25	12	489596	T	03/11/25	10002220 45314	PRISONER EXPENSE	2,414.70
	INVOICE: 251966BL								
	VENDOR TOTALS	17,312.41 YTD INVOICED				22,468.86 YTD PAID			2,414.70
124250	LAW OFFICES OF ELOCHE P. UKEJE								
	95092	02/13/25		489597	T	03/11/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	14,000.00
	INVOICE: 02/13/2025								
	VENDOR TOTALS	24,540.63 YTD INVOICED				24,540.63 YTD PAID			14,000.00
104175	LDM ASSOCIATES, INC.								
	95309	02/13/25		489598	T	03/11/25	72730717 47754	ALLEY CONSTRUCTION	320.00
	INVOICE: 8538								
	95314	02/13/25	2450	489598	T	03/11/25	78942708 45304	RENT HSG RHB CONTRACT SER	80.00
	INVOICE: 8537								
	95319	02/13/25	2450	489598	T	03/11/25	72748420 40514	CONTRACT SERVICES	3,264.00
	INVOICE: 8535								
	95320	02/13/25	2450	489598	T	03/11/25	72748420 45394	COMMERCIAL FACADE IMPROVE	3,327.00
	INVOICE: 8534								
	95321	02/13/25	2450	489598	T	03/11/25	78480010 40514	CONTRACT SERVICES	434.88
	INVOICE: 8533								
	95322	02/13/25	2450	489598	T	03/11/25	78948010 40514	CONTRACT SERVICES	2,856.88
	INVOICE: 8532								
	95324	02/13/25	2450	489598	T	03/11/25	49470010 40514	CONTRACT SERVICES	840.00
	INVOICE: 8531								
	95327	02/13/25	2450	489598	T	03/11/25	72748010 40514	CONTRACT SERVICES	10,248.75
	INVOICE: 8530								
	95331	02/13/25	2450	489598	T	03/11/25	72748010 40514	CONTRACT SERVICES	7,400.00
	INVOICE: 8552								
	95332	02/13/25	2450	489598	T	03/11/25	78948010 40514	CONTRACT SERVICES	7,400.00
	INVOICE: 8553								
	95334	02/13/25	2450	489598	T	03/11/25	72748420 40514	CONTRACT SERVICES	8,900.00
	INVOICE: 8554								
	VENDOR TOTALS	187,220.59 YTD INVOICED				202,122.07 YTD PAID			45,071.51
124348	LEVEY, NATHAN								
	95020	10/03/24		489599	T	03/11/25	10042010 45584	HEALTH AND WELLNESS	446.17
	INVOICE: Wellness3								
	VENDOR TOTALS	446.17 YTD INVOICED				446.17 YTD PAID			446.17
94489	LIEBERT CASSIDY WHITMORE								
	95098	01/31/25		489600	T	03/11/25	10021010 40514	CONTRACT SERVICES	3,565.00
	INVOICE: 287347								

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	VENDOR TOTALS	10,448.00 YTD INVOICED					11,170.50 YTD PAID		3,565.00
101286	SCP DISTRIBUTORS LLC								
	95180	02/03/25	2617	489601	T	03/11/25	10061090 42024	BUILDING MAINTENANCE	6,575.59
	INVOICE: 3710025								
	95286	12/12/24		489601	T	03/11/25	10061090 42124	SWIM POOL MAINTENANCE	1,341.99
	INVOICE: 37095041								
	95288	02/10/25		489601	T	03/11/25	10061090 45754	SWIM POOL CHEMICALS	2,016.42
	INVOICE: 37101784								
	VENDOR TOTALS	44,828.05 YTD INVOICED					48,642.89 YTD PAID		9,934.00
123417	LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE								
	95330	02/12/25	1980	489602	T	03/11/25	32420030 40994	PLHA PROGRAM COSTS	52,616.70
	INVOICE: #21 (January 2025)								
	VENDOR TOTALS	497,156.69 YTD INVOICED					670,829.17 YTD PAID		52,616.70
14145	M & K METAL CO.								
	95311	02/24/25		489603	T	03/11/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	184.26
	INVOICE: 389961								
	VENDOR TOTALS	184.26 YTD INVOICED					184.26 YTD PAID		184.26
116417	LEBO AUTOMOTIVE INC.								
	93921	01/23/25		489604	T	03/11/25	60031030 42064	PARTS	442.40
	INVOICE: 655212TOR								
	93922	01/22/25		489604	T	03/11/25	60031030 42064	PARTS	196.95
	INVOICE: TOCS823090								
	VENDOR TOTALS	3,089.07 YTD INVOICED					4,119.66 YTD PAID		639.35
124224	MGT IMPACT SOLUTIONS, LLC.								
	95254	01/17/25		489605	T	03/11/25	10016010 40514	CONTRACT SERVICES	1,575.00
	INVOICE: 62924								
	VENDOR TOTALS	3,150.00 YTD INVOICED					3,150.00 YTD PAID		1,575.00
123575	MISSION LINEN SUPPLY								
	95193	02/03/25		489606	T	03/11/25	10061070 41514	OPERATING SUPPLIES	86.33
	INVOICE: 523240221								
	95197	02/17/25		489606	T	03/11/25	10061070 41514	OPERATING SUPPLIES	64.47
	INVOICE: 523325134								
	95200	02/10/25		489606	T	03/11/25	10061070 41514	OPERATING SUPPLIES	100.77
	INVOICE: 523282358								
	95347	02/24/25		489606	T	03/11/25	10061070 41514	OPERATING SUPPLIES	121.43
	INVOICE: 523365997								
	VENDOR TOTALS	2,772.22 YTD INVOICED					3,294.68 YTD PAID		373.00

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123082	MPD PLUMBING, INC.								
	95283	02/13/25		489607	T	03/11/25	46615731 42024	BUILDING MAINTENANCE	150.00
	INVOICE: WO#02132025								
	VENDOR TOTALS	2,113.00 YTD INVOICED					2,583.00 YTD PAID		150.00
115942	NAKAGAWA, JOE								
	95246	02/24/25		489608	T	03/11/25	10001224 45184	TRAINING	257.60
	INVOICE: 021102132025								
	VENDOR TOTALS	3,134.54 YTD INVOICED					3,395.54 YTD PAID		257.60
120571	NMK CORPORATION								
	95249	02/24/25	2619	489609	T	03/11/25	10001222 40514	CONTRACT SERVICES	6,997.00
	INVOICE: HPD-025								
	VENDOR TOTALS	32,396.26 YTD INVOICED					32,396.26 YTD PAID		6,997.00
123279	ODP BUSINESS SOLUTIONS, LLC								
	95049	02/07/25		489610	T	03/11/25	10016020 41514	OPERATING SUPPLIES	75.07
	INVOICE: 409793984001								
	95050	02/11/25		489610	T	03/11/25	10016020 41514	OPERATING SUPPLIES	88.19
	INVOICE: 410674338001								
	95051	02/10/25		489610	T	03/11/25	10016020 41514	OPERATING SUPPLIES	131.86
	INVOICE: 409790221001								
	95052	02/07/25		489610	T	03/11/25	10016020 41514	OPERATING SUPPLIES	1,024.11
	INVOICE: 409793979001								
	95101	02/12/25		489610	T	03/11/25	10002209 41514	OPERATING SUPPLIES	736.41
	INVOICE: 411590789001								
	95217	02/21/25		489610	T	03/11/25	10021010 41514	OPERATING SUPPLIES	15.16
	INVOICE: 412131953001								
	95274	01/17/25		489610	T	03/11/25	81044010 40514	CONTRACT SERVICES	120.10
	INVOICE: 405864254001								
	95317	02/17/25		489610	T	03/11/25	10061010 41404	MATERIALS, SUPPLIES & OTH	27.22
	INVOICE: 412012399001								
	VENDOR TOTALS	23,926.02 YTD INVOICED					25,706.43 YTD PAID		2,218.12
123925	OFFICEUNTITLED, INC.								
	95446	02/14/25		489611	T	03/11/25	50410040 40514	CONTRACT SERVICES	2,187.50
	INVOICE: 4421								
	VENDOR TOTALS	1,235,195.09 YTD INVOICED					1,677,026.18 YTD PAID		2,187.50
124316	OPEN MEDIA FOUNDATION								
	95422	12/26/24	2626	489612	T	03/11/25	10610010 40514	CONTRACT SERVICES	6,000.00
	INVOICE: 21123								
	VENDOR TOTALS	6,000.00 YTD INVOICED					6,000.00 YTD PAID		6,000.00
121380	PACIFIC LIFT AND EQUIPMENT CO., INC.								

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	90920	12/11/24		489613	T	03/11/25	60031030 47304	IMPROV OTHER THAN BUILDIN	520.00
	INVOICE:	28183A							
	90925	12/17/24		489613	T	03/11/25	60031030 47304	IMPROV OTHER THAN BUILDIN	3,056.69
	INVOICE:	29313A							
	VENDOR TOTALS		3,576.69 YTD INVOICED				3,576.69 YTD PAID		3,576.69
123969	BROWN, STEVE								
	95278	02/18/25		489614	T	03/11/25	78942708 45304	RENT HSG RHB CONTRACT SER	975.00
	INVOICE:	00019							
	95279	02/14/25		489614	T	03/11/25	46615731 42024	BUILDING MAINTENANCE	690.00
	INVOICE:	00015							
	95284	02/11/25		489614	T	03/11/25	78942708 45304	RENT HSG RHB CONTRACT SER	615.00
	INVOICE:	00014							
	VENDOR TOTALS		8,725.00 YTD INVOICED				8,725.00 YTD PAID		2,280.00
123573	PATTERSON, LESLEY								
	94208	08/06/24		489551	P	03/11/25	990 23011	ELECTION DEPOSITS	99.27
	INVOICE:	REIMB 080624							
	VENDOR TOTALS		99.27 YTD INVOICED				99.27 YTD PAID		99.27
109749	PLUMBERS DEPOT								
	95315	02/11/25		489615	T	03/11/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	111.35
	INVOICE:	PD-58048							
	VENDOR TOTALS		701,423.28 YTD INVOICED				701,472.89 YTD PAID		111.35
123521	POINDEXTER-HORNBACK, MARIE								
	94233	08/07/24		489552	P	03/11/25	990 23011	ELECTION DEPOSITS	198.54
	INVOICE:	REIMB 082724							
	VENDOR TOTALS		198.54 YTD INVOICED				198.54 YTD PAID		198.54
124352	POOLE, LASHARA								
	95298	12/02/24		489553	P	03/11/25	10000109 51928	YOUTH SPORTS	64.80
	INVOICE:	REFUND 12/02/24							
	VENDOR TOTALS		64.80 YTD INVOICED				64.80 YTD PAID		64.80
124350	POST, JOY								
	95282	01/23/25		489616	T	03/11/25	10012010 45584	HEALTH AND WELLNESS	221.27
	INVOICE:	WELLNESS-1							
	VENDOR TOTALS		221.27 YTD INVOICED				221.27 YTD PAID		221.27
119033	PRINTWEAR SALES COMPANY								
	95221	12/05/24		489617	T	03/11/25	10002219 41614	UNIFORMS & SAFETY EQUIPME	121.17
	INVOICE:	10254							

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	VENDOR TOTALS	3,534.05 YTD INVOICED		3,534.05 YTD PAID					121.17
122873	QUADIENT LEASING USA, INC.								
	95273	02/17/25		489554	P	03/11/25	10013010	43044 POSTAGE	1,125.43
	INVOICE: Q1740357								
	VENDOR TOTALS	3,376.29 YTD INVOICED		4,448.13 YTD PAID					1,125.43
123234	REECE SUPPLY, LLC								
	95053	01/31/25		489618	T	03/11/25	10061100	42514 SMALL TOOLS & MINOR EQUIP	3.68
	INVOICE: S119963331.001								
	95054	01/16/25		489618	T	03/11/25	10061100	42514 SMALL TOOLS & MINOR EQUIP	40.59
	INVOICE: S119859426.001								
	95055	01/15/25		489618	T	03/11/25	10061100	42514 SMALL TOOLS & MINOR EQUIP	46.69
	INVOICE: S119846713.001								
	VENDOR TOTALS	3,706.45 YTD INVOICED		4,458.00 YTD PAID					90.96
115776	REPUBLIC SERVICES								
	95285	01/31/25		489619	T	03/11/25	46515730	45444 UTILITIES	537.83
	INVOICE: 0902-013090641								
	95291	01/31/25		489619	T	03/11/25	46615731	45444 UTILITIES	688.07
	INVOICE: 0902-013090642								
	95300	01/31/25		489619	T	03/11/25	46447150	45444 UTILITIES	36.30
	INVOICE: 0902-013101956								
	95302	01/31/25		489619	T	03/11/25	46447150	45444 UTILITIES	252.54
	INVOICE: 0902-013101955								
	VENDOR TOTALS	15,777.27 YTD INVOICED		18,598.49 YTD PAID					1,514.74
112919	RICOH USA, INC.								
	95213	02/14/25		489620	T	03/11/25	10001222	40614 CITY PRINT SERVICES	349.36
	INVOICE: 40193946								
	VENDOR TOTALS	45,163.94 YTD INVOICED		82,649.07 YTD PAID					349.36
17081	RIO HONDO COMMUNITY COLLEGE DISTRICT								
	95251	02/19/25		489621	T	03/11/25	10001224	43704 POST REIMBURSABLE EXPENSE	75.00
	INVOICE: F24-362-ZHAW								
	VENDOR TOTALS	225.00 YTD INVOICED		225.00 YTD PAID					75.00
124323	ROBERT HALF, INC.								
	95138	02/12/25		489622	T	03/11/25	10001222	40514 CONTRACT SERVICES	3,740.00
	INVOICE: 64642310								
	VENDOR TOTALS	18,419.50 YTD INVOICED		18,419.50 YTD PAID					3,740.00
123693	SANDOVAL, CINTHYA HERNANDEZ								
	95266	02/24/25		489623	T	03/11/25	10001224	45184 TRAINING	132.76

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	INVOICE: 011401152025									
	VENDOR TOTALS	632.76 YTD INVOICED					632.76 YTD PAID			132.76
108274	SANTA MONICA-UCLA									
	95094	02/07/25		489624	T	03/11/25	10002215	45024	FORENSIC TESTING	328.00
	INVOICE: 2641355200									
	95095	02/07/25		489624	T	03/11/25	10002215	45024	FORENSIC TESTING	328.00
	INVOICE: 2642587300									
	VENDOR TOTALS	10,946.00 YTD INVOICED					19,178.00 YTD PAID			656.00
123856	SECTRAN SECURITY INC.									
	95140	02/10/25		489625	T	03/11/25	10016020	40514	CONTRACT SERVICES	334.05
	INVOICE: 25020610									
	VENDOR TOTALS	2,487.13 YTD INVOICED					2,793.39 YTD PAID			334.05
17550	SEERS LUMBER CO INC									
	95189	02/12/25		489626	T	03/11/25	10061120	41514	OPERATING SUPPLIES	34.14
	INVOICE: 115134									
	VENDOR TOTALS	714.73 YTD INVOICED					918.84 YTD PAID			34.14
123490	ISHII, MICHAEL									
	95133	02/07/25		489627	T	03/11/25	10001222	40014	SALARIES - FULL TIME	300.00
	INVOICE: 25-05									
	95134	02/05/25	2618	489627	T	03/11/25	10001222	40024	SALARIES - PART TIME	6,000.00
	INVOICE: 25-03									
	VENDOR TOTALS	7,800.00 YTD INVOICED					7,800.00 YTD PAID			6,300.00
17651	SMARDAN SUPPLY CO.									
	94070	01/17/25		489628	T	03/11/25	10041050	42024	BUILDING MAINTENANCE	3,211.95
	INVOICE: S4189422.001									
	VENDOR TOTALS	4,821.32 YTD INVOICED					5,971.04 YTD PAID			3,211.95
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC									
	95419	02/07/25		489629	T	03/11/25	10610010	40514	CONTRACT SERVICES	875.96
	INVOICE: 244726901020725									
	VENDOR TOTALS	37,774.31 YTD INVOICED					43,934.31 YTD PAID			875.96
107314	STEPHAN T HONDA MD, INC									
	95100	02/13/25		489630	T	03/11/25	10002220	40724	MEDICAL & AMBULANCE	1,633.80
	INVOICE: 00180093									
	VENDOR TOTALS	10,832.97 YTD INVOICED					13,032.57 YTD PAID			1,633.80
124353	SULLIVAN, CONSTANCE									

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	95294	10/31/24		489555	P	03/11/25	990	22100	REC & COMM SVC DONATIONS	600.00
	INVOICE: Refund 10/31/24									
	VENDOR TOTALS	600.00 YTD INVOICED						600.00 YTD PAID		600.00
123130	TELEHEALTH VAN LLC									
	95088	02/18/25	23	489631	T	03/11/25	18110010	40514	CONTRACT SERVICES	33,792.00
	INVOICE: 1095									
	VENDOR TOTALS	301,056.00 YTD INVOICED						301,056.00 YTD PAID		33,792.00
123284	THE HILLER COMPANIES, LLC.									
	95223	02/18/25		489632	T	03/11/25	52035030	40514	CONTRACT SERVICES	1,200.00
	INVOICE: 599952									
	VENDOR TOTALS	6,965.00 YTD INVOICED						8,165.00 YTD PAID		1,200.00
122858	THE LOVEJOY FOUNDATION									
	95222	02/18/25	11	489633	T	03/11/25	10001230	40514	CONTRACT SERVICES	16,000.00
	INVOICE: COH 02182025									
	VENDOR TOTALS	128,000.00 YTD INVOICED						128,000.00 YTD PAID		16,000.00
105802	THE SAFEMART OF SO. CALIF.									
	95207	02/05/25		489634	T	03/11/25	10061090	42024	BUILDING MAINTENANCE	172.48
	INVOICE: 1561									
	VENDOR TOTALS	3,165.34 YTD INVOICED						3,554.19 YTD PAID		172.48
115132	THE STANDARD INSURANCE CO.									
	95205	02/12/25		489635	T	03/11/25	990	20900	INSURANCE BENEFITS	2,396.75
	INVOICE: 3/1/2025_DIV2									
	VENDOR TOTALS	18,561.00 YTD INVOICED						20,836.75 YTD PAID		2,396.75
123415	TRIPEPI, SMITH AND ASSOCIATES, INC.									
	93745	10/31/24		489636	T	03/11/25	10011500	40514	CONTRACT SERVICES	850.50
	INVOICE: 13404									
	95127	09/30/24		489636	T	03/11/25	10013010	40514	CONTRACT SERVICES	90.00
	INVOICE: 13329									
	VENDOR TOTALS	25,548.14 YTD INVOICED						46,589.39 YTD PAID		940.50
105489	TYLER TECHNOLOGIES									
	95136	02/14/25	2465	489637	T	03/11/25	10001222	40514	CONTRACT SERVICES	4,950.00
	INVOICE: 025-498091									
	VENDOR TOTALS	162,379.56 YTD INVOICED						378,381.28 YTD PAID		4,950.00
112885	ULINE SHIPPING SUPPLY									
	95093	02/05/25		489638	T	03/11/25	10002220	45314	PRISONER EXPENSE	444.47

PAID INVOICES REPORT

CHECK: C031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	INVOICE: 188812765									
	VENDOR TOTALS		5,535.15 YTD INVOICED				5,745.18 YTD PAID			444.47
124351	VALDIVIA, YAMEL									
	95296	10/23/24		489556	P	03/11/25	10000109	51928	YOUTH SPORTS	70.00
	INVOICE: REFUND 10/23/24									
	VENDOR TOTALS		70.00 YTD INVOICED				70.00 YTD PAID			70.00
118487	VU, THE PAUL									
	95243	02/24/25		489639	T	03/11/25	10001224	45184	TRAINING	257.60
	INVOICE: 021102142025									
	VENDOR TOTALS		4,169.72 YTD INVOICED				4,437.90 YTD PAID			257.60
105906	WAXIE SANITARY SUPPLY									
	95242	02/19/25		489640	T	03/11/25	10001221	42024	BUILDING MAINTENANCE	316.51
	INVOICE: 83050547									
	VENDOR TOTALS		316.51 YTD INVOICED				316.51 YTD PAID			316.51
124354	WYATT, KATHERINE									
	95326	02/13/25		489641	T	03/11/25	78942708	45304	RENT HSG RHB CONTRACT SER	171.99
	INVOICE: 021325									
	VENDOR TOTALS		171.99 YTD INVOICED				171.99 YTD PAID			171.99
									REPORT TOTALS	442,949.02

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	19	94,171.81
TOTAL EFT TRANSFERS	85	348,777.21

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 11, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Housing Authority Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/1/25	76559	76583	HOUSING	51,399.00
3/1/25	76584	76898	HOUSING	918,713.32
*** Emergency Issue - for ratification only**				970,112.32

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: H030125X TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
117676	AMINI, MORTEZA								
	94258	02/01/25		76559	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,574.00
	INVOICE:	10840-1							
	VENDOR TOTALS		22,888.00 YTD INVOICED				22,888.00 YTD PAID		1,574.00
108539	BOTACH MANAGEMENT LLC								
	88915	11/01/24		76560	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE:	10626-1							
	95146	01/01/25		76560	T	03/01/25	81544100 45904	HOUSING VOUCHER	846.00
	INVOICE:	10660-1							
	95177	02/01/25		76560	T	03/01/25	81544100 45904	HOUSING VOUCHER	987.00
	INVOICE:	10660-1							
	95178	02/01/25		76560	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE:	10676-1							
	VENDOR TOTALS		16,397.00 YTD INVOICED				12,926.00 YTD PAID		4,383.00
120727	BTS, LLP								
	94259	02/01/25		76561	T	03/01/25	83440010 45904	HOUSING VOUCHER	301.00
	INVOICE:	10674-1							
	94260	02/01/25		76561	T	03/01/25	83440010 45904	HOUSING VOUCHER	535.00
	INVOICE:	10737-1							
	VENDOR TOTALS		31,154.00 YTD INVOICED				31,154.00 YTD PAID		836.00
121048	CERISE INVESTMENT CO., LLC.								
	94250	01/01/25		76562	T	03/01/25	81544100 45904	HOUSING VOUCHER	94.00
	INVOICE:	10290-1							
	94261	02/01/25		76562	T	03/01/25	81544100 45904	HOUSING VOUCHER	94.00
	INVOICE:	10290-1							
	94262	02/01/25		76562	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,792.00
	INVOICE:	8940-1							
	95183	02/01/25		76562	T	03/01/25	81544100 45904	HOUSING VOUCHER	520.00
	INVOICE:	5031-1							
	95184	02/01/25		76562	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
	INVOICE:	8545-1							
	VENDOR TOTALS		364,807.00 YTD INVOICED				365,034.00 YTD PAID		4,040.00
121492	CHADRON TERRACE, LLC.								
	94263	02/01/25		76563	T	03/01/25	81544100 45904	HOUSING VOUCHER	879.00
	INVOICE:	10499-1							
	94264	02/01/25		76563	T	03/01/25	82044100 45904	HOUSING VOUCHER	12.00
	INVOICE:	10583-1							
	94265	02/01/25		76563	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,361.00
	INVOICE:	10628-1							
	95185	02/01/25		76563	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,361.00
	INVOICE:	10628-1							

PAID INVOICES REPORT

CHECK: H030125X TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	418,785.00 YTD INVOICED				427,751.00 YTD PAID			3,613.00
113024	CITY OF HAWTHORNE/REDEVELOP.								
	94266	02/01/25		76564	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 9521-1								
	VENDOR TOTALS	88,912.00 YTD INVOICED				93,316.00 YTD PAID			1,428.00
102245	CRC MANAGEMENT INC.								
	94280	02/01/25		76565	T	03/01/25	81544100 45904	HOUSING VOUCHER	160.00
	INVOICE: 10661-1								
	94281	02/01/25		76565	T	03/01/25	83440010 45904	HOUSING VOUCHER	160.00
	INVOICE: 10670-1								
	94282	02/01/25		76565	T	03/01/25	81544100 45904	HOUSING VOUCHER	965.00
	INVOICE: 10823-1								
	VENDOR TOTALS	377,686.00 YTD INVOICED				380,972.00 YTD PAID			1,285.00
110168	DAVES-HOLMES, LULA								
	94267	02/01/25		76566	T	03/01/25	81544100 45904	HOUSING VOUCHER	769.00
	INVOICE: 9262-1								
	VENDOR TOTALS	70,970.00 YTD INVOICED				70,970.00 YTD PAID			769.00
119601	EQUITY HOLDINGS, LLC.								
	94248	12/01/24		76567	T	03/01/25	81544100 45904	HOUSING VOUCHER	43.00
	INVOICE: 10186-1								
	94256	01/01/25		76567	T	03/01/25	81544100 45904	HOUSING VOUCHER	43.00
	INVOICE: 10186-1								
	94283	02/01/25		76567	T	03/01/25	81544100 45904	HOUSING VOUCHER	43.00
	INVOICE: 10186-1								
	VENDOR TOTALS	41,211.00 YTD INVOICED				41,211.00 YTD PAID			129.00
118411	HENDERSON TRUST & RICK AND, COLLETE HENDERSON								
	95179	02/01/25		76568	T	03/01/25	84440010 45904	HOUSING VOUCHER	447.00
	INVOICE: 10747-1								
	VENDOR TOTALS	25,008.00 YTD INVOICED				25,368.00 YTD PAID			447.00
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	94983	03/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94984	04/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94985	05/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94986	06/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94987	07/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00

PAID INVOICES REPORT

CHECK: H030125X TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 9039-1								
	94988	08/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94989	09/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94990	10/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	94991	11/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	95145	12/01/24		76569	T	03/01/25	81544100 45904	HOUSING VOUCHER	796.00
	INVOICE: 9039-1								
	VENDOR TOTALS	9,562.00 YTD INVOICED					9,562.00 YTD PAID		7,960.00
121310	LARSON, KIRBY								
	94269	02/01/25		76570	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9167-1								
	VENDOR TOTALS	29,823.00 YTD INVOICED					29,823.00 YTD PAID		1,393.00
124277	LFD LEMOLI LLC.								
	94277	02/01/25		76571	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10838-1								
	VENDOR TOTALS	10,657.00 YTD INVOICED					10,657.00 YTD PAID		1,577.00
123316	LING, PAUL SIONG KUONG								
	94279	02/01/25		76572	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231-1								
	VENDOR TOTALS	11,384.00 YTD INVOICED					11,384.00 YTD PAID		2,114.00
30143	MONUS, BELA C								
	94272	02/01/25		76573	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,301.00
	INVOICE: 8113-1								
	VENDOR TOTALS	64,371.00 YTD INVOICED					64,371.00 YTD PAID		1,301.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	94246	12/01/24		76574	T	03/01/25	81544100 45904	HOUSING VOUCHER	731.00
	INVOICE: 10816-1								
	94252	01/01/25		76574	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,618.00
	INVOICE: 10816-1								
	94273	02/01/25		76574	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,618.00
	INVOICE: 10816-1								
	94274	02/01/25		76574	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,200.00
	INVOICE: 8563-1								
	VENDOR TOTALS	139,022.00 YTD INVOICED					139,022.00 YTD PAID		5,167.00
109774	NEVAREZ, JOSE								

PAID INVOICES REPORT

CHECK: H030125X TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	94268	02/01/25		76575	T	03/01/25	81544100 45904	HOUSING VOUCHER	587.00
	INVOICE: 10843-1								
	VENDOR TOTALS		14,475.00 YTD INVOICED				14,475.00 YTD PAID		587.00
120381	NGUYEN, STEVE								
	95181	02/01/25		76576	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 9047-1								
	VENDOR TOTALS		9,268.00 YTD INVOICED				9,268.00 YTD PAID		1,253.00
121905	NGUYEN, THAN THI								
	94247	12/01/24		76577	T	03/01/25	81544100 45904	HOUSING VOUCHER	716.00
	INVOICE: 10828-1								
	94253	01/01/25		76577	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
	INVOICE: 10828-1								
	94275	02/01/25		76577	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
	INVOICE: 10828-1								
	VENDOR TOTALS		3,182.00 YTD INVOICED				3,182.00 YTD PAID		3,182.00
109045	QUERUBIN, JAMES & MYLENE								
	94254	01/01/25		76578	T	03/01/25	81544100 45904	HOUSING VOUCHER	125.00
	INVOICE: 5037-1								
	94276	02/01/25		76578	T	03/01/25	81544100 45904	HOUSING VOUCHER	125.00
	INVOICE: 5037-1								
	VENDOR TOTALS		7,466.00 YTD INVOICED				7,466.00 YTD PAID		250.00
111243	SANFORD, TERESA								
	94284	02/01/25		76579	T	03/01/25	81544100 45904	HOUSING VOUCHER	190.00
	INVOICE: 9551-1								
	VENDOR TOTALS		39,633.00 YTD INVOICED				39,633.00 YTD PAID		190.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	94255	01/01/25		76580	T	03/01/25	81544100 45904	HOUSING VOUCHER	591.00
	INVOICE: 9610-1								
	94278	02/01/25		76580	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,292.00
	INVOICE: 9610-1								
	VENDOR TOTALS		5,670.00 YTD INVOICED				5,670.00 YTD PAID		2,883.00
107712	WARD, JULIUS								
	94251	01/01/25		76581	T	03/01/25	81544100 45904	HOUSING VOUCHER	131.00
	INVOICE: 10771-1								
	94270	02/01/25		76581	T	03/01/25	81544100 45904	HOUSING VOUCHER	131.00
	INVOICE: 10771-1								
	VENDOR TOTALS		22,222.00 YTD INVOICED				22,222.00 YTD PAID		262.00

PAID INVOICES REPORT

CHECK: H030125X TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
121801	WILLIAMS, MARSHALL								
	94271	02/01/25		76582	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 9067-1								
	VENDOR TOTALS	11,046.00 YTD INVOICED					11,046.00 YTD PAID		1,386.00
111803	WYNNE, MISTY								
	95147	01/01/25		76583	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,055.00
	INVOICE: 10837-1								
	95182	02/01/25		76583	T	03/01/25	83440010 45904	HOUSING VOUCHER	2,335.00
	INVOICE: 10837-1								
	VENDOR TOTALS	3,390.00 YTD INVOICED					3,390.00 YTD PAID		3,390.00
								REPORT TOTALS	51,399.00

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	25	51,399.00

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: H030125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883	11430 CEDAR AVE APARTMENTS LLC								
	94909	03/01/25		76584	T	03/01/25	81544100 45904	HOUSING VOUCHER	942.00
	INVOICE: 10780								
	VENDOR TOTALS	10,014.00 YTD INVOICED					10,014.00 YTD PAID		942.00
123039	11725 YORK, LLC								
	94298	03/01/25		76585	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,932.00
	INVOICE: 8596								
	VENDOR TOTALS	16,107.00 YTD INVOICED					16,107.00 YTD PAID		1,932.00
123247	11841 GALE CROSS LLC								
	94766	03/01/25		76586	T	03/01/25	81544100 45904	HOUSING VOUCHER	914.00
	INVOICE: 9136								
	VENDOR TOTALS	7,842.00 YTD INVOICED					7,842.00 YTD PAID		914.00
122747	12304 GREVILLEA LLC.								
	94887	03/01/25		76587	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,103.00
	INVOICE: 10622								
	VENDOR TOTALS	28,685.00 YTD INVOICED					28,685.00 YTD PAID		2,103.00
121806	12915 ROSELLE AVENUE, LLC.								
	94767	03/01/25		76588	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10438								
	94768	03/01/25		76588	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 10561								
	94769	03/01/25		76588	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 10743								
	VENDOR TOTALS	42,898.00 YTD INVOICED					42,898.00 YTD PAID		5,004.00
123645	133RD STREET APTS, LLC.								
	94943	03/01/25		76589	T	03/01/25	81544100 45904	HOUSING VOUCHER	854.00
	INVOICE: 9576								
	VENDOR TOTALS	10,822.00 YTD INVOICED					10,822.00 YTD PAID		854.00
123702	13526 KORNBLUM LLC								
	94865	03/01/25		76590	T	03/01/25	81544100 45904	HOUSING VOUCHER	765.00
	INVOICE: 10016								
	94867	03/01/25		76590	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 10083								
	94873	03/01/25		76590	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,256.00
	INVOICE: 10266								
	94882	03/01/25		76590	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10532								
	94937	03/01/25		76590	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,285.00
	INVOICE: 9155								

PAID INVOICES REPORT

CHECK: H030125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	62,488.00 YTD INVOICED				62,488.00 YTD PAID			5,910.00
123706	13533 LEMOLI LLC								
	94872	03/01/25		76591	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,090.00
	INVOICE: 10227								
	VENDOR TOTALS	23,210.00 YTD INVOICED				24,483.00 YTD PAID			1,090.00
123705	13600 CHADRON LLC								
	94868	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,255.00
	INVOICE: 10125								
	94876	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,512.00
	INVOICE: 10289								
	94878	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	577.00
	INVOICE: 10319								
	94884	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 10574								
	94885	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,415.00
	INVOICE: 10582								
	94888	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 10644								
	94933	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 8794								
	94942	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,067.00
	INVOICE: 9561								
	94948	03/01/25		76592	T	03/01/25	81544100 45904	HOUSING VOUCHER	232.00
	INVOICE: 9942								
	VENDOR TOTALS	89,701.00 YTD INVOICED				89,701.00 YTD PAID			9,801.00
123462	13601 KORNBLUM AVENUE LLC								
	94770	03/01/25		76593	T	03/01/25	81544100 45904	HOUSING VOUCHER	518.00
	INVOICE: 10130								
	94771	03/01/25		76593	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,339.00
	INVOICE: 10250								
	94772	03/01/25		76593	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,457.00
	INVOICE: 10604								
	94773	03/01/25		76593	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,407.00
	INVOICE: 9723								
	94774	03/01/25		76593	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
	VENDOR TOTALS	82,360.00 YTD INVOICED				82,360.00 YTD PAID			6,321.00
105745	13615 CERISE AVENUE L.P.								
	94299	03/01/25		76594	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,649.00
	INVOICE: 10405								
	94300	03/01/25		76594	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,631.00
	INVOICE: 10588								
	94301	03/01/25		76594	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,814.00

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	INVOICE: 10595								
	VENDOR TOTALS	81,568.00 YTD INVOICED				81,568.00 YTD PAID			5,094.00
120429	13802 CERISE AVE LLC.								
	94302	03/01/25		76595	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,590.00
	INVOICE: 10108								
	94303	03/01/25		76595	T	03/01/25	81544100 45904	HOUSING VOUCHER	927.00
	INVOICE: 10219								
	94304	03/01/25		76595	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,287.00
	INVOICE: 10260								
	VENDOR TOTALS	44,204.00 YTD INVOICED				44,204.00 YTD PAID			3,804.00
123716	13921 YUKON AVE								
	94897	03/01/25		76596	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,404.00
	INVOICE: 10713								
	VENDOR TOTALS	12,639.00 YTD INVOICED				12,639.00 YTD PAID			1,404.00
101895	139TH STREET ASSOCIATES								
	94305	03/01/25		76597	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,675.00
	INVOICE: 7024								
	VENDOR TOTALS	14,011.00 YTD INVOICED				14,011.00 YTD PAID			1,675.00
117074	2300 W. EL SEGUNDO LP								
	94775	03/01/25		76598	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 10572								
	94776	03/01/25		76598	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 10585								
	94777	03/01/25		76598	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,361.00
	INVOICE: 10597								
	VENDOR TOTALS	47,097.00 YTD INVOICED				47,097.00 YTD PAID			3,550.00
122702	3 PEACOCKS LP.								
	94306	03/01/25		76599	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,335.00
	INVOICE: 10617								
	94307	03/01/25		76599	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,651.00
	INVOICE: 9389								
	VENDOR TOTALS	25,701.00 YTD INVOICED				25,701.00 YTD PAID			2,986.00
121121	360PARTNERSHIP LP								
	94308	03/01/25		76600	T	03/01/25	81544100 45904	HOUSING VOUCHER	751.00
	INVOICE: 10343								
	VENDOR TOTALS	6,784.00 YTD INVOICED				6,784.00 YTD PAID			751.00
121007	4037 W 142ND STREET PROPERTY, INC.								

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	94780	03/01/25		76601	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,889.00
	INVOICE: 10782								
	VENDOR TOTALS	16,817.00 YTD INVOICED					16,817.00 YTD PAID		1,889.00
105695	4431 W. 118TH ST. LLC								
	94309	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE: 10220								
	94310	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,058.00
	INVOICE: 10326								
	94311	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,196.00
	INVOICE: 10393								
	94312	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	942.00
	INVOICE: 10440								
	94313	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10598								
	94314	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 8324								
	94315	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,474.00
	INVOICE: 8887								
	94316	03/01/25		76602	T	03/01/25	81544100 45904	HOUSING VOUCHER	975.00
	INVOICE: 9425								
	VENDOR TOTALS	96,212.00 YTD INVOICED					96,212.00 YTD PAID		9,247.00
123274	5969 W. 86TH PL, LLC								
	94782	03/01/25		76603	T	03/01/25	81544100 45904	HOUSING VOUCHER	966.00
	INVOICE: 10706								
	VENDOR TOTALS	8,008.00 YTD INVOICED					8,008.00 YTD PAID		966.00
123978	ABOLGHASSEM, ALI								
	94931	03/01/25		76604	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,014.00
	INVOICE: 8522								
	VENDOR TOTALS	18,126.00 YTD INVOICED					20,140.00 YTD PAID		2,014.00
110532	ACCESS COMMUNITY HOUSING								
	94317	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 10003								
	94318	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,326.00
	INVOICE: 10170								
	94319	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 10202								
	94320	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,672.00
	INVOICE: 10240								
	94321	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	859.00
	INVOICE: 10316								
	94322	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,720.00
	INVOICE: 10333								
	94323	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,548.00

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	INVOICE: 10384								
	94324	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,316.00
	INVOICE: 10409								
	94325	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,354.00
	INVOICE: 10472								
	94326	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,326.00
	INVOICE: 10525								
	94327	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,252.00
	INVOICE: 10662								
	94328	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	828.00
	INVOICE: 4304								
	94329	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 4387								
	94330	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,499.00
	INVOICE: 6073								
	94331	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,332.00
	INVOICE: 7057								
	94332	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	507.00
	INVOICE: 9343								
	94333	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	409.00
	INVOICE: 9422								
	94334	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,740.00
	INVOICE: 9438								
	94335	03/01/25		76605	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 9736								
	VENDOR TOTALS	259,534.00 YTD INVOICED					265,679.00 YTD PAID		24,844.00
123224	ACHATZ, RICHARD								
	94890	03/01/25		76606	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,499.00
	INVOICE: 10688								
	94891	03/01/25		76606	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 10690								
	VENDOR TOTALS	26,265.00 YTD INVOICED					27,332.00 YTD PAID		3,009.00
121196	AESM, L.P.								
	94336	03/01/25		76607	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,538.00
	INVOICE: 10573								
	94337	03/01/25		76607	T	03/01/25	81544100 45904	HOUSING VOUCHER	909.00
	INVOICE: 7043								
	94338	03/01/25		76607	T	03/01/25	81544100 45904	HOUSING VOUCHER	762.00
	INVOICE: 9902								
	VENDOR TOTALS	28,957.00 YTD INVOICED					28,957.00 YTD PAID		3,209.00
121406	AGRA ASSET MGMT., L.P.								
	94783	03/01/25		76608	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10827								

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	VENDOR TOTALS	8,072.00 YTD INVOICED				8,072.00 YTD PAID			1,750.00
122546	AJITO, EMI								
	94339	03/01/25		76609	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,388.00
	INVOICE: 10616								
	94340	03/01/25		76609	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,290.00
	INVOICE: 9760								
	VENDOR TOTALS	42,019.00 YTD INVOICED				42,019.00 YTD PAID			4,678.00
123266	AMERICAN NATIONAL REAL ESTATE								
	94784	03/01/25		76610	T	03/01/25	81544100 45904	HOUSING VOUCHER	754.00
	INVOICE: 10111								
	94785	03/01/25		76610	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,381.00
	INVOICE: 10524								
	94786	03/01/25		76610	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 9344								
	94787	03/01/25		76610	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
	INVOICE: 9593								
	94788	03/01/25		76610	T	03/01/25	81544100 45904	HOUSING VOUCHER	849.00
	INVOICE: 9976								
	VENDOR TOTALS	75,440.00 YTD INVOICED				76,821.00 YTD PAID			5,268.00
117676	AMINI, MORTEZA								
	94343	03/01/25		76611	T	03/01/25	81544100 45904	HOUSING VOUCHER	483.00
	INVOICE: 10649								
	94344	03/01/25		76611	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,320.00
	INVOICE: 10840								
	VENDOR TOTALS	25,691.00 YTD INVOICED				25,691.00 YTD PAID			2,803.00
124097	AMS PROPERTIES								
	94923	03/01/25		76612	T	03/01/25	81544100 45904	HOUSING VOUCHER	947.00
	INVOICE: 4200								
	VENDOR TOTALS	8,523.00 YTD INVOICED				8,523.00 YTD PAID			947.00
97386	ANASTASI CONSTRUCTION COMPANY, INC.								
	94345	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,057.00
	INVOICE: 10026								
	94346	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	479.00
	INVOICE: 10161								
	94347	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,270.00
	INVOICE: 10185								
	94348	03/01/25		76613	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,429.00
	INVOICE: 10653								
	94349	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,365.00
	INVOICE: 8615								
	94350	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,263.00

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	INVOICE: 8743								
	94351	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,245.00
	INVOICE: 8914								
	94352	03/01/25		76613	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 9245								
	VENDOR TOTALS	86,219.00 YTD INVOICED					86,219.00 YTD PAID		9,266.00
105935	ANDELIN, EVELYN								
	94353	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10091								
	94354	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 10142								
	94355	03/01/25		76614	T	03/01/25	83440010 45904	HOUSING VOUCHER	883.00
	INVOICE: 10699								
	94356	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,534.00
	INVOICE: 4693								
	94357	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,708.00
	INVOICE: 4901								
	94358	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,591.00
	INVOICE: 7059								
	94359	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,093.00
	INVOICE: 8954								
	94360	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,645.00
	INVOICE: 9151								
	94361	03/01/25		76614	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,130.00
	INVOICE: 9508								
	VENDOR TOTALS	118,952.00 YTD INVOICED					119,658.00 YTD PAID		13,868.00
105854	ANDELIN, RICHARD								
	94586	03/01/25		76615	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 9713								
	VENDOR TOTALS	13,367.00 YTD INVOICED					13,367.00 YTD PAID		1,535.00
114626	ARANA SR., EDUARDO								
	94498	03/01/25		76616	T	03/01/25	81544100 45904	HOUSING VOUCHER	256.00
	INVOICE: 6061								
	VENDOR TOTALS	2,187.00 YTD INVOICED					2,187.00 YTD PAID		256.00
121043	BARNES, GINA R.								
	94365	03/01/25		76617	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 10328								
	VENDOR TOTALS	13,343.00 YTD INVOICED					13,343.00 YTD PAID		1,510.00
120507	BARSOUM, MAKARIOS								
	94597	03/01/25		76618	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,088.00
	INVOICE: 10485								

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	94598	03/01/25		76618	T	03/01/25	81544100 45904	HOUSING VOUCHER	927.00
	INVOICE: 8504								
	VENDOR TOTALS	16,623.00 YTD INVOICED					16,623.00 YTD PAID		2,015.00
117697	BASKARON, EDWARD								
	94499	03/01/25		76619	T	03/01/25	81544100 45904	HOUSING VOUCHER	804.00
	INVOICE: 8910								
	VENDOR TOTALS	7,236.00 YTD INVOICED					7,236.00 YTD PAID		804.00
123463	BEACH FRONT CLASSIC, LLC.								
	94781	03/01/25		76620	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,382.00
	INVOICE: 10733								
	VENDOR TOTALS	12,182.00 YTD INVOICED					12,182.00 YTD PAID		1,382.00
115666	BENJAMIN, GEORGE								
	94523	03/01/25		76621	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,429.00
	INVOICE: 10210								
	VENDOR TOTALS	12,141.00 YTD INVOICED					12,141.00 YTD PAID		1,429.00
101241	BENNETT, MARY E.								
	94366	03/01/25		76622	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,550.00
	INVOICE: 10490								
	94367	03/01/25		76622	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,971.00
	INVOICE: 10517								
	94368	03/01/25		76622	T	03/01/25	83440010 45904	HOUSING VOUCHER	2,419.00
	INVOICE: 10727								
	VENDOR TOTALS	58,291.00 YTD INVOICED					62,233.00 YTD PAID		6,940.00
124121	BENTON, BENNIE								
	94912	03/01/25		76623	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,585.00
	INVOICE: 10798								
	VENDOR TOTALS	12,680.00 YTD INVOICED					12,680.00 YTD PAID		1,585.00
121941	BENTON, DARNICE R.								
	94791	03/01/25		76624	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 10474								
	VENDOR TOTALS	12,136.00 YTD INVOICED					12,136.00 YTD PAID		1,362.00
124115	BF PROPERTIES 1 LLC.								
	94913	03/01/25		76625	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,531.00
	INVOICE: 10802								
	VENDOR TOTALS	10,717.00 YTD INVOICED					10,717.00 YTD PAID		1,531.00

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121741	BH INVESTMENT GROUP LLC.								
	94792	03/01/25		76626	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,321.00
	INVOICE: 9754								
	VENDOR TOTALS	11,889.00 YTD INVOICED					9,299.00 YTD PAID		1,321.00
123208	BJ PROPERTY MANAGEMENT INC.								
	94369	03/01/25		76627	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,430.00
	INVOICE: 10723								
	VENDOR TOTALS	12,754.00 YTD INVOICED					12,754.00 YTD PAID		1,430.00
122728	BK HOLDINGS II LLLP								
	94793	03/01/25		76628	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,200.00
	INVOICE: 10776								
	94794	03/01/25		76628	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,349.00
	INVOICE: 9493								
	VENDOR TOTALS	31,941.00 YTD INVOICED					31,941.00 YTD PAID		3,549.00
121648	BLUE WATER ASSET MANAGEMENT, LP								
	94370	03/01/25		76629	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,096.00
	INVOICE: 10426								
	94371	03/01/25		76629	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
	INVOICE: 10442								
	94372	03/01/25		76629	T	03/01/25	81544100 45904	HOUSING VOUCHER	967.00
	INVOICE: 10471								
	VENDOR TOTALS	34,787.00 YTD INVOICED					34,787.00 YTD PAID		3,187.00
123324	BOLL, ERIKA								
	94838	03/01/25		76630	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10685								
	VENDOR TOTALS	15,577.00 YTD INVOICED					15,577.00 YTD PAID		1,735.00
100388	BOLL, LARRY F.								
	94565	03/01/25		76631	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,153.00
	INVOICE: 2340								
	VENDOR TOTALS	10,254.00 YTD INVOICED					10,254.00 YTD PAID		1,153.00
123938	BOLL, MICHAEL								
	94910	03/01/25		76632	T	03/01/25	81544100 45904	HOUSING VOUCHER	992.00
	INVOICE: 10796								
	VENDOR TOTALS	8,928.00 YTD INVOICED					10,432.00 YTD PAID		992.00
121069	BORGES, ARMANDO								
	94373	03/01/25		76633	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,348.00
	INVOICE: 9419								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	12,132.00 YTD INVOICED				12,132.00 YTD PAID			1,348.00
108539	BOTACH MANAGEMENT LLC								
	88277	12/01/24		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE: 10626								
	88278	12/01/24		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	781.00
	INVOICE: 10660								
	89722	01/01/25		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	783.00
	INVOICE: 10626								
	92909	02/01/25		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 10626								
	94374	03/01/25		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 10626								
	94375	03/01/25		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	987.00
	INVOICE: 10660								
	94376	03/01/25		76634	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE: 10676								
	VENDOR TOTALS	19,819.00 YTD INVOICED				19,819.00 YTD PAID			6,893.00
121731	BRADLEY, ROBERT								
	94377	03/01/25		76635	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,826.00
	INVOICE: 10458								
	94378	03/01/25		76635	T	03/01/25	82044100 45904	HOUSING VOUCHER	987.00
	INVOICE: 10790								
	VENDOR TOTALS	23,763.00 YTD INVOICED				25,482.00 YTD PAID			2,813.00
101545	BROWN JR, FLOYD								
	94508	03/01/25		76636	T	03/01/25	81544100 45904	HOUSING VOUCHER	302.00
	INVOICE: 3385								
	VENDOR TOTALS	7,688.00 YTD INVOICED				7,688.00 YTD PAID			302.00
120727	BTS, LLP								
	94379	03/01/25		76637	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,789.00
	INVOICE: 10737								
	95188	03/01/25		76637	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,752.00
	INVOICE: 10674								
	VENDOR TOTALS	34,695.00 YTD INVOICED				34,695.00 YTD PAID			3,541.00
122011	BURKE, SUSAN								
	94380	03/01/25		76638	T	03/01/25	81544100 45904	HOUSING VOUCHER	721.00
	INVOICE: 9977								
	VENDOR TOTALS	6,516.00 YTD INVOICED				6,516.00 YTD PAID			721.00
103810	BURNETT, DONALD OR DEBORAH								
	94381	03/01/25		76639	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,181.00

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INVOICE: 6046								
VENDOR TOTALS		10,587.00 YTD INVOICED				10,587.00 YTD PAID		1,181.00
124330 BURNETT, VINQUISHA TORRIEA								
94760	03/01/25		76640	T	03/01/25	81544100 45904	HOUSING VOUCHER	114.00
INVOICE: 10827								
VENDOR TOTALS		114.00 YTD INVOICED				114.00 YTD PAID		114.00
122911 BYRNE, MICHAEL L.								
94866	03/01/25		76641	T	03/01/25	81544100 45904	HOUSING VOUCHER	701.00
INVOICE: 10063								
VENDOR TOTALS		6,259.00 YTD INVOICED				6,259.00 YTD PAID		701.00
119295 CABEZAS, KELLY EUGENE								
94382	03/01/25		76642	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,198.00
INVOICE: 10023								
VENDOR TOTALS		12,710.00 YTD INVOICED				12,710.00 YTD PAID		1,198.00
123889 CADMAN GROUP								
94893	03/01/25		76643	T	03/01/25	81544100 45904	HOUSING VOUCHER	833.00
INVOICE: 10694								
VENDOR TOTALS		7,497.00 YTD INVOICED				7,497.00 YTD PAID		833.00
110721 CAMINO, CRISTINA								
94796	03/01/25		76644	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,353.00
INVOICE: 9099								
VENDOR TOTALS		13,068.00 YTD INVOICED				13,488.00 YTD PAID		1,353.00
121902 CANOES, LLC.								
94383	03/01/25		76645	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,504.00
INVOICE: 8543								
VENDOR TOTALS		24,138.00 YTD INVOICED				24,138.00 YTD PAID		1,504.00
100458 CARRANZA, PATSY JEAN								
94384	03/01/25		76646	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,951.00
INVOICE: 10675								
VENDOR TOTALS		17,678.00 YTD INVOICED				17,678.00 YTD PAID		1,951.00
102354 CARTER, RONALD L.								
94964	03/01/25		76647	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,862.00
INVOICE: 10799								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	14,896.00 YTD INVOICED				14,896.00 YTD PAID			1,862.00
117665	CASILLAS, MIGUEL								
	94610	03/01/25		76648	T	03/01/25	81544100 45904	HOUSING VOUCHER	151.00
	INVOICE: 9846								
	VENDOR TOTALS	6,171.00 YTD INVOICED				6,171.00 YTD PAID			151.00
121048	CERISE INVESTMENT CO., LLC.								
	94385	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,981.00
	INVOICE: 10073								
	94386	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,127.00
	INVOICE: 10131								
	94387	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 10149								
	94388	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,410.00
	INVOICE: 10234								
	94389	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,294.00
	INVOICE: 10262								
	94390	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10287								
	94391	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,870.00
	INVOICE: 10290								
	94392	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,292.00
	INVOICE: 10322								
	94393	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,864.00
	INVOICE: 10329								
	94394	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	650.00
	INVOICE: 10330								
	94395	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10372								
	94396	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,522.00
	INVOICE: 10564								
	94397	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,320.00
	INVOICE: 10591								
	94398	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,473.00
	INVOICE: 10618								
	94399	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
	INVOICE: 10647								
	94400	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,298.00
	INVOICE: 4892								
	94401	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	520.00
	INVOICE: 5031								
	94402	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,444.00
	INVOICE: 5060								
	94403	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,608.00
	INVOICE: 5099								
	94404	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
	INVOICE: 7095								
	94405	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,553.00

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INVOICE: 8058								
94406	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	747.00
INVOICE: 8348								
94407	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
INVOICE: 8545								
94408	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,792.00
INVOICE: 8940								
94409	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,082.00
INVOICE: 9302								
94410	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	973.00
INVOICE: 9637								
94411	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,554.00
INVOICE: 9642								
94412	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,663.00
INVOICE: 9650								
94413	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,212.00
INVOICE: 9848								
94414	03/01/25		76649	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,047.00
INVOICE: 9985								
VENDOR TOTALS		408,876.00 YTD INVOICED				409,103.00 YTD PAID		44,069.00
121492 CHADRON TERRACE, LLC.								
94415	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,288.00
INVOICE: 10128								
94416	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,375.00
INVOICE: 10226								
94417	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,035.00
INVOICE: 10230								
94418	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	526.00
INVOICE: 10280								
94419	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
INVOICE: 10310								
94420	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
INVOICE: 10423								
94421	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,090.00
INVOICE: 10429								
94422	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,215.00
INVOICE: 10446								
94423	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	879.00
INVOICE: 10499								
94424	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	37.00
INVOICE: 10500								
94425	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,496.00
INVOICE: 10513								
94426	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,384.00
INVOICE: 10518								
94427	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,337.00
INVOICE: 10520								
94428	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,196.00
INVOICE: 10521								

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94429	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,520.00
INVOICE: 10548								
94430	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	445.00
INVOICE: 10554								
94431	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,136.00
INVOICE: 10558								
94432	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,118.00
INVOICE: 10560								
94433	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,223.00
INVOICE: 10562								
94434	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	757.00
INVOICE: 10570								
94435	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
INVOICE: 10576								
94436	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,512.00
INVOICE: 10578								
94437	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,550.00
INVOICE: 10583								
94438	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,517.00
INVOICE: 10601								
94439	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,361.00
INVOICE: 10628								
94440	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,555.00
INVOICE: 10638								
94441	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	681.00
INVOICE: 10646								
94442	03/01/25		76650	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,038.00
INVOICE: 10667								
94443	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
INVOICE: 5019								
94444	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
INVOICE: 8599								
94445	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,274.00
INVOICE: 8759								
94446	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,356.00
INVOICE: 9545								
94447	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
INVOICE: 9564								
94448	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	521.00
INVOICE: 9608								
94449	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,496.00
INVOICE: 9619								
94450	03/01/25		76650	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,647.00
INVOICE: 9773								
VENDOR TOTALS		466,766.00 YTD INVOICED				475,732.00 YTD PAID		47,981.00
110283 CHATEAU SOMERA								
94451	03/01/25		76651	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,183.00
INVOICE: 10544								
94452	03/01/25		76651	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,139.00

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	INVOICE: 8715								
	94453	03/01/25		76651	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,112.00
	INVOICE: 9447								
	VENDOR TOTALS	31,048.00 YTD INVOICED					31,048.00 YTD PAID		3,434.00
122413	CHEN, TERRENCE								
	94454	03/01/25		76652	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,181.00
	INVOICE: 8773								
	VENDOR TOTALS	19,347.00 YTD INVOICED					19,347.00 YTD PAID		2,181.00
120352	CHIB, UGRASEN S.								
	94455	03/01/25		76653	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
	INVOICE: 10211								
	VENDOR TOTALS	15,797.00 YTD INVOICED					15,797.00 YTD PAID		1,070.00
107554	CHIKWENDU, KIERAN								
	94559	03/01/25		76654	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,448.00
	INVOICE: 10611								
	94560	03/01/25		76654	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,586.00
	INVOICE: 4966								
	VENDOR TOTALS	35,682.00 YTD INVOICED					35,682.00 YTD PAID		4,034.00
113024	CITY OF HAWTHORNE/REDEVELOP.								
	94457	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 10145								
	94458	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,022.00
	INVOICE: 10444								
	94459	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 10469								
	94460	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	792.00
	INVOICE: 10470								
	94461	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,575.00
	INVOICE: 10479								
	94462	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	396.00
	INVOICE: 10489								
	94463	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,306.00
	INVOICE: 10526								
	94464	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 9412								
	94465	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 9521								
	94466	03/01/25		76655	T	03/01/25	81544100 45904	HOUSING VOUCHER	773.00
	INVOICE: 9614								
	VENDOR TOTALS	100,196.00 YTD INVOICED					104,600.00 YTD PAID		11,284.00
103417	CITY OF INGLEWOOD								

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	94285	03/01/25		76656	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10412								
	94286	03/01/25		76656	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 10448								
	94287	03/01/25		76656	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 3518								
	94288	03/01/25		76656	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 4891								
	94289	03/01/25		76656	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.40
	INVOICE: 9359								
	94467	03/01/25		76656	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,048.00
	INVOICE: 10412								
	94468	03/01/25		76656	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,302.00
	INVOICE: 10448								
	94469	03/01/25		76656	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,592.00
	INVOICE: 3518								
	94470	03/01/25		76656	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,450.00
	INVOICE: 4891								
	94471	03/01/25		76656	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,703.00
	INVOICE: 9359								
	VENDOR TOTALS		74,976.48 YTD INVOICED				74,976.48 YTD PAID		8,586.64
120953	COCKE, LAWRENCE AND DONNA								
	94949	03/01/25		76657	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,415.00
	INVOICE: 9299								
	VENDOR TOTALS		12,727.00 YTD INVOICED				12,727.00 YTD PAID		1,415.00
113465	COELLO, ENRIQUE								
	94503	03/01/25		76658	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,257.00
	INVOICE: 9021								
	VENDOR TOTALS		11,357.00 YTD INVOICED				11,357.00 YTD PAID		1,257.00
122466	COLE, ANTHONY								
	94472	03/01/25		76659	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,335.00
	INVOICE: 10581								
	VENDOR TOTALS		11,985.00 YTD INVOICED				11,985.00 YTD PAID		1,335.00
108869	COMPTON HOUSING AUTHORITY								
	94290	03/01/25		76660	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10550								
	94473	03/01/25		76660	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
	INVOICE: 10550								
	VENDOR TOTALS		13,376.96 YTD INVOICED				13,376.96 YTD PAID		1,717.28
120237	CORRALES, ANNA CHRISTINA								
	94474	03/01/25		76661	T	03/01/25	81544100 45904	HOUSING VOUCHER	557.00

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	INVOICE: 4772								
	VENDOR TOTALS	5,059.00 YTD INVOICED				5,059.00 YTD PAID			557.00
119168	COSTA, FRANCO								
	94475	03/01/25		76662	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,048.00
	INVOICE: 9234								
	94476	03/01/25		76662	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 9286								
	VENDOR TOTALS	31,704.06 YTD INVOICED				32,528.06 YTD PAID			3,542.00
102245	CRC MANAGEMENT INC.								
	94798	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,567.00
	INVOICE: 74								
	94799	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 10160								
	94800	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,647.00
	INVOICE: 10180								
	94801	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 10201								
	94802	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,608.00
	INVOICE: 10370								
	94803	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10441								
	94804	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,660.00
	INVOICE: 10623								
	94805	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,606.00
	INVOICE: 10652								
	94806	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10661								
	94807	03/01/25		76663	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,667.00
	INVOICE: 10670								
	94808	03/01/25		76663	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 10673								
	94809	03/01/25		76663	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,520.00
	INVOICE: 10720								
	94810	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10788								
	94811	03/01/25		76663	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 10793								
	94812	03/01/25		76663	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,698.00
	INVOICE: 10801								
	94813	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	965.00
	INVOICE: 10823								
	94814	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	574.00
	INVOICE: 5052								
	94815	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 7007								
	94816	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,219.00
	INVOICE: 8325								

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	94817	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,454.00
	INVOICE: 8328								
	94818	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,614.00
	INVOICE: 8470								
	94819	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,692.00
	INVOICE: 8508								
	94820	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,305.00
	INVOICE: 8587								
	94821	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 8727								
	94822	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,377.00
	INVOICE: 9143								
	94823	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 9396								
	94824	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,521.00
	INVOICE: 9450								
	94825	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,077.00
	INVOICE: 9465								
	94826	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,266.00
	INVOICE: 9552								
	94827	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,687.00
	INVOICE: 9675								
	94828	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
	INVOICE: 9686								
	94829	03/01/25		76663	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,261.00
	INVOICE: 9789								
	VENDOR TOTALS	424,157.00 YTD INVOICED					427,443.00 YTD PAID		46,471.00
113819	CRESCENT APTS, LLC.								
	94477	03/01/25		76664	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
	INVOICE: 9612								
	VENDOR TOTALS	9,630.00 YTD INVOICED					9,630.00 YTD PAID		1,070.00
113818	CRESTMOOR APTS, LLC.								
	94478	03/01/25		76665	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10451								
	VENDOR TOTALS	11,673.00 YTD INVOICED					11,673.00 YTD PAID		1,391.00
121467	CRESTPORT APARTMENTS LLC.								
	94479	03/01/25		76666	T	03/01/25	81544100 45904	HOUSING VOUCHER	419.00
	INVOICE: 8095								
	VENDOR TOTALS	4,245.00 YTD INVOICED					4,245.00 YTD PAID		419.00
99701	DALY, JOHN								
	94856	03/01/25		76667	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,142.00
	INVOICE: 10286								
	94857	03/01/25		76667	T	03/01/25	81544100 45904	HOUSING VOUCHER	897.00

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	INVOICE: 5011								
	94858	03/01/25		76667	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
	INVOICE: 6096								
	94859	03/01/25		76667	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
	VENDOR TOTALS		51,982.00 YTD INVOICED				51,982.00 YTD PAID		5,605.00
112946	DANTZLER, SAMUEL L								
	94830	03/01/25		76668	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,098.00
	INVOICE: 10650								
	VENDOR TOTALS		19,172.00 YTD INVOICED				19,172.00 YTD PAID		1,098.00
110168	DAVES-HOLMES, LULA								
	94481	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	682.00
	INVOICE: 10224								
	94482	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10587								
	94483	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE: 10658								
	94484	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10714								
	94485	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,614.00
	INVOICE: 3966								
	94486	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	769.00
	INVOICE: 9262								
	94487	03/01/25		76669	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,470.00
	INVOICE: 9529								
	VENDOR TOTALS		80,130.00 YTD INVOICED				80,130.00 YTD PAID		9,160.00
114033	DAVIS, CLARK AND KAREN								
	94797	03/01/25		76670	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,653.00
	INVOICE: 3555								
	VENDOR TOTALS		14,877.00 YTD INVOICED				14,877.00 YTD PAID		1,653.00
124141	DAVIS, TAMEL								
	94881	03/01/25		76671	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,935.00
	INVOICE: 10455								
	VENDOR TOTALS		9,545.00 YTD INVOICED				9,545.00 YTD PAID		1,935.00
123375	DHIMAN, JAIPAL								
	94855	03/01/25		76672	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,316.00
	INVOICE: 10718								
	VENDOR TOTALS		11,836.00 YTD INVOICED				11,836.00 YTD PAID		1,316.00
123331	DI PASQUALE, FRANK								

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	94896	03/01/25		76673	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10711								
	VENDOR TOTALS	14,799.00 YTD INVOICED					14,799.00 YTD PAID		1,691.00
123052	DIAMOND 1, LP.								
	94488	03/01/25		76674	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,344.00
	INVOICE: 10593								
	94489	03/01/25		76674	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,050.00
	INVOICE: 10736								
	94490	03/01/25		76674	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,008.00
	INVOICE: 9909								
	VENDOR TOTALS	48,834.00 YTD INVOICED					48,834.00 YTD PAID		5,402.00
122907	DICRISCI APARTMENTS								
	94491	03/01/25		76675	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE: 4939								
	VENDOR TOTALS	21,102.00 YTD INVOICED					21,102.00 YTD PAID		1,248.00
122786	DILRUBA MOHAMMED								
	94570	03/01/25		76676	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,388.00
	INVOICE: 10109								
	VENDOR TOTALS	22,728.00 YTD INVOICED					22,728.00 YTD PAID		2,388.00
118260	DOMINGUEZ, ELOY								
	94502	03/01/25		76677	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,455.00
	INVOICE: 8200								
	VENDOR TOTALS	13,186.00 YTD INVOICED					13,186.00 YTD PAID		1,455.00
123921	DONDI CHERRY REVOCABLE TRUST								
	94944	03/01/25		76678	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,562.00
	INVOICE: 9646								
	VENDOR TOTALS	14,058.00 YTD INVOICED					14,058.00 YTD PAID		1,562.00
117343	DOTY RENTALS, LLC.								
	94494	03/01/25		76679	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,745.00
	INVOICE: 10619								
	94621	03/01/25		76679	T	03/01/25	83440010 45904	HOUSING VOUCHER	2,778.00
	INVOICE: 10833								
	VENDOR TOTALS	24,883.00 YTD INVOICED					24,883.00 YTD PAID		4,523.00
116373	DUHE, URSULA								
	91280	01/01/25		76680	T	03/01/25	83440010 45904	HOUSING VOUCHER	-1,681.00
	INVOICE: 10677-D								
	93027	02/01/25		76680	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,388.00

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	INVOICE: 4735								
	94495	03/01/25		76680	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,388.00
	INVOICE: 4735								
	VENDOR TOTALS	22,578.00 YTD INVOICED					22,578.00 YTD PAID		1,095.00
108655	DUNLAP, PAUL LOUIS								
	94496	03/01/25		76681	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,100.00
	INVOICE: 10203								
	VENDOR TOTALS	18,884.00 YTD INVOICED					18,884.00 YTD PAID		2,100.00
118661	E.J. PARTNERS								
	94497	03/01/25		76682	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,046.00
	INVOICE: 9331								
	VENDOR TOTALS	9,126.00 YTD INVOICED					9,126.00 YTD PAID		1,046.00
123163	EAM PROPERTIES, LLC.								
	94833	03/01/25		76683	T	03/01/25	81544100 45904	HOUSING VOUCHER	200.00
	INVOICE: 10665								
	VENDOR TOTALS	7,344.00 YTD INVOICED					7,344.00 YTD PAID		200.00
108700	ECHEVERRY, JOSE E. & MARIA E.								
	94541	03/01/25		76684	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,243.00
	INVOICE: 9765								
	94542	03/01/25		76684	T	03/01/25	81544100 45904	HOUSING VOUCHER	407.00
	INVOICE: 9922								
	VENDOR TOTALS	15,146.00 YTD INVOICED					15,146.00 YTD PAID		1,650.00
123755	EDGAR, LAWRENCE G.								
	94906	03/01/25		76685	T	03/01/25	81544100 45904	HOUSING VOUCHER	892.00
	INVOICE: 10769								
	VENDOR TOTALS	7,404.00 YTD INVOICED					7,404.00 YTD PAID		892.00
122125	EDWARD J. JENKINS TRUST								
	94500	03/01/25		76686	T	03/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 8781								
	VENDOR TOTALS	6,900.00 YTD INVOICED					6,900.00 YTD PAID		770.00
121491	EL PORTO LLC.								
	94501	03/01/25		76687	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,950.00
	INVOICE: 10750								
	VENDOR TOTALS	16,229.00 YTD INVOICED					16,229.00 YTD PAID		1,950.00
120416	ELAMIN, IBTISAM								

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	94761	03/01/25		76688	T	03/01/25	81544100 45904	HOUSING VOUCHER	14.00
	INVOICE: 7050								
	VENDOR TOTALS		126.00 YTD INVOICED				126.00 YTD PAID		14.00
111173	ELLIS, STEPHANIE								
	94916	03/01/25		76689	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,783.00
	INVOICE: 10813								
	VENDOR TOTALS		9,720.00 YTD INVOICED				9,720.00 YTD PAID		1,783.00
119601	EQUITY HOLDINGS, LLC.								
	94834	03/01/25		76690	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,550.00
	INVOICE: 10186								
	94835	03/01/25		76690	T	03/01/25	81544100 45904	HOUSING VOUCHER	996.00
	INVOICE: 10663								
	94836	03/01/25		76690	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,437.00
	INVOICE: 10680								
	94837	03/01/25		76690	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,341.00
	INVOICE: 10710								
	94981	03/01/25		76690	T	03/01/25	81544100 45904	HOUSING VOUCHER	845.00
	INVOICE: 9225								
	VENDOR TOTALS		47,380.00 YTD INVOICED				47,380.00 YTD PAID		6,169.00
104455	ESHO, NOEL T.								
	94506	03/01/25		76691	T	03/01/25	81544100 45904	HOUSING VOUCHER	611.00
	INVOICE: 10351								
	94507	03/01/25		76691	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 9954								
	VENDOR TOTALS		22,784.00 YTD INVOICED				22,784.00 YTD PAID		1,855.00
124278	EXILES LLC.								
	94577	03/01/25		76692	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10820								
	VENDOR TOTALS		6,395.00 YTD INVOICED				6,395.00 YTD PAID		1,279.00
121827	FIGGE, ANDREW								
	94362	03/01/25		76693	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,665.00
	INVOICE: 9770								
	VENDOR TOTALS		23,985.00 YTD INVOICED				23,985.00 YTD PAID		2,665.00
123265	FITZGERALD, WESLEY								
	94574	03/01/25		76694	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10692								
	VENDOR TOTALS		15,750.00 YTD INVOICED				17,500.00 YTD PAID		1,750.00

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122420	FLOYD JR., KING S.								
	94509	03/01/25		76695	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,320.00
	INVOICE: 10555								
	VENDOR TOTALS		20,872.00 YTD INVOICED				20,872.00 YTD PAID		2,320.00
120780	FRANCO, SILVANO								
	94924	03/01/25		76696	T	03/01/25	81544100 45904	HOUSING VOUCHER	886.00
	INVOICE: 4617								
	VENDOR TOTALS		7,979.00 YTD INVOICED				7,979.00 YTD PAID		886.00
105403	FRANCO, WALTER & SANDRA								
	94839	03/01/25		76697	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 8033								
	VENDOR TOTALS		13,599.00 YTD INVOICED				13,599.00 YTD PAID		1,511.00
122987	FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST								
	94840	03/01/25		76698	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,193.00
	INVOICE: 10612								
	VENDOR TOTALS		10,137.00 YTD INVOICED				10,137.00 YTD PAID		1,193.00
93783	FREDERIKSEN, PETER								
	94510	03/01/25		76699	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,375.00
	INVOICE: 10062								
	94511	03/01/25		76699	T	03/01/25	81544100 45904	HOUSING VOUCHER	849.00
	INVOICE: 8985								
	VENDOR TOTALS		30,814.00 YTD INVOICED				30,814.00 YTD PAID		2,224.00
108406	FURBERT, REGINALD								
	94512	03/01/25		76700	T	03/01/25	81544100 45904	HOUSING VOUCHER	837.00
	INVOICE: 9792								
	VENDOR TOTALS		31,910.00 YTD INVOICED				31,910.00 YTD PAID		837.00
103655	GAMBOA, LUIS								
	94595	03/01/25		76701	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,417.00
	INVOICE: 10531								
	VENDOR TOTALS		12,663.00 YTD INVOICED				12,663.00 YTD PAID		1,417.00
124329	GARABEDIAN, SILVA								
	94762	03/01/25		76702	T	03/01/25	81544100 45904	HOUSING VOUCHER	105.00
	INVOICE: 10203								
	VENDOR TOTALS		105.00 YTD INVOICED				105.00 YTD PAID		105.00
118612	GARG, ANU								

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	94842	03/01/25		76703	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,076.00
	INVOICE: 10756								
	94843	03/01/25		76703	T	03/01/25	81544100 45904	HOUSING VOUCHER	83.00
	INVOICE: 8864								
	VENDOR TOTALS	19,431.00 YTD INVOICED					19,431.00 YTD PAID		2,159.00
94471	GARG, BASANT								
	94513	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,527.00
	INVOICE: 10088								
	94514	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,534.00
	INVOICE: 10365								
	94515	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,478.00
	INVOICE: 10416								
	94516	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 10575								
	94517	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,154.00
	INVOICE: 10811								
	94518	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,506.00
	INVOICE: 8286								
	94519	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	589.00
	INVOICE: 8551								
	94520	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 8668								
	94521	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,567.00
	INVOICE: 9004								
	94522	03/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,619.00
	INVOICE: 9693								
	94993	01/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	-1,534.00
	INVOICE: 10365-D								
	94997	02/01/25		76704	T	03/01/25	81544100 45904	HOUSING VOUCHER	-1,534.00
	INVOICE: 10365-D								
	VENDOR TOTALS	151,093.00 YTD INVOICED					151,093.00 YTD PAID		10,971.00
124339	GIACONI, MIRKO								
	94982	03/01/25		76705	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,410.00
	INVOICE: 2229								
	VENDOR TOTALS	1,410.00 YTD INVOICED					1,410.00 YTD PAID		1,410.00
119132	GLADNEY, BEVERLY								
	94524	03/01/25		76706	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
	INVOICE: 9879								
	VENDOR TOTALS	12,330.00 YTD INVOICED					12,330.00 YTD PAID		1,370.00
111586	GOFF, MARK								
	94525	03/01/25		76707	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,306.00
	INVOICE: 10641								

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	VENDOR TOTALS		11,754.00 YTD INVOICED				11,754.00 YTD PAID		1,306.00
120993	H&JR DEVELOPMENT LLC.								
	94526	03/01/25		76708	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,630.00
	INVOICE: 10556								
	94527	03/01/25		76708	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,719.00
	INVOICE: 10805								
	94528	03/01/25		76708	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,770.00
	INVOICE: 9817								
	VENDOR TOTALS		58,129.00 YTD INVOICED				58,129.00 YTD PAID		7,119.00
100966	HANAFI, MOHAMMAD								
	94795	03/01/25		76709	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,660.00
	INVOICE: 4738								
	VENDOR TOTALS		15,088.00 YTD INVOICED				15,088.00 YTD PAID		1,660.00
101692	HANNA, ATEF								
	94363	03/01/25		76710	T	03/01/25	81544100 45904	HOUSING VOUCHER	351.00
	INVOICE: 4887								
	VENDOR TOTALS		7,168.00 YTD INVOICED				7,168.00 YTD PAID		351.00
119116	HANNA, JOSEPH								
	94545	03/01/25		76711	T	03/01/25	81544100 45904	HOUSING VOUCHER	967.00
	INVOICE: 5082								
	VENDOR TOTALS		8,753.00 YTD INVOICED				8,753.00 YTD PAID		967.00
124332	HARRIS, LILLIAN								
	94763	03/01/25		76712	T	03/01/25	82044100 45904	HOUSING VOUCHER	19.00
	INVOICE: 10133								
	VENDOR TOTALS		19.00 YTD INVOICED				19.00 YTD PAID		19.00
122151	HAWK MGMT, INC.								
	94529	03/01/25		76713	T	03/01/25	81544100 45904	HOUSING VOUCHER	988.00
	INVOICE: 8641								
	94530	03/01/25		76713	T	03/01/25	81544100 45904	HOUSING VOUCHER	878.00
	INVOICE: 9028								
	VENDOR TOTALS		16,338.00 YTD INVOICED				16,338.00 YTD PAID		1,866.00
122211	HAWTHORNE CHATEAU APTS., LTD								
	94531	03/01/25		76714	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 9620								
	VENDOR TOTALS		12,618.00 YTD INVOICED				12,618.00 YTD PAID		1,402.00

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115163 HAYWOOD, LARON								
94563	03/01/25		76715	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,202.00
INVOICE: 10795								
94564	03/01/25		76715	T	03/01/25	81544100 45904	HOUSING VOUCHER	935.00
INVOICE: 4766								
VENDOR TOTALS		30,435.00 YTD INVOICED				32,637.00 YTD PAID		3,137.00
101156 HEMPHILL, RUBY								
94966	03/01/25		76716	T	03/01/25	83440010 45904	HOUSING VOUCHER	841.00
INVOICE: 10774								
VENDOR TOTALS		8,563.00 YTD INVOICED				8,563.00 YTD PAID		841.00
118411 HENDERSON TRUST & RICK AND, COLLETE HENDERSON								
94961	03/01/25		76717	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,288.00
INVOICE: 10103								
94962	03/01/25		76717	T	03/01/25	84440010 45904	HOUSING VOUCHER	447.00
INVOICE: 10747								
94963	03/01/25		76717	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
INVOICE: 9390								
VENDOR TOTALS		28,443.00 YTD INVOICED				28,803.00 YTD PAID		3,435.00
110755 HENRY, JAMES R.								
94537	03/01/25		76718	T	03/01/25	81544100 45904	HOUSING VOUCHER	776.00
INVOICE: 7021								
94538	03/01/25		76718	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,331.00
INVOICE: 9153								
VENDOR TOTALS		18,512.00 YTD INVOICED				18,512.00 YTD PAID		2,107.00
123723 HICKS, KELVIN								
94879	03/01/25		76719	T	03/01/25	81544100 45904	HOUSING VOUCHER	816.00
INVOICE: 10340								
VENDOR TOTALS		7,032.00 YTD INVOICED				7,032.00 YTD PAID		816.00
113153 HINKLE, M. SIMONNE								
94533	03/01/25		76720	T	03/01/25	81544100 45904	HOUSING VOUCHER	766.00
INVOICE: 10534								
94534	03/01/25		76720	T	03/01/25	81544100 45904	HOUSING VOUCHER	931.00
INVOICE: 9656								
VENDOR TOTALS		15,311.00 YTD INVOICED				15,311.00 YTD PAID		1,697.00
123622 HIRATA PROPERTIES, LLC.								
94844	03/01/25		76721	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,750.00
INVOICE: 10133								
94845	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,660.00
INVOICE: 10390								

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	94846	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,509.00
	INVOICE: 10659								
	94847	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	713.00
	INVOICE: 8096								
	94848	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,135.00
	INVOICE: 8997								
	94849	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,333.00
	INVOICE: 9456								
	94850	03/01/25		76721	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,474.00
	INVOICE: 9520								
	VENDOR TOTALS		94,665.00 YTD INVOICED				94,665.00 YTD PAID		10,574.00
112248	HOANG, NGUYET								
	94636	03/01/25		76722	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,140.00
	INVOICE: 8788								
	VENDOR TOTALS		9,728.00 YTD INVOICED				9,728.00 YTD PAID		1,140.00
101176	HOLLADAY, MARSHALL								
	94602	03/01/25		76723	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 2600								
	VENDOR TOTALS		9,801.00 YTD INVOICED				9,801.00 YTD PAID		1,131.00
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	94295	03/01/25		76724	T	03/01/25	83440020 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10740								
	94296	03/01/25		76724	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	3.00
	INVOICE: 4961								
	94693	03/01/25		76724	T	03/01/25	83440010 45904	HOUSING VOUCHER	2,324.00
	INVOICE: 10740								
	94694	03/01/25		76724	T	03/01/25	81544100 45904	HOUSING VOUCHER	40.00
	INVOICE: 4961								
	VENDOR TOTALS		35,878.32 YTD INVOICED				35,878.32 YTD PAID		2,467.28
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	94682	03/01/25		76725	T	03/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 9039								
	VENDOR TOTALS		10,458.00 YTD INVOICED				10,458.00 YTD PAID		896.00
116670	HOWARD, CHRISTINE								
	94535	03/01/25		76726	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,840.00
	INVOICE: 10566								
	VENDOR TOTALS		29,509.00 YTD INVOICED				29,509.00 YTD PAID		1,840.00
123879	HRW 13700 KORNBLUM LLC								
	94908	03/01/25		76727	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,386.00

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	INVOICE: 10778								
	VENDOR TOTALS	12,439.00 YTD INVOICED		12,439.00 YTD PAID					1,386.00
96028	HUBERT-MITCHELL, JUDITH								
	94555	03/01/25		76728	T	03/01/25	81544100	45904 HOUSING VOUCHER	625.00
	INVOICE: 4786								
	94556	03/01/25		76728	T	03/01/25	81544100	45904 HOUSING VOUCHER	392.00
	INVOICE: 4885								
	VENDOR TOTALS	9,033.00 YTD INVOICED		9,033.00 YTD PAID					1,017.00
122522	HUNT ENTERPRISES, INC.								
	94536	03/01/25		76729	T	03/01/25	81544100	45904 HOUSING VOUCHER	359.00
	INVOICE: 10600								
	VENDOR TOTALS	3,399.00 YTD INVOICED		3,399.00 YTD PAID					359.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	94851	03/01/25		76730	T	03/01/25	83440010	45904 HOUSING VOUCHER	790.00
	INVOICE: 10716								
	94852	03/01/25		76730	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,496.00
	INVOICE: 10722								
	VENDOR TOTALS	20,368.00 YTD INVOICED		20,368.00 YTD PAID					2,286.00
123217	IRD, LP								
	94853	03/01/25		76731	T	03/01/25	83440010	45904 HOUSING VOUCHER	1,441.00
	INVOICE: 10701								
	94854	03/01/25		76731	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,144.00
	INVOICE: 10755								
	VENDOR TOTALS	20,754.00 YTD INVOICED		20,754.00 YTD PAID					2,585.00
123396	JAMISON, LARRY D.								
	94864	03/01/25		76732	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,307.00
	INVOICE: 10730								
	VENDOR TOTALS	11,743.00 YTD INVOICED		11,743.00 YTD PAID					1,307.00
114933	JEFFERIES, JOYCE E.								
	94552	03/01/25		76733	T	03/01/25	81544100	45904 HOUSING VOUCHER	304.00
	INVOICE: 9319								
	VENDOR TOTALS	2,958.00 YTD INVOICED		2,958.00 YTD PAID					304.00
122956	JENNIFER PAZZIA								
	94364	03/01/25		76734	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,900.00
	INVOICE: 4652								

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	VENDOR TOTALS		17,100.00 YTD INVOICED				17,100.00 YTD PAID		1,900.00
123367	JODELE, TOMAS								
	94968	03/01/25		76735	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,302.00
	INVOICE: 1708								
	VENDOR TOTALS		11,718.00 YTD INVOICED				11,718.00 YTD PAID		1,302.00
119730	JOHNSON, NORIKO								
	94540	03/01/25		76736	T	03/01/25	81544100 45904	HOUSING VOUCHER	835.00
	INVOICE: 10106								
	VENDOR TOTALS		7,520.00 YTD INVOICED				7,520.00 YTD PAID		835.00
108271	JOHNSON, STEVE A.								
	94714	03/01/25		76737	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,177.00
	INVOICE: 8398								
	VENDOR TOTALS		10,633.00 YTD INVOICED				10,633.00 YTD PAID		1,177.00
101465	JOHNSON, TERRY								
	94719	03/01/25		76738	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10568								
	94720	03/01/25		76738	T	03/01/25	81544100 45904	HOUSING VOUCHER	961.00
	INVOICE: 9752								
	VENDOR TOTALS		21,897.00 YTD INVOICED				21,897.00 YTD PAID		2,493.00
123425	JR AJ, LLC.								
	94894	03/01/25		76739	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10696								
	94919	03/01/25		76739	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10826								
	94929	03/01/25		76739	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 8412								
	94939	03/01/25		76739	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,640.00
	INVOICE: 9482								
	VENDOR TOTALS		46,954.00 YTD INVOICED				46,671.00 YTD PAID		6,205.00
123887	JRAB PROPERTIES, LLC								
	94877	03/01/25		76740	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,896.00
	INVOICE: 10305								
	VENDOR TOTALS		17,064.00 YTD INVOICED				17,064.00 YTD PAID		1,896.00
118833	KANNIKE-MARTINS, JOSEPHINE								
	94548	03/01/25		76741	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,655.00
	INVOICE: 10559								
	94549	03/01/25		76741	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,430.00

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	INVOICE: 10563								
	94550	03/01/25		76741	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,664.00
	INVOICE: 10806								
	VENDOR TOTALS		38,919.00 YTD INVOICED				38,919.00 YTD PAID		4,749.00
124222	KELLY DAVID FRENCH TRUST								
	94584	03/01/25		76742	T	03/01/25	81544100 45904	HOUSING VOUCHER	594.00
	INVOICE: 8649								
	VENDOR TOTALS		3,027.00 YTD INVOICED				3,027.00 YTD PAID		594.00
121877	KGM LLC.								
	94558	03/01/25		76743	T	03/01/25	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10467								
	VENDOR TOTALS		10,811.00 YTD INVOICED				10,811.00 YTD PAID		627.00
117978	KOBAYASHI, DAVID								
	94831	03/01/25		76744	T	03/01/25	81544100 45904	HOUSING VOUCHER	415.00
	INVOICE: 10060								
	94832	03/01/25		76744	T	03/01/25	81544100 45904	HOUSING VOUCHER	450.00
	INVOICE: 8860								
	VENDOR TOTALS		7,921.00 YTD INVOICED				7,921.00 YTD PAID		865.00
105118	KOLBY JR., RAYMOND T								
	94959	03/01/25		76745	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9342								
	VENDOR TOTALS		13,211.00 YTD INVOICED				13,211.00 YTD PAID		1,383.00
123939	KOUTEK, NORMAN								
	94954	03/01/25		76746	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,672.00
	INVOICE: 9774								
	VENDOR TOTALS		20,480.00 YTD INVOICED				22,152.00 YTD PAID		1,672.00
123700	KSR HAWTHORNE 1 LLC								
	94922	03/01/25		76747	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,464.00
	INVOICE: 4101								
	VENDOR TOTALS		13,176.00 YTD INVOICED				11,998.00 YTD PAID		1,464.00
123701	KSR HAWTHORNE 2 LLC								
	94869	03/01/25		76748	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 10126								
	94875	03/01/25		76748	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,099.00
	INVOICE: 10277								
	94940	03/01/25		76748	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 9540								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		34,896.00 YTD INVOICED				34,896.00 YTD PAID		3,873.00
123855	KSR SAN BERNARDINO LLC								
	94945	03/01/25		76749	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,127.00
	INVOICE: 9764								
	VENDOR TOTALS		9,675.00 YTD INVOICED				9,675.00 YTD PAID		1,127.00
123977	KUETEMAN, HELEN KARLENE								
	94892	03/01/25		76750	T	03/01/25	83440010 45904	HOUSING VOUCHER	749.00
	INVOICE: 10693								
	VENDOR TOTALS		6,741.00 YTD INVOICED				6,741.00 YTD PAID		749.00
108846	KUHR ENTERPRISES								
	94561	03/01/25		76751	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,086.00
	INVOICE: 9648								
	VENDOR TOTALS		9,665.00 YTD INVOICED				9,665.00 YTD PAID		1,086.00
120290	LAM, DIEP								
	94492	03/01/25		76752	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 7050								
	VENDOR TOTALS		16,260.00 YTD INVOICED				16,260.00 YTD PAID		1,900.00
113862	LANEY, GARY								
	94562	03/01/25		76753	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9654								
	VENDOR TOTALS		9,775.00 YTD INVOICED				9,775.00 YTD PAID		1,181.00
121310	LARSON, KIRBY								
	94566	03/01/25		76754	T	03/01/25	81544100 45904	HOUSING VOUCHER	943.00
	INVOICE: 4128								
	94567	03/01/25		76754	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 8754								
	94568	03/01/25		76754	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9167								
	VENDOR TOTALS		33,559.00 YTD INVOICED				33,559.00 YTD PAID		3,736.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	94911	03/01/25		76755	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,425.00
	INVOICE: 10797								
	94914	03/01/25		76755	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,657.00
	INVOICE: 10807								
	VENDOR TOTALS		23,098.00 YTD INVOICED				24,523.00 YTD PAID		3,082.00

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108097	LE, TIEN								
	94571	03/01/25		76756	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10225								
	94572	03/01/25		76756	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,848.00
	INVOICE: 10610								
	VENDOR TOTALS		27,387.00 YTD INVOICED				27,387.00 YTD PAID		3,043.00
101260	LEE, JUXIN (BOB)								
	94557	03/01/25		76757	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 2638								
	VENDOR TOTALS		15,536.00 YTD INVOICED				15,536.00 YTD PAID		1,736.00
123397	LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP								
	94950	03/01/25		76758	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,517.00
	INVOICE: 10719								
	VENDOR TOTALS		22,448.00 YTD INVOICED				22,448.00 YTD PAID		2,517.00
122038	LEONARD, JOHN								
	94588	03/01/25		76759	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 10408								
	VENDOR TOTALS		14,985.00 YTD INVOICED				14,985.00 YTD PAID		1,690.00
123113	LESTER & JENNIFER CANO								
	94587	03/01/25		76760	T	03/01/25	81544100 45904	HOUSING VOUCHER	507.00
	INVOICE: 9971								
	VENDOR TOTALS		4,563.00 YTD INVOICED				4,563.00 YTD PAID		507.00
120271	LEWIS, VANESSA								
	94742	03/01/25		76761	T	03/01/25	81544100 45904	HOUSING VOUCHER	127.00
	INVOICE: 10177								
	VENDOR TOTALS		1,658.00 YTD INVOICED				1,658.00 YTD PAID		127.00
124277	LFD LEMOLI LLC.								
	94688	03/01/25		76762	T	03/01/25	81544100 45904	HOUSING VOUCHER	903.00
	INVOICE: 10803								
	94689	03/01/25		76762	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,701.00
	INVOICE: 10818								
	94690	03/01/25		76762	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10838								
	VENDOR TOTALS		14,838.00 YTD INVOICED				14,838.00 YTD PAID		4,181.00
117147	LIMRA, LLC.								
	94589	03/01/25		76763	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 8900								

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	VENDOR TOTALS	17,460.00 YTD INVOICED				17,460.00 YTD PAID			1,940.00
94084	LINCIR, TOM								
	94727	03/01/25		76764	T	03/01/25	81544100 45904	HOUSING VOUCHER	680.00
	INVOICE: 8500								
	VENDOR TOTALS	6,104.00 YTD INVOICED				6,104.00 YTD PAID			680.00
123316	LING, PAUL SIONG KUONG								
	94778	03/01/25		76765	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	94779	03/01/25		76765	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,150.00
	INVOICE: 4974								
	VENDOR TOTALS	14,648.00 YTD INVOICED				14,648.00 YTD PAID			3,264.00
123419	LING, PAUL SIONG KUONG								
	94899	03/01/25		76766	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,469.00
	INVOICE: 10725								
	VENDOR TOTALS	12,615.00 YTD INVOICED				12,615.00 YTD PAID			1,469.00
122559	LISSE MO, LLC.								
	94590	03/01/25		76767	T	03/01/25	81544100 45904	HOUSING VOUCHER	807.00
	INVOICE: 4714								
	VENDOR TOTALS	8,343.00 YTD INVOICED				8,343.00 YTD PAID			807.00
122235	LLS GRP #3, LLC								
	94591	03/01/25		76768	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,734.00
	INVOICE: 10008								
	94592	03/01/25		76768	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 3883								
	VENDOR TOTALS	29,717.00 YTD INVOICED				29,717.00 YTD PAID			3,388.00
124235	LO, CHING PING								
	94456	03/01/25		76769	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 10819								
	VENDOR TOTALS	7,128.00 YTD INVOICED				7,128.00 YTD PAID			1,584.00
121100	LOMBARDO, JEANINE								
	94925	03/01/25		76770	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,657.00
	INVOICE: 4729								
	VENDOR TOTALS	14,913.00 YTD INVOICED				14,913.00 YTD PAID			1,657.00
124126	LOUIS HAHNE REVOCABLE TRUST								
	94936	03/01/25		76771	T	03/01/25	81544100 45904	HOUSING VOUCHER	691.00

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	INVOICE: 9139								
	VENDOR TOTALS		6,615.00 YTD INVOICED				6,615.00 YTD PAID		691.00
103811	LOZANO, JESUS AND NATALIA								
	94593	03/01/25		76772	T	03/01/25	81544100 45904	HOUSING VOUCHER	327.00
	INVOICE: 9407								
	VENDOR TOTALS		3,191.00 YTD INVOICED				3,191.00 YTD PAID		327.00
112319	LUCHA, ENRIQUE								
	94504	03/01/25		76773	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,115.00
	INVOICE: 10545								
	VENDOR TOTALS		10,077.00 YTD INVOICED				10,077.00 YTD PAID		1,115.00
100503	LY, ANDY QUOC								
	94573	03/01/25		76774	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10651								
	VENDOR TOTALS		11,246.00 YTD INVOICED				11,246.00 YTD PAID		1,247.00
119952	MALEK, FARSHID								
	94583	03/01/25		76775	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,571.00
	INVOICE: 8488								
	VENDOR TOTALS		13,728.00 YTD INVOICED				13,728.00 YTD PAID		1,571.00
101822	MALONEY, KEVIN								
	94862	03/01/25		76776	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,010.00
	INVOICE: 10117								
	94863	03/01/25		76776	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,249.00
	INVOICE: 9435								
	VENDOR TOTALS		20,347.00 YTD INVOICED				21,431.00 YTD PAID		2,259.00
104604	MAO, NICK								
	94637	03/01/25		76777	T	03/01/25	81544100 45904	HOUSING VOUCHER	44.00
	INVOICE: 9782								
	VENDOR TOTALS		396.00 YTD INVOICED				396.00 YTD PAID		44.00
120949	MAOR, NOAM								
	94582	03/01/25		76778	T	03/01/25	81544100 45904	HOUSING VOUCHER	981.00
	INVOICE: 8323								
	VENDOR TOTALS		8,917.00 YTD INVOICED				8,917.00 YTD PAID		981.00
124192	MARIN MANAGEMENT, LLC.								
	94918	03/01/25		76779	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,854.00
	INVOICE: 10815								

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	VENDOR TOTALS	10,107.00 YTD INVOICED				10,107.00 YTD PAID			1,854.00
115853	MARSELA DEVELOPMENT CORP.								
	94601	03/01/25		76780	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,395.00
	INVOICE: 9500								
	VENDOR TOTALS	12,437.00 YTD INVOICED				12,437.00 YTD PAID			1,395.00
124280	MASSIMO, DONALD								
	94493	03/01/25		76781	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,376.00
	INVOICE: 10817								
	VENDOR TOTALS	11,563.00 YTD INVOICED				11,563.00 YTD PAID			2,376.00
122935	MATTHEWS FAMILY LIVING TRUST								
	94604	03/01/25		76782	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10636								
	VENDOR TOTALS	13,500.00 YTD INVOICED				13,500.00 YTD PAID			1,500.00
121781	MEA PROPERTIES, LLC.								
	94951	03/01/25		76783	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,003.00
	INVOICE: 8417								
	VENDOR TOTALS	9,027.00 YTD INVOICED				9,027.00 YTD PAID			1,003.00
120580	MESA PARK SOUTH, LLC.								
	94605	03/01/25		76784	T	03/01/25	81544100 45904	HOUSING VOUCHER	801.00
	INVOICE: 9563								
	94606	03/01/25		76784	T	03/01/25	81544100 45904	HOUSING VOUCHER	918.00
	INVOICE: 9571								
	VENDOR TOTALS	14,961.00 YTD INVOICED				14,961.00 YTD PAID			1,719.00
115116	MICHAEL, SAMIR								
	94607	03/01/25		76785	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10089								
	94608	03/01/25		76785	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,655.00
	INVOICE: 10300								
	94609	03/01/25		76785	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,328.00
	INVOICE: 8632								
	VENDOR TOTALS	48,102.00 YTD INVOICED				49,501.00 YTD PAID			5,382.00
104002	MINGO, WILLIAM & RUBY								
	94611	03/01/25		76786	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,521.00
	INVOICE: 9771								
	VENDOR TOTALS	11,703.00 YTD INVOICED				11,703.00 YTD PAID			1,521.00

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123677	MITTAL ASSETS, LP.								
	94903	03/01/25		76787	T	03/01/25	83440010 45904	HOUSING VOUCHER	467.00
	INVOICE: 10760								
	VENDOR TOTALS		4,765.00 YTD INVOICED				4,765.00 YTD PAID		467.00
123465	MITTAL LEGACY, LP.								
	94915	03/01/25		76788	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,232.00
	INVOICE: 10808								
	VENDOR TOTALS		17,424.00 YTD INVOICED				17,424.00 YTD PAID		2,232.00
123111	ML-12020 GREVILLEA LLC								
	94613	03/01/25		76789	T	03/01/25	81544100 45904	HOUSING VOUCHER	358.00
	INVOICE: 10039								
	VENDOR TOTALS		3,222.00 YTD INVOICED				3,222.00 YTD PAID		358.00
111620	MOBRICI, ALBERTO								
	94341	03/01/25		76790	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,167.00
	INVOICE: 10449								
	94342	03/01/25		76790	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,020.00
	INVOICE: 4684								
	VENDOR TOTALS		18,486.00 YTD INVOICED				18,486.00 YTD PAID		2,187.00
105400	MOGEL, JOSEPH								
	94546	03/01/25		76791	T	03/01/25	81544100 45904	HOUSING VOUCHER	875.00
	INVOICE: 10732								
	94547	03/01/25		76791	T	03/01/25	81544100 45904	HOUSING VOUCHER	978.00
	INVOICE: 9534								
	VENDOR TOTALS		16,093.00 YTD INVOICED				16,093.00 YTD PAID		1,853.00
112018	MONARK, LP								
	94614	03/01/25		76792	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,676.00
	INVOICE: 10752								
	VENDOR TOTALS		15,180.00 YTD INVOICED				16,868.00 YTD PAID		1,676.00
99468	MONGELLI, RICK								
	94680	03/01/25		76793	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 8707								
	VENDOR TOTALS		14,461.00 YTD INVOICED				14,461.00 YTD PAID		1,661.00
107461	MONICA WUERTH DAVIS								
	94952	03/01/25		76794	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,372.00
	INVOICE: 10043								
	94953	03/01/25		76794	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE: 10634								

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	VENDOR TOTALS	27,085.00 YTD INVOICED				27,085.00 YTD PAID			2,481.00
30143	MONUS, BELA C								
	94615	03/01/25		76795	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,956.00
	INVOICE: 10281								
	94616	03/01/25		76795	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 10493								
	94617	03/01/25		76795	T	03/01/25	81544100 45904	HOUSING VOUCHER	806.00
	INVOICE: 8113								
	94618	03/01/25		76795	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,440.00
	INVOICE: 9420								
	VENDOR TOTALS	71,513.00 YTD INVOICED				71,513.00 YTD PAID			7,142.00
111172	MORA, RUBEN								
	94619	03/01/25		76796	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,612.00
	INVOICE: 4943								
	VENDOR TOTALS	14,508.00 YTD INVOICED				14,508.00 YTD PAID			1,612.00
123495	MOSCOL, JOANA MARIBEL								
	94901	03/01/25		76797	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 10741								
	VENDOR TOTALS	14,214.00 YTD INVOICED				14,214.00 YTD PAID			1,530.00
119610	MUNOZ, ERNESTO								
	94505	03/01/25		76798	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,384.00
	INVOICE: 10102								
	VENDOR TOTALS	12,470.00 YTD INVOICED				12,470.00 YTD PAID			1,384.00
110239	NAGER, JAY								
	94620	03/01/25		76799	T	03/01/25	81544100 45904	HOUSING VOUCHER	312.00
	INVOICE: 9397								
	VENDOR TOTALS	2,990.00 YTD INVOICED				2,990.00 YTD PAID			312.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	94622	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	688.00
	INVOICE: 10259								
	94623	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,587.00
	INVOICE: 10348								
	94624	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	432.00
	INVOICE: 10668								
	94625	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,618.00
	INVOICE: 10816								
	94626	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,664.00
	INVOICE: 4099								
	94627	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,470.00

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	INVOICE: 4247								
	94628	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,469.00
	INVOICE: 8531								
	94629	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,200.00
	INVOICE: 8563								
	94630	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	864.00
	INVOICE: 8687								
	94631	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,646.00
	INVOICE: 9312								
	94632	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,259.00
	INVOICE: 9327								
	94633	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	416.00
	INVOICE: 9337								
	94634	03/01/25		76800	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,537.00
	INVOICE: 9688								
	VENDOR TOTALS	154,872.00 YTD INVOICED					154,872.00 YTD PAID		15,850.00
123888	NC DEVELOPMENT GROUP, INC.								
	94927	03/01/25		76801	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,029.00
	INVOICE: 6056								
	VENDOR TOTALS	9,022.00 YTD INVOICED					9,022.00 YTD PAID		1,029.00
109774	NEVAREZ, JOSE								
	94543	03/01/25		76802	T	03/01/25	81544100 45904	HOUSING VOUCHER	966.00
	INVOICE: 10843								
	94544	03/01/25		76802	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 9946								
	VENDOR TOTALS	17,177.00 YTD INVOICED					17,177.00 YTD PAID		2,702.00
121197	NGUYEN, MAI								
	94596	03/01/25		76803	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,762.00
	INVOICE: 10375								
	VENDOR TOTALS	15,858.00 YTD INVOICED					19,382.00 YTD PAID		1,762.00
120381	NGUYEN, STEVE								
	94715	03/01/25		76804	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 9047								
	VENDOR TOTALS	10,521.00 YTD INVOICED					10,521.00 YTD PAID		1,253.00
121905	NGUYEN, THAN THI								
	94635	03/01/25		76805	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
	INVOICE: 10828								
	VENDOR TOTALS	4,415.00 YTD INVOICED					4,415.00 YTD PAID		1,233.00
109058	NOUH, JOSEPHINE								

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	94551	03/01/25		76806	T	03/01/25	81544100 45904	HOUSING VOUCHER	210.00
	INVOICE: 8484								
	VENDOR TOTALS		2,028.00 YTD INVOICED				2,028.00 YTD PAID		210.00
106411	NWOKO, JOHN								
	94539	03/01/25		76807	T	03/01/25	81544100 45904	HOUSING VOUCHER	699.00
	INVOICE: 8869								
	VENDOR TOTALS		6,291.00 YTD INVOICED				6,291.00 YTD PAID		699.00
121322	OKOOBOH, SYLVANUS								
	94638	03/01/25		76808	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,376.00
	INVOICE: 10120								
	94639	03/01/25		76808	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,363.00
	INVOICE: 10809								
	94640	03/01/25		76808	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,329.00
	INVOICE: 9625								
	VENDOR TOTALS		37,297.00 YTD INVOICED				37,297.00 YTD PAID		5,068.00
122967	OLIVARES, SAL								
	94580	03/01/25		76809	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,039.00
	INVOICE: 4755								
	94581	03/01/25		76809	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,703.00
	INVOICE: 4777								
	VENDOR TOTALS		25,160.00 YTD INVOICED				25,160.00 YTD PAID		2,742.00
100096	ORANGE COUNTY HOUSING								
	94291	03/01/25		76810	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10171								
	94292	03/01/25		76810	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10392								
	94293	03/01/25		76810	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10551								
	94294	03/01/25		76810	T	03/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 4656								
	94641	03/01/25		76810	T	03/01/25	81544100 45904	HOUSING VOUCHER	3,688.00
	INVOICE: 10171								
	94642	03/01/25		76810	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,989.00
	INVOICE: 10392								
	94643	03/01/25		76810	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,551.00
	INVOICE: 10551								
	94644	03/01/25		76810	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,880.00
	INVOICE: 4656								
	VENDOR TOTALS		102,225.04 YTD INVOICED				106,169.20 YTD PAID		9,509.12
124006	PARKER, AAMINAH								
	94764	03/01/25		76811	T	03/01/25	83440010 45904	HOUSING VOUCHER	62.00

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	INVOICE: 10717								
	VENDOR TOTALS	2,500.00 YTD INVOICED				2,647.00 YTD PAID			62.00
120180	PARSLEY, LLC.								
	94955	03/01/25		76812	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,600.00
	INVOICE: 10208								
	94956	03/01/25		76812	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,593.00
	INVOICE: 10608								
	94957	03/01/25		76812	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,314.00
	INVOICE: 9496								
	94958	03/01/25		76812	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,324.00
	INVOICE: 9987								
	VENDOR TOTALS	47,229.00 YTD INVOICED				47,229.00 YTD PAID			5,831.00
123502	PAZZIA, JENNIFER								
	94789	03/01/25		76813	T	03/01/25	81544100	45904 HOUSING VOUCHER	798.00
	INVOICE: 8976								
	94790	03/01/25		76813	T	03/01/25	81544100	45904 HOUSING VOUCHER	2,516.00
	INVOICE: 9258								
	VENDOR TOTALS	29,417.00 YTD INVOICED				29,417.00 YTD PAID			3,314.00
102871	PETTWAY, VERRIE O.								
	94743	03/01/25		76814	T	03/01/25	82044100	45904 HOUSING VOUCHER	1,407.00
	INVOICE: 10762								
	94744	03/01/25		76814	T	03/01/25	81544100	45904 HOUSING VOUCHER	2,781.00
	INVOICE: 9583								
	VENDOR TOTALS	39,010.00 YTD INVOICED				39,010.00 YTD PAID			4,188.00
114815	PINNACLE ACACIA LLC								
	94648	03/01/25		76815	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,633.00
	INVOICE: 10074								
	94649	03/01/25		76815	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,551.00
	INVOICE: 5023								
	94650	03/01/25		76815	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,588.00
	INVOICE: 9180								
	94995	01/01/25		76815	T	03/01/25	81544100	45904 HOUSING VOUCHER	-1,646.00
	INVOICE: 9915-D								
	94998	02/01/25		76815	T	03/01/25	81544100	45904 HOUSING VOUCHER	-1,646.00
	INVOICE: 9915-D								
	VENDOR TOTALS	51,678.00 YTD INVOICED				51,678.00 YTD PAID			1,480.00
120583	PINNACLE DOTY LLC.								
	94651	03/01/25		76816	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,640.00
	INVOICE: 10395								
	94652	03/01/25		76816	T	03/01/25	81544100	45904 HOUSING VOUCHER	1,657.00
	INVOICE: 10399								

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	94653	03/01/25		76816	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,611.00
	INVOICE: 9926								
	VENDOR TOTALS	41,900.00 YTD INVOICED					41,900.00 YTD PAID		4,908.00
118916	PINNACLE LEMOLI LLC.								
	94654	03/01/25		76817	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,615.00
	INVOICE: 10431								
	94655	03/01/25		76817	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,116.00
	INVOICE: 10473								
	94656	03/01/25		76817	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
	INVOICE: 10476								
	VENDOR TOTALS	50,437.00 YTD INVOICED					50,437.00 YTD PAID		4,271.00
113548	POWELLS, TAURENCE KEVIN								
	94921	03/01/25		76818	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,610.00
	INVOICE: 3304								
	VENDOR TOTALS	13,495.00 YTD INVOICED					13,495.00 YTD PAID		1,610.00
120470	POZZOULI FAMILY LLC.								
	94657	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,173.00
	INVOICE: 10238								
	94658	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10291								
	94659	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	913.00
	INVOICE: 10345								
	94660	03/01/25		76819	T	03/01/25	83440010 45904	HOUSING VOUCHER	853.00
	INVOICE: 10742								
	94661	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	970.00
	INVOICE: 4952								
	94662	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,434.00
	INVOICE: 6084								
	94663	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	810.00
	INVOICE: 9831								
	94664	03/01/25		76819	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,757.00
	INVOICE: 9996								
	VENDOR TOTALS	89,999.00 YTD INVOICED					89,999.00 YTD PAID		7,925.00
121650	PRAIRIE RENTALS, LLC								
	94665	03/01/25		76820	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 10398								
	VENDOR TOTALS	13,800.00 YTD INVOICED					13,800.00 YTD PAID		1,600.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	94666	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
	INVOICE: 10176								
	94667	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,125.00

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INVOICE: 10249								
94668	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	909.00
INVOICE: 10602								
94669	03/01/25		76821	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,410.00
INVOICE: 10700								
94670	03/01/25		76821	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,842.00
INVOICE: 10705								
94671	03/01/25		76821	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,328.00
INVOICE: 10729								
94672	03/01/25		76821	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,493.00
INVOICE: 10738								
94673	03/01/25		76821	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,583.00
INVOICE: 10759								
94674	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,169.00
INVOICE: 2525								
94675	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	806.00
INVOICE: 4562								
94676	03/01/25		76821	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
INVOICE: 6018								
VENDOR TOTALS		133,065.00 YTD INVOICED				133,065.00 YTD PAID		14,342.00
123313 QUALITY DEVELOPMENT CORP.								
94554	03/01/25		76822	T	03/01/25	81544100 45904	HOUSING VOUCHER	941.00
INVOICE: 2719								
94861	03/01/25		76822	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,038.00
INVOICE: 8955								
VENDOR TOTALS		17,839.00 YTD INVOICED				16,786.00 YTD PAID		1,979.00
109045 QUERUBIN, JAMES & MYLENE								
94677	03/01/25		76823	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
INVOICE: 5037								
VENDOR TOTALS		8,478.00 YTD INVOICED				8,478.00 YTD PAID		1,012.00
123704 R3 PROPERTIES 1 LLC								
94870	03/01/25		76824	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,313.00
INVOICE: 10181								
94871	03/01/25		76824	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,222.00
INVOICE: 10215								
94880	03/01/25		76824	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
INVOICE: 10386								
94889	03/01/25		76824	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,147.00
INVOICE: 10672								
94895	03/01/25		76824	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,398.00
INVOICE: 10703								
94900	03/01/25		76824	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,912.00
INVOICE: 10734								
94947	03/01/25		76824	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
INVOICE: 9921								

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	VENDOR TOTALS		86,013.00 YTD INVOICED				87,336.00 YTD PAID		10,650.00
121412	RABNUB, LLC.								
	94678	03/01/25		76825	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 9251								
	VENDOR TOTALS		11,564.00 YTD INVOICED				11,564.00 YTD PAID		1,311.00
123212	REAL PROPERTY MANAGEMENT INC.								
	94960	03/01/25		76826	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,161.00
	INVOICE: 10682								
	VENDOR TOTALS		10,449.00 YTD INVOICED				10,449.00 YTD PAID		1,161.00
114801	REAL, JOHN								
	94860	03/01/25		76827	T	03/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 9939								
	VENDOR TOTALS		2,684.00 YTD INVOICED				2,684.00 YTD PAID		152.00
122281	REASON, EVELYN W.								
	94679	03/01/25		76828	T	03/01/25	81544100 45904	HOUSING VOUCHER	845.00
	INVOICE: 8749								
	VENDOR TOTALS		7,640.00 YTD INVOICED				7,640.00 YTD PAID		845.00
123731	REED, LANCE								
	94905	03/01/25		76829	T	03/01/25	81544100 45904	HOUSING VOUCHER	545.00
	INVOICE: 10767								
	VENDOR TOTALS		6,073.00 YTD INVOICED				6,073.00 YTD PAID		545.00
120283	RICKS, PATRICIA								
	94645	03/01/25		76830	T	03/01/25	81544100 45904	HOUSING VOUCHER	827.00
	INVOICE: 10552								
	94646	03/01/25		76830	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 5036								
	94647	03/01/25		76830	T	03/01/25	81544100 45904	HOUSING VOUCHER	784.00
	INVOICE: 9451								
	VENDOR TOTALS		24,395.00 YTD INVOICED				24,395.00 YTD PAID		2,748.00
120616	RIDGWAY, JR., WILLIAM								
	94902	03/01/25		76831	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10754								
	94932	03/01/25		76831	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 8700								
	94946	03/01/25		76831	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,568.00
	INVOICE: 9823								

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	VENDOR TOTALS		41,026.00 YTD INVOICED				41,026.00 YTD PAID		4,696.00
121872	RIVAS, JR., JOSE N.								
	94553	03/01/25		76832	T	03/01/25	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 10523								
	VENDOR TOTALS		7,983.00 YTD INVOICED				7,983.00 YTD PAID		887.00
120585	RIVERA, STEFANY								
	94710	03/01/25		76833	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,118.00
	INVOICE: 4834								
	VENDOR TOTALS		10,062.00 YTD INVOICED				10,062.00 YTD PAID		1,118.00
119641	RIVERA, YOLY								
	94681	03/01/25		76834	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,309.00
	INVOICE: 10478								
	VENDOR TOTALS		11,781.00 YTD INVOICED				11,781.00 YTD PAID		1,309.00
124267	ROPERIA, JITENDER S.								
	94685	03/01/25		76835	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,354.00
	INVOICE: 4701								
	VENDOR TOTALS		2,708.00 YTD INVOICED				2,708.00 YTD PAID		1,354.00
121526	ROSALES PROPERTY INVESTMENTS INC.								
	94686	03/01/25		76836	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 8695								
	VENDOR TOTALS		11,231.00 YTD INVOICED				11,231.00 YTD PAID		1,164.00
104881	ROSENBERG, BARBARA								
	94898	03/01/25		76837	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,550.00
	INVOICE: 10717								
	VENDOR TOTALS		13,950.00 YTD INVOICED				13,950.00 YTD PAID		1,550.00
122999	ROSS MOORE REALTY INC								
	94965	03/01/25		76838	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,372.00
	INVOICE: 10708								
	VENDOR TOTALS		12,348.00 YTD INVOICED				12,348.00 YTD PAID		1,372.00
123211	ROULETTE, GAIL R.								
	94841	03/01/25		76839	T	03/01/25	81544100 45904	HOUSING VOUCHER	749.00
	INVOICE: 4265								
	VENDOR TOTALS		7,104.00 YTD INVOICED				7,104.00 YTD PAID		749.00

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121988	ROUSSEVE, DARVI								
	94687	03/01/25		76840	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,712.00
	INVOICE: 8691								
	VENDOR TOTALS		15,249.00 YTD INVOICED				15,249.00 YTD PAID		1,712.00
123578	RT 2, LLC								
	94874	03/01/25		76841	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10273								
	VENDOR TOTALS		14,187.00 YTD INVOICED				14,187.00 YTD PAID		1,661.00
123903	SAINT DANIEL BUILDING LLC.								
	94926	03/01/25		76842	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4798								
	VENDOR TOTALS		9,643.00 YTD INVOICED				9,643.00 YTD PAID		1,092.00
123904	SAINT DAVID BUILDING LLC.								
	94935	03/01/25		76843	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 8980								
	VENDOR TOTALS		14,217.00 YTD INVOICED				14,217.00 YTD PAID		1,661.00
109912	SALMERON, FAUSTINO & ARACELY								
	94692	03/01/25		76844	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,986.00
	INVOICE: 9666								
	VENDOR TOTALS		17,314.00 YTD INVOICED				20,176.00 YTD PAID		1,986.00
102029	SAMIA, IMELDA								
	94579	03/01/25		76845	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4133								
	VENDOR TOTALS		9,843.00 YTD INVOICED				9,843.00 YTD PAID		1,092.00
115679	SAMMUT, TOM								
	94728	03/01/25		76846	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,013.00
	INVOICE: 9436								
	VENDOR TOTALS		9,012.00 YTD INVOICED				9,012.00 YTD PAID		1,013.00
117370	SANCHEZ, MANUEL								
	94599	03/01/25		76847	T	03/01/25	81544100 45904	HOUSING VOUCHER	766.00
	INVOICE: 10379								
	VENDOR TOTALS		6,894.00 YTD INVOICED				6,894.00 YTD PAID		766.00
111243	SANFORD, TERESA								
	94883	03/01/25		76848	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,868.00
	INVOICE: 10557								

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	94928	03/01/25		76848	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,235.00
	INVOICE: 8017								
	94941	03/01/25		76848	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,096.00
	INVOICE: 9551								
	VENDOR TOTALS	44,832.00 YTD INVOICED					44,832.00 YTD PAID		5,199.00
121206	SCOTT, FRED								
	94695	03/01/25		76849	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,486.00
	INVOICE: 10258								
	94696	03/01/25		76849	T	03/01/25	81544100 45904	HOUSING VOUCHER	791.00
	INVOICE: 10770								
	94697	03/01/25		76849	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,207.00
	INVOICE: 9998								
	VENDOR TOTALS	31,341.00 YTD INVOICED					31,341.00 YTD PAID		3,484.00
106104	SCOTT, FRED A. & EMMA L.								
	94698	03/01/25		76850	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,151.00
	INVOICE: 8030								
	VENDOR TOTALS	10,464.00 YTD INVOICED					10,464.00 YTD PAID		1,151.00
122385	SCROGGINS, FRANK								
	94699	03/01/25		76851	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 10546								
	VENDOR TOTALS	13,888.00 YTD INVOICED					13,888.00 YTD PAID		1,623.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	94700	03/01/25		76852	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,559.00
	INVOICE: 10763								
	94701	03/01/25		76852	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,090.00
	INVOICE: 7088								
	94702	03/01/25		76852	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 9453								
	VENDOR TOTALS	44,532.00 YTD INVOICED					44,532.00 YTD PAID		5,045.00
109678	SHEPHERD, DEREK								
	94594	03/01/25		76853	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
	VENDOR TOTALS	18,907.00 YTD INVOICED					18,907.00 YTD PAID		2,289.00
121972	SHORE WEST PROPERTIES, LLC.								
	94703	03/01/25		76854	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,042.00
	INVOICE: 10421								
	94704	03/01/25		76854	T	03/01/25	81544100 45904	HOUSING VOUCHER	730.00
	INVOICE: 8721								

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	VENDOR TOTALS	28,952.00 YTD INVOICED				28,952.00 YTD PAID			1,772.00
119834	SHORTER, JEFFREY A.								
	94705	03/01/25		76855	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,533.00
	INVOICE: 4596								
	VENDOR TOTALS	13,797.00 YTD INVOICED				13,797.00 YTD PAID			1,533.00
117711	SIMERAL, STEVE								
	94706	03/01/25		76856	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10657								
	94707	03/01/25		76856	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,049.00
	INVOICE: 9533								
	VENDOR TOTALS	28,687.00 YTD INVOICED				28,687.00 YTD PAID			3,487.00
106124	SINGLETON, JANET N								
	94708	03/01/25		76857	T	03/01/25	81544100 45904	HOUSING VOUCHER	880.00
	INVOICE: 10439								
	VENDOR TOTALS	7,588.00 YTD INVOICED				7,588.00 YTD PAID			880.00
111337	SMITH, VIOLA M.								
	94967	03/01/25		76858	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,360.00
	INVOICE: 10721								
	VENDOR TOTALS	12,195.00 YTD INVOICED				12,195.00 YTD PAID			1,360.00
123703	SMR 1 LLC								
	94886	03/01/25		76859	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,330.00
	INVOICE: 10594								
	VENDOR TOTALS	11,940.00 YTD INVOICED				11,940.00 YTD PAID			1,330.00
104618	SOTO, RUTH								
	94691	03/01/25		76860	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 8978								
	VENDOR TOTALS	14,172.00 YTD INVOICED				14,172.00 YTD PAID			1,661.00
93156	SOUTH BAY SENIOR HOUSING CORP.								
	94709	03/01/25		76861	T	03/01/25	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 10445								
	VENDOR TOTALS	7,385.00 YTD INVOICED				7,385.00 YTD PAID			815.00
123779	STANDIFER SR, DELBERT								
	94907	03/01/25		76862	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,649.00
	INVOICE: 10773								
	94917	03/01/25		76862	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,669.00

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INVOICE: 10814								
VENDOR TOTALS	24,380.00 YTD INVOICED				24,380.00 YTD PAID			3,318.00
103194 STEPHENSON, RUDDIE L.								
94711	03/01/25		76863	T	03/01/25	81544100 45904	HOUSING VOUCHER	896.00
INVOICE: 10359								
94712	03/01/25		76863	T	03/01/25	81544100 45904	HOUSING VOUCHER	363.00
INVOICE: 3480								
94713	03/01/25		76863	T	03/01/25	81544100 45904	HOUSING VOUCHER	846.00
INVOICE: 9282								
VENDOR TOTALS	18,999.00 YTD INVOICED				18,999.00 YTD PAID			2,105.00
116817 SUKARTO, NANY								
94716	03/01/25		76864	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,222.00
INVOICE: 4792								
94717	03/01/25		76864	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,454.00
INVOICE: 8867								
94718	03/01/25		76864	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,168.00
INVOICE: 8939								
VENDOR TOTALS	51,188.00 YTD INVOICED				51,188.00 YTD PAID			5,844.00
123758 TAYLOR, CLAUDETTE L.								
94904	03/01/25		76865	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
INVOICE: 10766								
VENDOR TOTALS	14,226.00 YTD INVOICED				14,226.00 YTD PAID			1,617.00
119666 THE MONTECITO APTS. INVESTMENT, LP								
94721	03/01/25		76866	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,429.00
INVOICE: 4754								
94722	03/01/25		76866	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,547.00
INVOICE: 5024								
94723	03/01/25		76866	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,197.00
INVOICE: 5048								
VENDOR TOTALS	37,419.00 YTD INVOICED				37,419.00 YTD PAID			4,173.00
119883 TARLOW, MARVIN								
94724	03/01/25		76867	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
INVOICE: 10099								
VENDOR TOTALS	9,966.00 YTD INVOICED				9,966.00 YTD PAID			1,114.00
122416 THREE RAINBOWS LLC.								
94725	03/01/25		76868	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,769.00
INVOICE: 10547								
94726	03/01/25		76868	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,473.00
INVOICE: 9038								

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	VENDOR TOTALS	28,892.00 YTD INVOICED				28,892.00 YTD PAID			3,242.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	94729	03/01/25		76869	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,238.00
	INVOICE: 10512								
	94730	03/01/25		76869	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,930.00
	INVOICE: 10664								
	VENDOR TOTALS	35,058.00 YTD INVOICED				35,058.00 YTD PAID			4,168.00
115015	TOWNSEND, LATANYA								
	94731	03/01/25		76870	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 10079								
	94732	03/01/25		76870	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,538.00
	INVOICE: 9332								
	VENDOR TOTALS	25,617.00 YTD INVOICED				25,617.00 YTD PAID			2,816.00
119386	TRAN, TRINH								
	94736	03/01/25		76871	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,095.00
	INVOICE: 10368								
	94737	03/01/25		76871	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,308.00
	INVOICE: 8934								
	VENDOR TOTALS	21,931.00 YTD INVOICED				21,931.00 YTD PAID			2,403.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	94733	03/01/25		76872	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,948.00
	INVOICE: 10739								
	94734	03/01/25		76872	T	03/01/25	81544100 45904	HOUSING VOUCHER	839.00
	INVOICE: 8855								
	94735	03/01/25		76872	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,292.00
	INVOICE: 9610								
	VENDOR TOTALS	10,749.00 YTD INVOICED				10,749.00 YTD PAID			5,079.00
124294	TRINITY MANAGEMENT INC.								
	94738	03/01/25		76873	T	03/01/25	81544100 45904	HOUSING VOUCHER	485.00
	INVOICE: 10362								
	94739	03/01/25		76873	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,388.00
	INVOICE: 3849								
	VENDOR TOTALS	1,873.00 YTD INVOICED				1,873.00 YTD PAID			1,873.00
109127	TRUJILLO, DANIEL								
	94480	03/01/25		76874	T	03/01/25	81544100 45904	HOUSING VOUCHER	527.00
	INVOICE: 8460								
	VENDOR TOTALS	4,569.00 YTD INVOICED				4,569.00 YTD PAID			527.00

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123667	TRUONG, NICOLE								
	94938	03/01/25		76875	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,719.00
	INVOICE: 9338								
	VENDOR TOTALS		15,471.00 YTD INVOICED				17,190.00 YTD PAID		1,719.00
103619	TUCKER, LENVILLE H.								
	94740	03/01/25		76876	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,253.00
	INVOICE: 10536								
	94741	03/01/25		76876	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,579.00
	INVOICE: 7040								
	VENDOR TOTALS		31,470.00 YTD INVOICED				31,470.00 YTD PAID		3,832.00
107689	UMUKORO, JAMES								
	94969	03/01/25		76877	T	03/01/25	82044100 45904	HOUSING VOUCHER	871.00
	INVOICE: 10450								
	94970	03/01/25		76877	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,393.00
	INVOICE: 10590								
	94971	03/01/25		76877	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,984.00
	INVOICE: 10800								
	94972	03/01/25		76877	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,678.00
	INVOICE: 10810								
	94973	03/01/25		76877	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,139.00
	INVOICE: 10821								
	94974	03/01/25		76877	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,087.00
	INVOICE: 8462								
	94975	03/01/25		76877	T	03/01/25	81544100 45904	HOUSING VOUCHER	563.00
	INVOICE: 9289								
	VENDOR TOTALS		98,295.00 YTD INVOICED				96,670.00 YTD PAID		11,715.00
123449	VELASQUEZ, ROBERTO								
	94920	03/01/25		76878	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,663.00
	INVOICE: 3157								
	VENDOR TOTALS		14,247.00 YTD INVOICED				14,247.00 YTD PAID		1,663.00
123143	VIDJAK, FRANK V.								
	94934	03/01/25		76879	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,257.00
	INVOICE: 8812								
	VENDOR TOTALS		10,382.00 YTD INVOICED				10,382.00 YTD PAID		1,257.00
116891	VISCOT VENTURES, LLC								
	94976	03/01/25		76880	T	03/01/25	83440010 45904	HOUSING VOUCHER	727.00
	INVOICE: 10687								
	94977	03/01/25		76880	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,116.00
	INVOICE: 9681								

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	VENDOR TOTALS	15,855.00 YTD INVOICED				15,855.00 YTD PAID			1,843.00
123979	WALKER, JENNIFER LEIGH								
	94765	03/01/25		76881	T	03/01/25	81544100 45904	HOUSING VOUCHER	189.00
	INVOICE:	10756							
	VENDOR TOTALS	1,701.00 YTD INVOICED				1,701.00 YTD PAID			189.00
110341	WALTER, MELVIN E.								
	94745	03/01/25		76882	T	03/01/25	81544100 45904	HOUSING VOUCHER	2,439.00
	INVOICE:	10233							
	94746	03/01/25		76882	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,547.00
	INVOICE:	10400							
	VENDOR TOTALS	35,991.00 YTD INVOICED				35,991.00 YTD PAID			3,986.00
107712	WARD, JULIUS								
	94575	03/01/25		76883	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,676.00
	INVOICE:	10771							
	94576	03/01/25		76883	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,328.00
	INVOICE:	10772							
	VENDOR TOTALS	25,226.00 YTD INVOICED				25,226.00 YTD PAID			3,004.00
100596	WATSON, HUBERT								
	94747	03/01/25		76884	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE:	10352							
	94748	03/01/25		76884	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,248.00
	INVOICE:	10358							
	94749	03/01/25		76884	T	03/01/25	81544100 45904	HOUSING VOUCHER	707.00
	INVOICE:	10462							
	94750	03/01/25		76884	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,200.00
	INVOICE:	10609							
	94751	03/01/25		76884	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,343.00
	INVOICE:	10648							
	94752	03/01/25		76884	T	03/01/25	83440010 45904	HOUSING VOUCHER	881.00
	INVOICE:	10728							
	94753	03/01/25		76884	T	03/01/25	83440010 45904	HOUSING VOUCHER	1,714.00
	INVOICE:	10735							
	94754	03/01/25		76884	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,761.00
	INVOICE:	10757							
	94755	03/01/25		76884	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,998.00
	INVOICE:	10761							
	94756	03/01/25		76884	T	03/01/25	82044100 45904	HOUSING VOUCHER	1,407.00
	INVOICE:	9106							
	VENDOR TOTALS	112,996.00 YTD INVOICED				112,996.00 YTD PAID			13,512.00
122062	WEAVER, KAREN								
	94757	03/01/25		76885	T	03/01/25	82044100 45904	HOUSING VOUCHER	2,224.00

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	INVOICE: 10488								
	VENDOR TOTALS	19,382.00 YTD INVOICED				19,382.00 YTD PAID			2,224.00
104447	WHISTLER, YUOVENE								
	94980	03/01/25		76886	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 4728								
	VENDOR TOTALS	11,637.00 YTD INVOICED				11,637.00 YTD PAID			1,293.00
121311	WHITE, FREDDIE								
	94758	03/01/25		76887	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,024.00
	INVOICE: 5094								
	VENDOR TOTALS	9,216.00 YTD INVOICED				9,216.00 YTD PAID			1,024.00
107451	WIJESIRIWARDENA, LASANTHA								
	94569	03/01/25		76888	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 8899								
	VENDOR TOTALS	10,556.00 YTD INVOICED				10,556.00 YTD PAID			1,220.00
113083	WILLIAMS, GAYLORD								
	94297	03/01/25		76889	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,624.00
	INVOICE: 10829								
	VENDOR TOTALS	5,343.00 YTD INVOICED				5,343.00 YTD PAID			1,624.00
121801	WILLIAMS, MARSHALL								
	94603	03/01/25		76890	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 9067								
	VENDOR TOTALS	12,432.00 YTD INVOICED				12,432.00 YTD PAID			1,386.00
111459	WILSON, TERI								
	94978	03/01/25		76891	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,468.00
	INVOICE: 10475								
	94979	03/01/25		76891	T	03/01/25	84440010 45904	HOUSING VOUCHER	1,410.00
	INVOICE: 10712								
	VENDOR TOTALS	25,251.00 YTD INVOICED				25,251.00 YTD PAID			2,878.00
108377	WRIGHT, PAMELA D.								
	94759	03/01/25		76892	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 8234								
	VENDOR TOTALS	18,539.00 YTD INVOICED				18,539.00 YTD PAID			1,049.00
110909	WYNNE, MARJORIE								
	94600	03/01/25		76893	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,861.00
	INVOICE: 8332								

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	VENDOR TOTALS		16,749.00 YTD INVOICED				16,749.00 YTD PAID		1,861.00
111803	WYNNE, MISTY								
	94612	03/01/25		76894	T	03/01/25	83440010 45904	HOUSING VOUCHER	2,335.00
	INVOICE: 10837								
	VENDOR TOTALS		5,725.00 YTD INVOICED				5,725.00 YTD PAID		2,335.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	94578	03/01/25		76895	T	03/01/25	81544100 45904	HOUSING VOUCHER	856.00
	INVOICE: 10822								
	VENDOR TOTALS		4,109.00 YTD INVOICED				4,109.00 YTD PAID		856.00
123707	YORK ROSE LLC								
	94930	03/01/25		76896	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 8422								
	VENDOR TOTALS		16,218.00 YTD INVOICED				16,218.00 YTD PAID		1,834.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	94683	03/01/25		76897	T	03/01/25	81544100 45904	HOUSING VOUCHER	1,408.00
	INVOICE: 10656								
	VENDOR TOTALS		12,672.00 YTD INVOICED				12,672.00 YTD PAID		1,408.00
115662	ZAPF (12726 TRURO), ROD								
	94684	03/01/25		76898	T	03/01/25	81544100 45904	HOUSING VOUCHER	993.00
	INVOICE: 9963								
	VENDOR TOTALS		8,937.00 YTD INVOICED				8,937.00 YTD PAID		993.00
								REPORT TOTALS	918,713.32

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	315	918,713.32

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 11, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Asset Forfeiture Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/11/25	11023	11026	ASSET FORFEITURE	11,268.95
*** Emergency Issue - for ratification only**				11,268.95

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: AF031125 TO FISCAL 2025/09 07/01/2024 TO 06/30/2025

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
107830	AARDVARK								
	95252	02/18/25	1739	11023	T	03/11/25	23021020 47404	MACHINERY & EQUIPMENT	1,643.95
	INVOICE: INV2400340								
	VENDOR TOTALS		1,643.95 YTD INVOICED				1,643.95 YTD PAID		1,643.95
124016	EGM FLYING SERVICES								
	95105	02/01/25		11024	T	03/11/25	23021020 41514	OPERATING SUPPLIES	2,100.00
	INVOICE: 010								
	VENDOR TOTALS		12,075.00 YTD INVOICED				17,570.00 YTD PAID		2,100.00
123857	NASTEC INTERNATIONAL INC.								
	95106	02/13/25	2615	11025	T	03/11/25	23021020 40514	CONTRACT SERVICES	5,200.00
	INVOICE: 10505								
	VENDOR TOTALS		80,702.38 YTD INVOICED				80,702.38 YTD PAID		5,200.00
114144	TMC SHOOTING RANGE SPECIALISTS								
	95107	02/13/25	1607	11026	T	03/11/25	23021020 40514	CONTRACT SERVICES	2,325.00
	INVOICE: 2510								
	VENDOR TOTALS		18,485.00 YTD INVOICED				18,485.00 YTD PAID		2,325.00
								REPORT TOTALS	11,268.95

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	4	11,268.95

** END OF REPORT - Generated by Shuntell Dixon **

AGENDA ITEM NO. 8.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

City Manager: **Department Head:**

SUBJECT:
RESOLUTION NO. 8511 -- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:
Staff recommends that the City Council Adopt Resolutions 8511.

DISCUSSION:
Pursuant to the Joint Exercise of Powers Act, Government Code Section 6500, et seq. (the "Joint Powers Act"), the City and the Redevelopment Agency in 1992 created the Hawthorne Public Financing Authority (the "Financing Authority"), by entering into a Joint Exercise of Powers Agreement (the "JPA Agreement"). Under the Joint Powers Act, the Financing Authority has all of the powers common to its members, as well as additional, independent powers under the Joint Powers Act. The Joint Powers Act authorizes the Financing Authority to assist public agencies, such as the City and its related entities, in the financing and refinancing of public capital improvements.
The Financing Authority has assisted the City in the issuance of bonds for various capital improvement projects. Most recently, the Financing Authority issued its 2024 Lease Revenue Bonds (the "2024 Bonds") in order to assist the City with financing various capital improvement projects, including the City Hall expansion and new public works yard. It is expected that the assistance of the Financing Authority may be needed again in the future to assist the City in securing financing for the construction of new projects.
The former Redevelopment Agency's interest in the JPA Agreement was assigned to the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne by operation of AB X1 26, which enacted the Dissolution Act. The Dissolution Act, as amended by AB 1484, enacted by the State Legislature on June 27, 2012, and as amended further by SB 107, enacted by the State Legislature on September 22, 2015, introduces complications to certain bond financing assisted by the Financing Authority. California Health and Safety Code Section 34187 specifies that the Successor Agency's existence will terminate within a few months after the final payment of debt of the former Redevelopment Agency (or the disposal of all real property and resolution of all outstanding litigation). The last debt of the Successor Agency matures in 2036, and assuming that all real property has been disposed of and that there is no litigation at the time, the Successor Agency's existence will terminate within approximately 11 years from now.
To finance or refinance public capital improvements of the City and its related entities, it is expected that additional bonded indebtedness or obligations will be issued with the assistance of the Financing Authority, and having terms and maturities extending beyond termination of the Successor Agency. Amendment of the JPA Agreement to add another member is necessary in order to preserve the continued existence of the Financing Authority after the termination of the Successor Agency's existence. The 2024 Bonds will have a term of longer than 11 years. Therefore, it is necessary to add the Parking Authority as a member to the Financing Authority to assure the financial feasibility of these

important projects proposed to be financed by bonds, as well as other future capital improvement projects of the City.
Attached Amendment No. 1 to the JPA Agreement would add the Parking Authority of the City of Hawthorne as a member of the Financing Authority and withdraw and terminate the Successor Agency as a member of the Financing Authority. Amendment No. 1 would facilitate the continued existence of the Financing Authority beyond the termination of the Successor Agency. In addition, the Successor Agency would no longer be subject to provisions of the JPA Agreement that could require the Successor Agency to contribute funds in the future. To date, no financial contributions have been required from the former Redevelopment Agency or the Successor Agency under such provisions.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution No. 8511
Original JPA (1992)
Amendment 1 to JPA

RESOLUTION NO. 8511

RESOLUTION OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECITALS:

A. The City of Hawthorne (the "City") and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") entered into a Joint Exercise of Powers Agreement, dated November 23, 1992 (the "Original Agreement"), establishing the Hawthorne Public Financing Authority (the "Financing Authority") as a joint powers agency pursuant to the Joint Exercise of Powers Act (Government Code Sections 6500 et seq.) (the "Act").

B. The Original Agreement was made pursuant to the Act, to provide for the joint exercise of powers common to the members of the Financing Authority, and the financing of the acquisition, construction and improvement of public capital improvements, working capital requirements, or liability or other insurance programs for the members of the Financing Authority and other public agencies within the State.

C. Pursuant to Part 1.85 of Division 24 of the Health and Safety Code (enacted by Chapter 5 of the Statutes of 2011, ABX1 26), all redevelopment agencies in the State of California, including the Former Agency, dissolved as of February 1, 2012, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency") was established as the successor entity to the Former Agency, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted.

D. The Successor Agency is tasked with the wind-down of the Former Agency's affairs.

E. There has been prepared an Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment"), by and among the City, the Successor Agency and the Parking Authority of the City of Hawthorne (the "Parking Authority"), pursuant to which: (i) the Successor Agency will withdraw as a member of the Financing Authority and the Parking Authority will become a new member of the Financing Authority, and (ii) certain provisions of the Original Agreement will be updated.

F. The Successor Agency's withdrawal as a member of the Financing Authority is in furtherance of the wind-down of the Former Agency's affairs.

G. The Financing Authority has previously issued bonds, some of which remain outstanding as of the date hereof.

H. The inclusion of the Parking Authority as a member to the Financing Authority will preserve the existence of the Financing Authority (thereby avoiding any disruption with respect

to the outstanding Financing Authority bonds), while allowing the Successor Agency to withdraw its membership.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The form of Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment No. 1"), dated as of March 1, 2025, by and among the City, the Successor Agency, and the Parking Authority, is hereby approved, and the Chair of the Parking Authority is hereby authorized and directed, for and on behalf of the Parking Authority, to execute and deliver the Amendment No. 1 in substantially the form on file with the Secretary of the Parking Authority and presented to this meeting, with such changes therein as the Chair of the Parking Authority may approve, such approval to be conclusively evidenced by his execution and delivery thereof; *provided however*, that such execution and delivery shall occur after the effectiveness (pursuant to Health and Safety Code Section 34179(h)) of the Oversight Board's resolution approving the execution and delivery of the Amendment No. 1

Section 2. This Resolution shall take effect upon its adoption.

PASSED, APPROVED, AND ADOPTED, this 11th day of March, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
ROBERT KIM, City Attorney
City of Hawthorne, California

JOINT EXERCISE OF POWERS AGREEMENT

HAWTHORNE PUBLIC FINANCING AUTHORITY

This ***JOINT EXERCISE OF POWERS AGREEMENT,*** dated as of November 23, 1992, is by and between the City of Hawthorne, a municipal corporation organized and existing under the laws of the State of California (the "City"), and the Community Redevelopment Agency of the City of Hawthorne, a public body corporate and politic organized and existing under the laws of the State of California (the "Agency");

WITNESSETH:

WHEREAS, agencies formed under Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the "Joint Powers Law") are permitted to provide financing for any of their members or other local public agencies in the State of California in connection with the acquisition, construction and improvement of public capital improvements, working capital requirements or insurance programs of such members or other local agencies; and

WHEREAS, the Agency and the City wish to form an agency under the Joint Powers Law, to be known as the Hawthorne Public Financing Authority, for the purpose of providing an entity which can assist in providing financing for purposes which are authorized under the Joint Powers Law;

NOW, THEREFORE, in consideration of the above premises and of the mutual promises herein contained, the City and the Agency do hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. Unless the context otherwise requires, the words and terms defined in this Article shall, for the purpose hereof, have the meanings herein specified.

"Authority" means the Hawthorne Public Financing Authority established pursuant to Section 2.02.

"Agreement" means this Joint Exercise of Powers Agreement, as originally entered into or as amended from time to time in accordance with Section 5.06.

"Board" means the Board of Directors referred to in Section 2.03, which shall be the governing body of the Authority.

"Bond Act" means the provisions of Article 4 of the Joint Powers Law (commencing with Section 6584), as now or hereafter amended.

"Bonds" means bonds, notes or other obligations of the Authority issued pursuant to the Bond Act or pursuant to any other provision of law to finance the acquisition, construction and improvement of Public Capital Improvements, Working Capital Requirements, or liability or other insurance needs of any Local Agency.

"Fiscal Year" means the period from July 1 in any calendar year to and including June 30 in the succeeding calendar year.

"Joint Powers Law" means Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California.

"Local Agency" means each of the Members, and any other city, county, city and county, authority, district or public corporation of the State of California.

"Members" means, collectively, the City and the Agency.

"Public Capital Improvements" has the meaning given such term in Section 6585(g) of the Bond Act.

"Working Capital Requirements" means the requirements of any Local Agency for funds to be used by, or on behalf of, such Local Agency for any purpose for which such Local Agency may borrow money pursuant to Section 53852 of the Government Code of the State of California.

ARTICLE II

GENERAL PROVISIONS

Section 2.01. Purpose. This Agreement is entered into pursuant to the Joint Powers Law. The purpose of this Agreement is to provide for the financing for the acquisition, construction and improvement of Public Capital Improvements of any Local Agency, Working Capital Requirements of any Local Agency, or liability or other insurance programs of any Local Agency.

Section 2.02. Creation of Authority. Pursuant to the Joint Powers Law, there is hereby created a joint powers agency to be known as the "Hawthorne Public Financing Authority". The Authority shall be a public entity separate and apart from the Members, and shall administer this Agreement.

Section 2.03. Board.

(a) Composition of Board. The Authority shall be governed by a Board of five (5) directors, unless and until changed by amendment of this Agreement. The members of the City Council of the City shall constitute the directors of the Authority. The Board shall be called the "Board of Directors of the Hawthorne Public Financing Authority". All voting power of the Authority shall reside in the Board.

(b) Call, Notice and Conduct of Meetings. All meetings of the Board, including without limitation, regular, adjourned regular and special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act of the Government Code of the State of California.

(c) Quorum. Directors holding a majority of the votes shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time. The affirmative votes of at least a majority of the Directors present at any meeting at which a quorum is present shall be required to take any action by the Board.

Section 2.04. Chief Financial Officer. Pursuant to Section 6505.6 of the Joint Powers Law, the Finance Director of the City is hereby designated as the Chief Financial Officer of the Authority and, as such, shall perform the functions of the treasurer of the Authority and the functions of the auditor of the Authority, as such functions are set forth in Section 6505.5 of the Joint Powers Law. Pursuant to Section 6505.1 of the Joint Powers Law, the Chief Financial Officer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto. As treasurer of the Authority, the Chief Financial Officer shall have custody of all of the accounts, funds and money of the Authority from whatever source and shall verify and report in writing on the first day of July, October, January and April of each year to the Authority and the Members the amount of money held by the Chief Financial Officer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report. As auditor of the Authority, the Chief Financial Officer shall draw warrants to pay demands against the Authority when the demands have been approved by the Board and shall assure that there shall be strict accountability of all funds and reporting of all receipts and disbursements of the Authority.

Section 2.05. Other Officers of the Authority. The officers of the Authority shall consist of a Chairman, Vice-Chairman, Executive Director and Secretary, who shall consist of the Mayor, Mayor Pro Tem, City Manager and City Clerk of the City, respectively. Said officers shall perform such functions as shall be customary in the exercise of such positions, and as may be more specifically provided in the By-Laws. The City Attorney of the City shall act as the legal advisor of the Authority, and shall perform such duties as may be prescribed by the Board.

Section 2.06. Bonding of Officers. From time to time, the Board may designate officers of the Authority having charge of, handling or having access to any records, funds or accounts or other assets of the Authority, and the respective amounts of the official bonds of such officers and such other persons pursuant to Section 6505.1 of the Joint Powers Law.

Section 2.07. By-laws. The Board may adopt, from time to time, by-laws providing for the conduct of its meetings and the designation and duties of the officers of the Authority, as the Board may deem necessary or advisable for the purposes hereof.

ARTICLE III

POWERS

Section 3.01. General Powers. The Authority shall exercise the powers granted to it under the Joint Powers Law, including but not limited to the powers set forth in the Bond Act and the powers common to each of the Members, as may be necessary to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.03. As provided in the Joint Powers Law, the Authority shall be a public entity separate from the Members.

Section 3.02. Specific Powers. The Authority is hereby authorized, in its own name, to do all acts necessary for the exercise of the foregoing powers, including but not limited to any or all of the following:

(a) to make and enter into contracts;

(b) to acquire, construct, manage, maintain or operate any Public Capital Improvement, including the common power of any of the Members to acquire any Public Capital Improvement by any lawful means;

(c) to sue and be sued in its own name;

(d) to issue Bonds and otherwise to incur debts, liabilities or obligations;

(e) to apply for, accept, receive and disburse grants, loans and other assistance from any agency of the United States of America or of the State of California;

(f) to invest any money in the treasury pursuant to Section 6505.5 of the Joint Powers Law that is not required for the immediate necessities of the Authority, as the Authority determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;

(g) to make and enter into agreements, assignments and other documents of any nature whatsoever as may be necessary or convenient in the exercise of its powers hereunder or under the Joint Powers Law;

(h) to make loans to any Local Agency for the purposes hereof, or to refinance indebtedness incurred by any Local Agency in connection with any of the purposes hereof; and

(i) to exercise any and all other powers as may be provided in the Joint Powers Law or in the Bond Act.

Section 3.03. Restrictions on Exercise of Powers. The powers of the Authority shall be exercised in the manner provided in the Joint Powers Law and in the Bond Act, and, except for the exercise of those powers set forth in the Bond Act, shall be subject (in accordance with Section 6509 of the Joint Powers Law) to the restrictions upon the manner of exercising such powers that are imposed upon the City in the exercise of similar powers.

Section 3.04. Non-Liability of Members and Directors For Obligations of Authority. The debts, liabilities and obligations of the Authority shall not be the debts, liabilities

and obligations of any of the Members. No member, officer, agent or employee of the Authority shall be individually or personally liable for the payment of the principal of or premium or interest on any obligations of the Authority or be subject to any personal liability or accountability by reason of any obligations of the Authority; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Authority.

ARTICLE IV

CONTRIBUTIONS; ACCOUNTS AND REPORTS; FUNDS

Section 4.01. Contributions. The Members may, but are not required to: (a) make contributions from their treasuries for any of the purposes set forth herein, (b) make payments of public funds to defray the cost of such purposes, (c) make advances of public funds for such purposes, such advances to be repaid as provided herein, or (d) use their personnel, equipment or property in lieu of other contributions or advances. The provisions of Government Code 6513 are hereby incorporated into this Agreement by reference.

Section 4.02. Accounts and Reports. To the extent not covered by the duties assigned to a trustee chosen by the Authority, the Chief Financial Officer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust instrument entered into with respect to the proceeds of any Bonds issued by the Authority. The books and records of the Authority in the hands of a trustee or the Chief Financial Officer shall be open to inspection at all reasonable times by representatives of any of the Members. The trustee appointed under any trust indenture or trust agreement shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said trust agreement. Said trustee may be given such duties in said trust instrument as may be desirable to carry out this Agreement.

Section 4.03. Funds. Subject to the applicable provisions of any instrument or agreement which the Authority may enter into, which may provide for a trustee to receive, have custody of and disburse Authority funds, the Chief Financial Officer of the Authority shall receive, have the custody of and disburse Authority funds as nearly as possible in accordance with generally accepted accounting practices, shall make the disbursements required by this Agreement or to carry out any of the provisions or purposes of this Agreement.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 5.01. Term. This Agreement shall become effective, and the Authority shall come into existence, upon the adoption by the Agency and the City Council of their respective resolutions approving this Agreement and authorizing and directing the execution and delivery hereof. This Agreement and the Authority shall thereafter continue in full force and effect so long as either (a) any Bonds remain outstanding or any material contracts to which the Authority is a party remain in effect, or (b) the Authority shall own any interest in any Public Capital Improvements.

Section 5.02. Disposition of Assets. Upon the termination of this Agreement, all property of the Authority, both real and personal, shall be divided between the Members in such manner as shall be agreed upon by the Members.

Section 5.03. Notices. Notices hereunder shall be in writing and shall be sufficient if delivered to:

City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: City Manager

Community Redevelopment Agency
of the City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: Executive Director

Section 5.04. Section Headings. All section headings in this Agreement are for convenience of reference only and are not to be construed as modifying or governing the language in the section referred to or to define or limit the scope of any provision of this Agreement.

Section 5.05. Law Governing. This Agreement is made in the State of California under the Constitution and laws of the State of California, and is to be so construed.

Section 5.06. Amendments. This Agreement may be amended at any time, or from time to time, except as limited by contract with the owners of Bonds issued by the Authority or by applicable regulations or laws of any jurisdiction having authority, by one or more supplemental agreements executed by all of the parties to this Agreement either as required in order to carry out any of the provisions of this Agreement or for any other purpose, including without limitation addition of new parties (including any legal entities or taxing areas heretofore or hereafter created) in pursuance of the purposes of this Agreement.

Section 5.07. Enforcement by Authority. The Authority is hereby authorized to take any or all legal or equitable actions, including but not limited to injunction and specific performance, necessary or permitted by law to enforce this Agreement.

Section 5.08. Severability. Should any part, term or provision of this Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

Section 5.09. Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Members. No Member may assign any right or obligation hereunder without the written consent of the other Member.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized and their official seals to be hereto affixed, on the day and year set opposite the name of each of the parties.

CITY OF HAWTHORNE

Mayor

Attest:

City Clerk

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

Chairman

Attest:

Secretary

Approved
as to form
City Attorney
By
Date: 12/1/92

AMENDMENT NO. 1 TO JOINT EXERCISE OF POWERS AGREEMENT

with respect to the

HAWTHORNE PUBLIC FINANCING AUTHORITY

This Amendment No. 1 to Joint Exercise of Powers Agreement (this "Amendment No. 1") is dated as of March 1, 2025 for reference purposes, and is made by and among the City of Hawthorne (the "City"), the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency"), and the Parking Authority of the City of Hawthorne (the "Parking Authority"), to amend that certain Joint Exercise of Powers Agreement, dated November 23, 1992 (the "JPA Agreement").

RECITALS:

A. The Joint Exercise of Powers Act, being California Government Code Section 6500, et seq. (the "Joint Powers Act"), provides that public agencies by agreement may jointly exercise any power common to the contracting parties. The Parking Authority is a "public agency" within the meaning of that term under Section 6502 of the Joint Powers Act, and as such, is eligible to enter into this Agreement.

B. Pursuant to Article 4 of the Joint Powers Act (also known as the Marks-Roos Local Bond Pooling Act of 1985), an authority created pursuant to Article 1 of the Joint Powers Act has additional, independent powers under the Joint Powers Act, including the power to issue bonds to pay the cost of any public capital improvement, and the power to make secured or unsecured loans to a local agency, including the City and the Parking Authority, in connection with the financing of public capital improvements and to refinance indebtedness incurred in connection with public capital improvements undertaken and completed, and may purchase bonds issued by any local agency at a public or private sale and such bonds may be held by the authority or sold to public or private purchasers at public or negotiated sales.

C. Pursuant to the Joint Powers Act, the City and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") have heretofore entered into the JPA Agreement, pursuant to which the public entity known as the "Hawthorne Public Financing Authority" was created.

D. On June 29, 2011, Assembly Bill No. 16 was enacted as Chapter 5 of Statutes of 2011 ("AB 26"), pursuant to which all redevelopment agencies in the State of California were statutorily dissolved as of February 1, 2012, including the Former Agency, and the Former Agency's interests in and obligations under the JPA Agreement were assigned to the Successor Agency by operation of the law enacted by AB 26, including but not limited to California Health and Safety Code Section 34178(b)(3).

E. California Health and Safety Code Section 34187(b) provides for the dissolution of the Successor Agency within several months of the final retirement or payment of all enforceable

obligations of the Former Agency, disposal of all real property, and resolution of all outstanding litigation of the Successor Agency.

F. There continues to be a need within the City, consistent with the need described in the declarations of the State Legislature set forth in Article 4 of the Joint Powers Act, to expand, upgrade, and otherwise improve the public capital facilities of local government necessary to support the rehabilitation and construction of residential and economic development. The needs of local government for financing these facilities greatly exceed the amount of funds available from existing state, local, and federal sources.

G. The needs of the City to expand, upgrade, and otherwise improve the public capital facilities are expected to continue beyond the termination of the Successor Agency, and bonded indebtedness or other obligations that may be issued with the assistance of the Hawthorne Public Financing Authority are expected to have terms and maturities extending beyond the termination of the Successor Agency, so it is necessary to add the Parking Authority as a member of the JPA Agreement in order to continue the existence of the Authority.

H. The common powers of the City and the Parking Authority include the power to issue revenue bonds for the purpose of financing the acquisition, construction, rehabilitation, refinancing, or development of public parking facilities and for the provision of capital improvements in connection with and determined necessary to the public parking facilities; the power to purchase bonds, notes or other obligations; the power to acquire and dispose of real and personal property; the power to pay for the cost of publicly owned improvements in connection with and determined necessary to the public parking facilities; and the power to accept financial assistance from various public sources. The City and the Parking Authority desire to jointly exercise certain powers common to the parties, as set forth herein, including the foregoing and including the expansion, upgrading and improvement of said public capital improvements, and to facilitate the continued existence of the Hawthorne Public Financing Authority, which may also exercise its independent powers authorized by the Joint Powers Act.

I. The Parking Authority desires to enter into this Amendment No. 1 to become a party to the JPA Agreement in furtherance of the Joint Powers Act, including Article 4 thereof, and the Successor Agency desires to withdraw from the JPA Agreement.

J. The inclusion of the Parking Authority as a member to the Authority will preserve the existence of the Authority (thereby avoiding any disruption with respect to the outstanding Authority bonds), while allowing the Successor Agency to withdraw its membership.

K. In furtherance of the purposes of the JPA Agreement and the Joint Powers Act, including Article 4 thereof, and pursuant to Section 5.06 of the JPA Agreement, the City and the Successor Agency desire to enter into this Amendment No. 1 to: (i) add the Parking Authority as a party to the JPA Agreement, (ii) provide for the withdrawal of the Successor Agency from the Hawthorne Public Financing Authority and the JPA Agreement, and (iii) update the JPA Agreement, including clarifying changes necessitated by all of the foregoing.

NOW, THEREFORE, the City, the Successor Agency, and the Parking Authority agree as follows:

Section 1. Amendments to the JPA Agreement.

A. The JPA Agreement is hereby amended to include the Parking Authority as a party to the JPA Agreement. By its signature to this Amendment No. 1, the Parking Authority agrees to be a party to the JPA Agreement and accepts the terms of the JPA Agreement.

B. The JPA Agreement is hereby amended to remove the Former Agency as succeeded by the Successor Agency, as assignee by operation of law to the Former Agency, as a member of the Hawthorne Public Financing Authority and as a party of the JPA Agreement and thus terminate its membership in the Hawthorne Public Financing Authority.

C. The recitals of the JPA Agreement are hereby amended to add the following recital:

> WHEREAS, this Agreement has been amended by that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated November 23, 1992, to reflect the addition of the Parking Authority of the City of Hawthorne as a member of the Authority and as a party to this Agreement and to reflect the withdrawal of the Successor Agency to the Hawthorne Redevelopment Agency, as successor to the Agency by operation of law upon the Agency's statutory dissolution, from membership of the Authority and the JPA Agreement."

D. Section 1.01 of the JPA Agreement is hereby amended to add the following additional defined terms:

> "Amendment No. 1" means that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated as of November 23, 1992, by and among the City, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, as successor to the former Agency, and the Parking Authority.
>
> "Parking Authority" means the Parking Authority of the City of Hawthorne, a public body, corporate and politic, duly organized and validly existing pursuant to the Constitution of the State of California and the Parking Law of 1949.
>
> "Parking Law of 1949" means the Parking Law of 1949, being California Streets and Highways Code Section 32500, et seq., as amended from time to time.

E. The definition of "Members" in Section 1.01 of the JPA Agreement is hereby amended as follows:

> ‘‘Members" means, as of the effective date of Amendment No. 1, the City and the Parking Authority, and any other member who may be become a member of the Authority.

F. Subsection (d) is hereby added to Section 2.03 of the JPA Agreement to read as follows:

> "(d). Regular Meetings of the Board. Regular meetings of the Board shall be held on the same day and at the same time and place as the regular meetings of the City Council of the City of Hawthorne, so long as an agenda for such meeting is posted at least 72 hours in advance of such meeting (or such other length of period as required by the Ralph M. Brown Act). If the Board of Directors has no business to conduct on a date when a Regular Meeting would otherwise be held, no agenda for the Board of Directors meeting shall be posted and such Regular Meeting shall be automatically cancelled."

G. Section 5.03 of the JPA Agreement is hereby amended to replace the notice requirement to the "Community Redevelopment Agency of the City of Hawthorne" with the "Parking Authority of the City of Hawthorne" at the same address.

Section 2. JPA Agreement to Remain in Effect. Save and except as expressly amended by this Amendment No. 1, the JPA Agreement shall remain in full force and effect.

Section 3. Filing with Secretary of State and State Controller. The Executive Director of the Authority shall cause to be filed, or shall confirm the filing of: (1) a notice of this Amendment No. 1 with the office of the Secretary of State within 30 days of its effective date, as required by Section 6503.5 of the Joint Powers Act, and (ii) a copy of this Amendment No. 1 together with the JPA Agreement with the Controller and the local agency formation commission in the County of Los Angeles as required by Section 6503.6 of the Joint Powers Act.

Section 4. Counterparts. This Amendment No. 1 may be executed in counterparts, and photocopies or facsimile copies of this Amendment No. 1 may be used as originals.

Section 5. Effective Date. The effective date of this Amendment No. 1 shall be the date upon which the resolution of the Oversight Board for the Successor Agency approving this Amendment No. 1 is effective pursuant to Sections 34179(h) and 34181(f) of the California Health and Safety Code.

[signatures on next page]

IN WITNESS WHEREOF, the undersigned have executed this Amendment No. 1 as of the date first written above.

CITY OF HAWTHORNE

_____
Mayor

ATTEST:

_____

City Clerk

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

PARKING AUTHORITY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
RESOLUTION NO. 8512 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A CONSULTANT AGREEMENT FOR CITYWIDE PARKING STUDY WITH KIMLEY-HORN AND ASSOCIATES.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8512

DISCUSSION:
Public Works reached out to its two on-call traffic engineering consultants to submit a proposal to perform a Citywide Parking Study aimed at resolving the City's ongoing parking issues and identifying viable solutions. The City received two proposals from both of its consultants. After a thorough review of both proposals and evaluation from City staff, it was determined that Kimley-Horn and Associates was the best fit for the project due to their experience developing parking studies for a variety of public agencies, expertise in all areas of parking planning, design and management, and the team's understanding of the City.

This study will identify and recommend changes to the City's on- and off-street parking regulations for residential areas and commercial corridors. The scope of work includes project coordination, community outreach and input, inventory and parking analysis of existing and future parking conditions, and parking management strategies.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
The City has been experiencing issues with parking for many years and the comprehensive parking study will aim to alleviate those concerns by mitigating the growing demand driven by residents and new businesses and gain the support of policy decision makers. As the City continues to grow economically, the study will address the ongoing parking concerns to continue attracting new businesses, generate positive economic benefits to the community and enhance the quality of life for residents and visitors.

FISCAL IMPACT:
None. Funds for the cost of $496,700 are available in the adopted fiscal year 2024-2025 and 2025-2026 budgets and will be funded through Proposition A, Proposition C, gas tax, and general fund.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Agreement for Citywide Parking Study
Resolution 8512

AGREEMENT FOR CITYWIDE PARKING STUDY

THIS AGREEMENT is made and effective as of March 12, 2025 between the City of Hawthorne, a municipal corporation ("City") and Kimley-Horn and Associates ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

   This Agreement shall commence on March 12, 2025, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

   The Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

   The Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. The Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of the Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

   (a) The City agrees to pay the Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
   (b) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works/City Engineer. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works/City Engineer and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

(c) The Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to the Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to the Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that the Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating the Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works/City Engineer or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) The Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of $2,000,000 per occurrence and $4,000,000 general aggregate for loss or damages because of wrongful or negligent acts or omissions by named insured.

B) The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this

coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. The Consultant shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of the Consultant's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) The Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of the Consultant shall at all times be under the Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of the Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. The Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. The City Provider shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to the Consultant in connection with the performance of this Agreement. Except for the fees paid to the Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to the Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to the Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

The Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from the Consultant, or from any officer, employee or agent of the Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by the Consultant in performance of this Agreement shall be considered confidential and shall not be released by the Consultant without City's prior written authorization. The Consultant, its officers, employees, agents, or sub Consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided the Consultant gives City notice of such court order or subpoena.

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, the Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of the Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind the Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:	CONSULTANT:
_____	By:_____
VONTRAY NORRIS	**Name:**
City Manager	*Title:*
City of Hawthorne	Kimley-Horn and Associates
APPROVED AS TO FORM:	ATTEST:
_____	_____
ROBERT KIM	**DAYNA WILLIAMS-HUNTER**
City Attorney	*City Clerk*
City of Hawthorne	City of Hawthorne

EXHIBIT A

Proposal

Proposal for

CITYWIDE PARKING STUDY





Prepared for:

City of
HAWTHORNE

Prepared by:

Kimley»Horn

Expect More. Experience Better.

Cover Letter

February 7, 2025

Dweejal (DJ) Torado, TE
Public Works Department
Engineering Division
4455 West 126th Street
Hawthorne, CA 90250

180 East Ocean Boulevard
Suite 1200
Long Beach, CA 90802
TEL: 562.549.2200

RE: Proposal for Citywide Parking Study

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Dear Mr. Torado:

The City of Hawthorne (City) is seeking a qualified and responsive consultant to identify and recommend changes to the City's on- and off-street parking regulations for residential areas and commercial corridors. These changes would be aimed at mitigating the growing demand driven by residents and new businesses, further exacerbated by recent state policies and inefficient parking behaviors. With our deep bench of parking specialists, relevant experience, and local knowledge, Kimley-Horn is the consultant to help you address these concerns and prepare a comprehensive parking study that will gain the support of policy decision makers. The Kimley-Horn team brings you the following key benefits:

We Understand Parking, and So Much More. Kimley-Horn is widely recognized as a leader in the parking industry. We understand that parking impacts residents, businesses, and commuters. We have worked with public agencies of various sizes and characteristics to develop parking studies that show how to meet today's needs while laying a groundwork for the future. Our team combines local expertise with national experience in all areas of parking planning, design, and management. We collaborate with municipalities to identify and prioritize the right balance of facility development and parking management strategies, build consensus around cost-effective solutions, and ensure that rates, regulations, and ordinances align with new land uses, foster business development, and protect neighborhoods. Supported by over 8,600 professionals in traffic, transportation planning, transit operations, landscape planning, mobility planning, and other engineering services, we have the resources to help create thriving communities. With this robust support network, we're not only your trusted parking advisor, but also a reliable resource for any challenges that arise throughout the duration of your project.

A Committed and Qualified Team. Based on your task order request, our own study of the project area, and our understanding of the City, Kimley-Horn has assembled a core team of readily available specialists to deliver this parking study. **Laura Forinash, PE, TE**, will serve as project manager and main point of contact for this pursuit. Laura has been providing staff augmentation services and collaborating closely with the City and its residents since 2022. Her deep, hands-on familiarity with City staff and procedures will enable a seamless transition into the project manager role, ensuring she can effectively drive each phase of this project forward. Laura will be supported by **Brian Shaw, CAPP**, a parking and transportation planning leader who brings diverse experience working on parking and mobility projects throughout California and across the nation. Together they will lead a carefully selected, multidisciplinary team of skilled engineers, planners, and analysts, all of whom bring relevant expertise to the table, contributing to the project's success at every stage.

Kimley-Horn is very excited about the opportunity to work with the City in providing a high-quality parking study that meets your needs. Thank you for your time and consideration of our proposal. If you have any questions or need any additional information, please feel free to contact project manager **Laura Forinash, PE, TE**, directly at 562.549.2186 or laura.forinash@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Laura Forinash, PE, TE
Project Manager

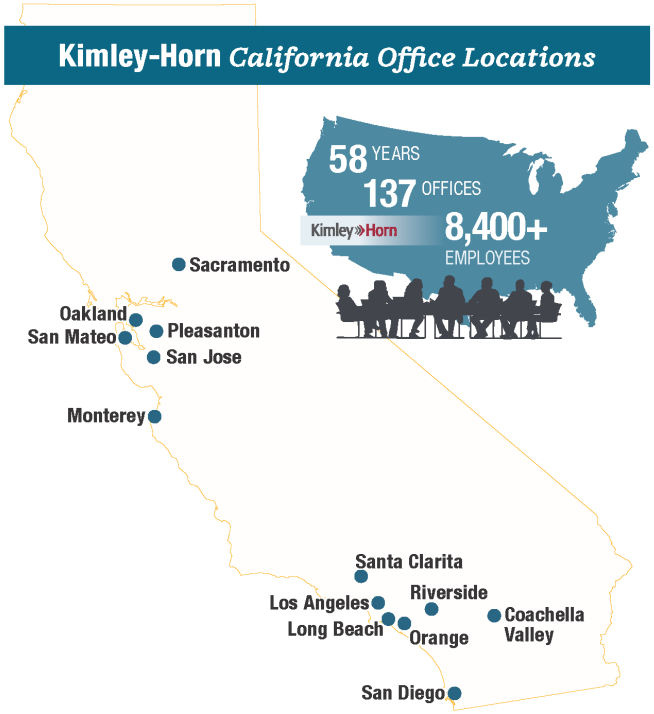
Sri Chakravarthy, PE, TE
Senior Vice President/Senior Associate with binding authority

Firm Qualifications

Firm Background

Kimley-Horn is widely recognized throughout the parking industry as a leader in community parking management processes, innovative technology and operations approaches, and creative solutions to support the needs of the communities we serve.

Founded in 1967, Kimley-Horn is a full-service, multidisciplinary planning and engineering consulting firm with more than 8,400 employees in 137 offices nationwide, including in Long Beach, Orange, and Los Angeles. With this support network, we are not only a trusted parking consultant, but also a resource for transportation, smart cities, circulation, and asset management issues. Our parking specialists are part of a team of engineers and planners who address the full range of land use and transportation issues. We tailor solutions that efficiently meet your needs today while laying groundwork for anticipated growth.



On- and Off-Street Parking Analysis

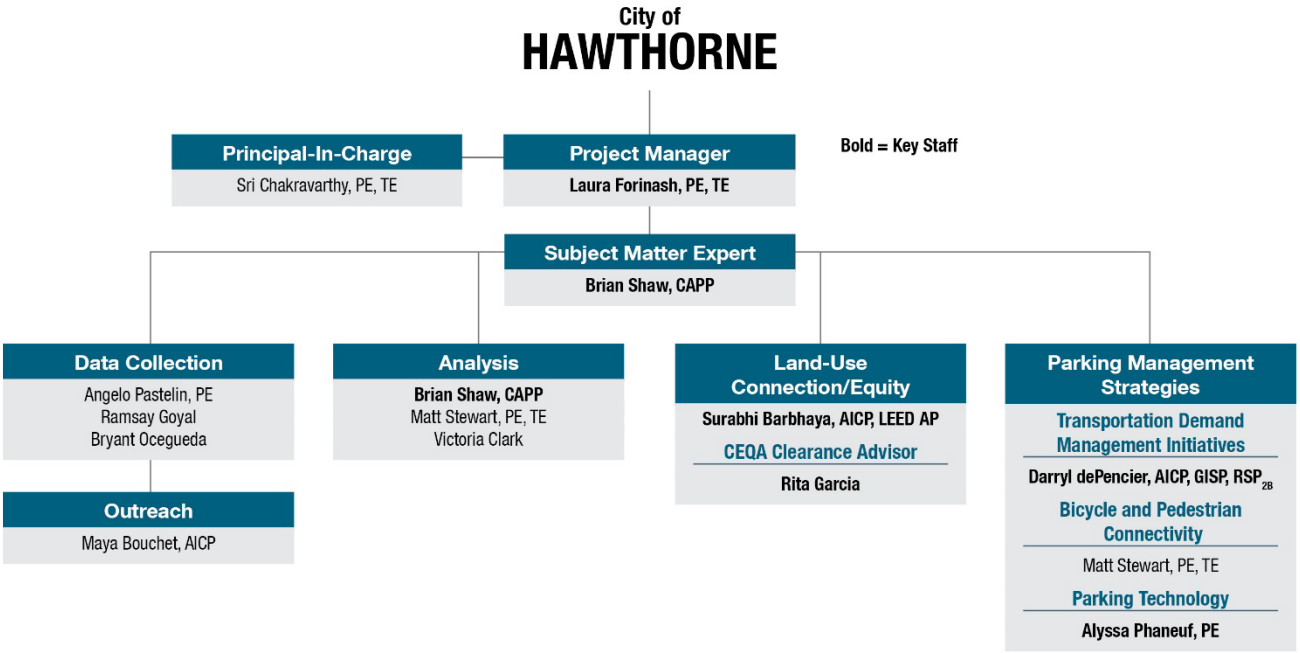
Kimley-Horn parking staff includes experts in the fields of strategic planning, supply and demand analyses, demand management, revenue control, parking pricing, program management, structural design, context-sensitive design, traffic circulation, wayfinding, intelligent parking systems, and intercept surveys. Drawing on an integrated team of engineers and planners, the firm works with public agencies and private owners to identify and prioritize an optimal mix of facility development and parking management strategies; build consensus for innovative, cost-effective solutions; and help develop rate structures, regulations, and ordinances that reflect new land uses, support business development, and protect neighborhoods.

Strategic Parking Planning and Management

Kimley-Horn provides practical, hands-on operations and management experience that is focused on integrating parking with other community planning decisions. By consistently identifying and documenting industry best practices and successful strategies, Kimley-Horn staff works to align parking and transportation programs and policies with the larger strategic goals of the communities they serve. For clients across the country, Kimley-Horn has promoted an integration of parking and transportation management strategies; worked to leverage new technologies to enhance service delivery, ease of access, operational efficiency, and revenue; and improved basic parking program management frameworks and policies.

Project Staffing and Resumes

With over 58 years of experience as one of the few full-service traffic and civil engineering firms in the country, Kimley-Horn can provide nearly all engineering services in-house, allowing for quick and seamless coordination among each technical group. Collectively, our proposed team has a proven track record of successfully completing projects on time, within budget, and with demonstrated attentiveness regardless of project scale. **Laura Forinash, PE, TE**, who has over 12 years of transportation engineering experience, will serve as the primary, hands-on contact for the City and will oversee the work of our project team. **Key personnel resumes are outlined starting on the following page.**



Key Personnel Resumes



Laura Forinash, PE, TE

Project Manager

Laura is a professional civil and traffic engineer with over 12 years of traffic operations and transportation engineering experience ranging from small design projects and task orders to large design-build environments and City Traffic Engineer roles. Her background encompasses traffic analysis, design and simulation, and transportation planning. Prior to joining Kimley-Horn, Laura served as technical lead for multimodal microsimulation models, traffic studies, and signing and marking design.

PROFESSIONAL CREDENTIALS

- Master of Science, Civil Engineering, Georgia Institute of Technology
- Bachelor of Science, Civil Engineering, Georgia Institute of Technology
- Professional Civil Engineer in California #93146
- Professional Traffic Engineer in California #2818

RELEVANT EXPERIENCE

- **City of Hawthorne, Professional Traffic Engineering Services On-Call, Hawthorne, CA** – Project Manager
- **City of Hawthorne, SB 743 Vehicle Miles Traveled Implementation, Hawthorne, CA** – Project Manager
- **City of Hawthorne, Safety Action Plan, Hawthorne, CA** – Project Manager
- **City of Laguna Niguel, Traffic Manual and Neighborhood Traffic Management, Laguna Niguel, CA** – Project Manager
- **City of Moorpark, Los Angeles Avenue Traffic Study, Moorpark, CA** – Project Engineer
- **City of Malibu, Engineering and Traffic Survey, Malibu, CA** – Project Engineer
- **City of Agoura Hills, Kanan Road Traffic Study, Agoura Hills, CA** – Project Engineer
- **City of Oxnard, Fifth Street and Rice Avenue Grade Separation PS&E, Oxnard, CA** – Project Engineer
- **City of Agoura Hills, Kanan Road/Agoura Road Ultimate Intersection Improvements Project, Agoura Hills, CA** – Project Engineer
- **City of Diamond Bar, Neighborhood Traffic Management Plan on North Del Sol Lane and Highland Valley Road, Diamond Bar, CA** – Project Engineer
- **City of La Canada Flintridge, Traffic Circulation, and Signal Operations for Foothill Boulevard and Angeles Crest Highway, La Canada Flintridge, CA** – Project Engineer
- **City of Malibu, Pacific Coast Highway Signal System Improvements Project, Malibu, CA** – Project Engineer
- **City of Malibu, Pacific Coast Highway Mobility Improvements at Various Locations, Malibu, CA** – Project Engineer
- **OCTA, Chapman Avenue Corridor Traffic Signal Synchronization Project (TSSP) (Task Order for Traffic Engineering Services for), Orange County, CA** – Project Engineer
- **City of Irvine, Barranca Parkway Regional Traffic Signal Synchronization Program, Irvine, CA** — Project Engineer



Brian Shaw, CAPP

Project Advisor

Brian is a nationally recognized, award-winning transportation planning executive and leader with a record of making fundamental shifts in transportation methods that save money and improve the environment. Brian's experience includes strategic planning, budgeting, staff development, community and government relations, and public speaking. Brian has strong planning and analysis skills, with the ability to create and implement large-scale solutions to complex, multi-organizational issues. He is a good listener, communicator, and motivator with a reputation for building consensus that enables individuals and organizations to meet and exceed expectations.

PROFESSIONAL CREDENTIALS

- Master of Science, City and Regional Planning, University of Pennsylvania
- Bachelor of Science, History, University of California, Los Angeles
- Certified Administrator of Public Parking (CAPP)

RELEVANT EXPERIENCE

- **California State University Long Beach, Parking Study, Long Beach, CA** – Interim Project Manager & Advisor
- **City of Portsmouth, VA Downtown Parking Assessment, Portsmouth, NH** – Project Advisor
- **Purdue University, American Disabilities Act (ADA) Parking Study, West Lafayette, IN** – Project Advisor
- **Atrium Health, Parking Operator Evaluation and Recommendations, Atlanta, GA** – Project Advisor
- **University of Rochester, Parking Policy and Permitting Recommendations, Rochester, NY** – Project Advisor
- **General Motors Technical Center, Parking and Transportation Demand Management Strategies and Recommendations, Warren, MI** – Project Advisor
- **Fidelity Investments, Parking Guidance Technology Overview Technical Memo, Charlotte, NC** – Project Advisor
- **Stanford University, Land, Buildings & Real Estate, Redwood City, CA** – Project Manager*
- **Blizzard Entertainment, Parking Demand Projections and Mitigation Study, Irvine, CA** – Project Manager*
- **University of Pennsylvania, Business Services, Philadelphia, PA** – Project Manager*
- **Winston-Salem State University, Parking and Transportation Improvements Study, Winston-Salem, NC** – Project Manager*
- **University of Chicago, Transportation and Parking Services, Chicago, IL** – Project Manager*

**Prior to joining Kimley-Horn*



Surabhi Barbhaya, AICP, LEED AP

Land-Use Connection/Equity

Surabhi has 18 years of experience in urban planning, urban design, and active transportation. She has worked on a spectrum of projects, including General Plan updates, Specific Plans, design guidelines, objective design standards, complete streets, bike master plans, trail and greenway planning, and pedestrian studies. Her urban planning background helps her take a holistic approach towards projects by integrating land use, transportation, and sustainable development to respond to demographic, market, economic, physical, and organizational forces. Her architecture and urban design background further add to this holistic approach by focusing on the project's aesthetic aspects via design guidelines. Many of her projects have won local and state APA and American Society of Landscape Architects (ASLA) awards.

PROFESSIONAL CREDENTIALS

- Master of City Planning, Land Use Planning, University of Cincinnati
- Bachelor of Architecture, Architecture, Maharaja Sayajirao University of Baroda, India
- American Institute of Certified Planners (AICP) #022061
- LEED Accredited Professional

RELEVANT EXPERIENCE

- **City of Calimesa, Housing Element Implementation, Calimesa, CA** – Principal-in-Charge
- **City of Rolling Hills Estates, General Plan Update, Rolling Hills, CA** – Project Manager*
- **Hidden Valley Tech Campus, Land-Use Plan, Norco, CA** – Task Manager
- **City of Castroville, Castroville Community Plan, Castroville, CA** – Project Manager*
- **City of Palo Alto, Retail Recovery Study, Palo Alto, CA** – Project Manager*

*Prior to joining Kimley-Horn



Rita Garcia

CEQA Clearance Advisor

With over 35 years of experience, Rita has provided environmental and planning services to a broad range of public and private sector clients. She has experience managing and contributing to CEQA/NEPA policy/planning and compliance documentation. She has been involved with varied large-scale infrastructure projects in sensitive environments with substantial public involvement and controversy. Rita's extensive experience includes managing project-level and programmatic studies for complex multi-component projects in both rural and urban settings. These studies required detailed analyses of a broad range of environmental resource areas and land use plan/policy/regulation compliance, among others. Rita routinely and effectively interacts with federal, State, and local agencies on behalf of her clients, including through project workshop and public hearing presentations.

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Urban and Regional Planning, California Polytechnic University, Pomona
- National Association of Environmental Planners, Member
- American Planning Association (APA), Member

RELEVANT EXPERIENCE

- **City of Hawthorne, 5151 West El Segundo Boulevard Hotel Project, Hawthorne, CA –** Project Manager
- **County of Orange, Coastal Treatment Plant Facility Improvements Project CEQA Compliance Documentation/Notice of Exemption, Orange County, CA –** Project Manager
- **City of El Segundo, The Lakes Specific Plan and Topgolf Project Environmental Impact Report (EIR) and Proposed Modified Project CEQA Compliance Review, El Segundo, CA –** Project Manager
- **City of Malibu, Civic Center Wastewater Treatment Facility Modified Phase 2 Project Addendum EIR, Malibu, CA –** Project Manager



Darryl dePencier, AICP, GISP, RSP2B

Transportation Demand Management Initiatives

Darryl has more than 17 years of experience assisting on and leading transportation planning and engineering projects. He uses data driven approaches to assess transportation system performance for operations, safety, equity, and other factors as needed. He has supported the development and implementation of GIS analysis methods for transit and traffic performance assessment, traffic safety analysis, ADA transition plans and other transportation planning functions.

PROFESSIONAL CREDENTIALS

- Master of Urban Spatial Analytics, University of Pennsylvania
- Bachelor of Arts, Geography, Carleton University, Ottawa
- American Institute of Certified Planners #026552
- Geographic Information Systems Professional #59317
- Roadway Safety Professional 1 #279
- Roadway Safety Professional 2B #17

RELEVANT EXPERIENCE

- **City of Hawthorne, Professional Traffic Engineering Services On-Call, Hawthorne, CA** – Project Engineer
- **City of Goleta, Traffic Safety Study for the Systemic Safety Analysis Report Program (SSARP), Goleta, CA** – Project Planner
- **City of Palmdale, Sustainable Transportation Plan, Palmdale, CA** – Project Manager
- **City of Palm Desert, Rail Station Feasibility Study, Palm Desert, CA** – Project Manager
- **Caltrans, Statewide Vulnerable Road Users Safety Assessment, Statewide, CA** – Project Manager



Alyssa Phaneuf, PE

Parking Technology

Alyssa has 25 years of experience in various intelligent transportation systems (ITS) and traffic engineering and transportation planning projects, including regional ITS planning, parking, and systems engineering. She has experience on a wide variety of projects including the planning and implementation of advanced traffic signals systems, transit signal priority, transit AVL, changeable message design, and parking guidance projects. Her recent work includes the design and implementation of dynamic message signs to provide real-time driver information, integrated traffic and transit control systems, and connected vehicle applications. She is a specialist in the Systems Engineering process, having developed and taught a class for Caltrans, and excels at engaging stakeholders and translating their needs into on-the-ground technology solutions.

PROFESSIONAL CREDENTIALS

- Master of Science, Civil Engineering, Georgia Institute of Technology,
- Bachelor of Science, Civil Engineering, University of California, Berkeley
- Professional Engineer in California #63123
- International Parking and Mobility Institute (IPMI), Member
- Intelligent Transportation Society (ITS), Board Member

RELEVANT EXPERIENCE

- **California State University, Northridge, Parking Management System Project, Northridge, CA** – Project Engineer
- **City of San Mateo, Downtown Parking Technology Implementation, San Mateo, CA** – Project Engineer
- **SANDAG, Regional Transportation System Management and Operations (TSMO) Plan, San Diego, CA** – Project Manager
- **Southern California Association of Governments, Regional ITS Architecture Update, Multiple Locations, CA** – Project Manager
- **LA Metro, Los Angeles County Regional ITS Architecture (RITSA) Update, Los Angeles, CA** – Project Engineer

Project Understanding and Approach

Project Overview

The Citywide Parking Study for the City of Hawthorne is designed to address the growing parking challenges faced by this densely built-out City. With a high population density and many multi-generational households, the demand for on-street parking has placed significant pressure on the local street network. The City's emergence as a destination for tech companies and the expansion of existing businesses have further increased parking demand. Additionally, parking near commercial centers is often inefficiently used, as spaces are dominated by employee vehicles, limiting availability for shoppers and visitors. State policies like Senate Bill 9 and Assembly Bill 2097, which reduce parking requirements for developments near transit corridors, have exacerbated the issue. These challenges are affecting the quality of life for residents, visitors, and commuters. The City has implemented previous and ongoing strategies to address parking challenges in residential areas, including the installation of "parking Ts" to optimize curb space usage. Additionally, the City recently halted its Preferential Parking Program.

Project Purpose

The City of Hawthorne is seeking the services of a qualified and experienced parking consultant to help the City address the following concerns regarding City-overseen on-street and off-street parking throughout the City:

- Inconsistent regulation of on-street parking in residential neighborhoods leading to congested streets and unavailable parking throughout the City's residential neighborhoods
- Unregulated and free-to-the-user parking along several commercial corridors leading to a lack of parking for customers at the businesses in these corridors
- Spillover parking from large employers in the City encroaching into both residential and commercial areas of the City

Goals for the Parking Study

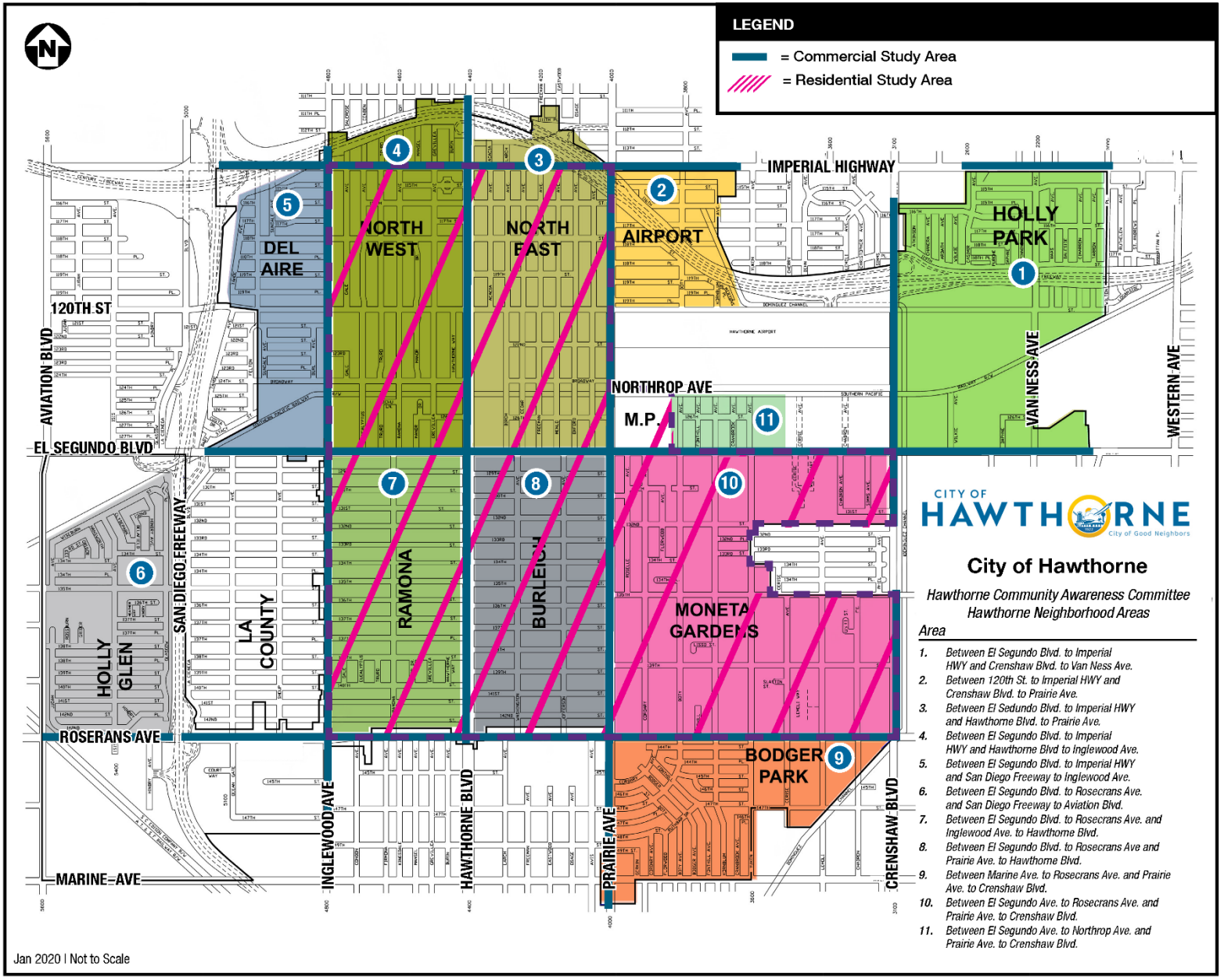
The City has the following goals for this study of parking:

- Establish a consistent, data driven inventory of parking throughout the City, by location, time of day, weekday and weekends
- Understand the utilization of parking in residential neighborhoods and commercial corridors
- To the degree possible, determine the demographic background of who is parking in the City of Hawthorne, i.e. residents, retail customers, or commuters
- Provide recommendations to ensure the parking in the City is made available to its residents, customers and commuters
- Determine if new parking facilities are needed and if so, when and where?
- Provide recommendations to manage, enforce and generate revenue from the City's parking assets
- Understand the impact of the proposed parking garage at City Hall during construction and after it's complete
- Learn from stakeholders their parking issues, needs and challenges
- Help to inform the City's forthcoming General Plan update in regard to parking needs, improvements and future considerations

Study Area

As requested by the City of Hawthorne, this proposal outlines three distinct study areas (Citywide, Residential, and Commercial) as shown in **Exhibit A** on the following page. The Residential Study Area focuses on on-street parking within neighborhoods identified by the City as well as the two City-owned residential parking lots. The Commercial Study Area examines on-street parking along major corridors throughout the City. The Citywide Study Area encompasses both the Residential and Commercial Study Areas, along with the remaining areas of the City.

Exhibit A – Study Area



Scope of Services

A. Project Coordination, Administration, and Meetings

Kimley-Horn will collaborate closely with the following City Departments: Public Works, Planning, Police Department, City Manager, Community Services, and any other City departments for an assumed duration of eight (8) months.

Include attendance at the following meetings:

- In-person kick-off meeting between consultant and City staff
- Up to eight (8) monthly meetings with City staff (in-person and/or virtually) to provide information supporting findings to date and proposed management strategies
- One City Council meeting to present a PowerPoint on the draft report and findings
- One City Council meeting for approval to implement new or modify existing policies and programs (if applicable)

A schedule will be prepared by Kimley-Horn. The schedule will include tasks, project milestone dates, and agency review periods for project submittals. The schedule will be updated monthly, or as required, to reflect changes and progress on major milestones throughout the duration of the project. Progress reports and billing statements will be prepared following the end of each month. Project expenditures will be tracked and reported for each major task element. This task includes the assistance with project correspondence, billings, and submittals.

B. Community Outreach and Input

Kimley-Horn will propose a methodology for surveying and/or interview various stakeholders, including business owners, employees, residents, visitors, developers, and City staff. The outreach should aim to uncover parking needs, concerns, experiences, and challenges.

1. Determine stakeholders (i.e., HOAs, business owners, etc.) who need to be interfaced. Recommend and develop survey instrument with a QR code to survey stakeholders on parking issues and concerns in the City. This will include a clickable map, such as Kimley-Horn's Public Coordinate software, for survey takers to indicate where they experience parking challenges. This survey will also be used for stakeholder interviews.
2. Disseminate the survey as determined by City and stakeholders. This scope assumes Kimley-Horn will attend up two (2) City events, create up to two (2) social media posts, and produce up to two (2) flyers for the City to distribute
3. Up to 10 interviews with stakeholders identified by the City.
4. Analyze and synthesize survey results.

Survey results and interview findings will inform the areas of the City that need to be included in the data collection, as well as help to validate or modify the time of day, days of the week, and frequency for parking utilization data collection.

This task will conclude with a slide deck of the survey findings and issues gleaned from the stakeholder interviews.

C. Inventory and Parking Analysis of Existing and Future Parking Conditions

The Kimley-Horn team will conduct parking audits for the study area at various times of the day to assess parking demand and evaluate demand versus current inventory. We will provide insight into the changing dynamics of parking demand to determine average and peak occupancy, average turnover, and average parking durations. We will also identify areas that have parking shortage or surplus.

The findings from Task B will help inform the exact locations, timing and frequency of parking utilization counts conducted for this study. For the purposes of fee estimation, Kimley-Horn is recommending the following schedule for parking utilization data collection in the three study areas. However, this may be subject to change, adjusted, and re-estimated.

To save on costs and expedite data collection, Kimley-Horn will perform data collection with our own team. The parking utilization data will also form a database of parking usage in the City, detailing the number of parking spaces, type, and restrictions. This database will provide a baseline of parking demand which can used for future needs such as parking projections, demand modeling, or measuring impacts of parking management policies of the City.

Data collection: Parking utilization counts as well as parking space allocation/regulations in the three study areas:

1. **Residential (North West, North East, Ramona, Burleigh, MP, Moneta Gardens):**
    - Hourly counts conducted on one weekday from 7:00pm to midnight,
    - Hourly counts conducted on a Saturday and Sunday from 8:00am to noon and 7:00pm to midnight
    - Collect the parking space allocation and regulations throughout the study area

The two City lots where residents are allowed to park overnight will also be counted:

- 116th Street from Gale Avenue to Eucalyptus Avenue
- Parking lot west of Hawthorne Boulevard near 129th Street & 130th Street

These areas represent 55% of the City's residential neighborhoods.

2. **Commercial (Hawthorne Boulevard, Inglewood Avenue, Prairie Avenue, Crenshaw Boulevard, Rosecrans Avenue, El Segundo Boulevard, Imperial Highway):**
    - Hourly counts conducted on Tuesday, Wednesday and Thursday from 10:00am to 6:00pm, and 9:00pm to midnight
    - Hourly counts conducted Saturday and Sunday from 10:00am to midnight.
    - Collect the parking space allocation and regulations throughout the study area

Partial license plate data will be captured to help determine vehicle turnover.

These corridors represent close to 100% of on-street commercial parking area.

3. **Rest of the City:**

The additional areas in the City to be covered by data collection will be finalized by findings in Task B. Residential areas to be covered in addition to the neighborhoods listed above will be done on the same schedule as the proscribed residential areas. Commercial or industrial areas of the City to be covered in addition to the corridors listed above will be done on the same schedule as the proscribed commercial corridors. As with the other two study areas, the team will collect the parking space allocation and regulations throughout the determined study area.

Any streets included in the data collection effort will be limited to the jurisdiction of the City of Hawthorne. Sides or parts of streets in other municipalities bordering the City of Hawthorne (El Segundo, Inglewood, Lawndale, and unincorporated Los Angeles County) will not be counted.

The remaining areas of the City make up 45% of the City's residential neighborhoods.

Fees for the data collection will be broken down by Residential, Commercial, and the Rest of the City. The fee for the Rest of the City is based on covering up to eight (8) centerline miles.

4. **Records and Parking Operations Review:**

In addition to collecting parking utilization data, Kimley-Horn will perform the following reviews and documentation:

- Review the City's current parking, transportation, and land-use policies (i.e., City of Hawthorne Municipal Code, General Plan, existing permit parking programs, specific plans, City development and construction standards, etc.)
- Review all City-owned parking lots and garage(s) and ability to generate parking revenue
- Review any upcoming improvement projects and potential plans expected in the next five years
- Review current parking enforcement operations, including citation issuance data
- Review similar parking challenges in other nearby cities and their strategies

5. Documentation:

Kimley-Horn will prepare geographic maps of existing parking supply locations for each of the study areas. The maps will display the parking type, including metered, unmetered, on-street, off-street, time-limit, hours of operations, user restrictions, etc.

Kimley-Horn will summarize parking utilization for each parking space type and parking area in tabular and graphic formats for analysis. Parking data will be summarized by time, day, and location in order to determine problem areas.

This task will conclude with a slide deck report of parking utilization in the areas covered, and summary findings from the above research.

D. Parking Management Strategies

Kimley-Horn will provide the City with a policy, criteria, or guidelines to help address parking concerns. These policies and guidelines can include but are not limited to the following:

- Explore the use of alternative striping, such as diagonal and perpendicular stalls
- Explore modifications to vehicle circulation, such as one-way streets
- Explore creating parking districts
- Evaluate the use of paid public parking in commercial areas (i.e. mobile parking, parking meters and stalls on Hawthorne Boulevard)
- Recommend potential revisions to existing residential preferential parking program

1. Residential Area Recommendations:

The recommendations will be focused on the following residential neighborhoods: North West, North East, Ramona, Burleigh, MP, Moneta Gardens. If data collection and discussions with the City and stakeholders reveal other neighborhoods needing new parking management, Kimley-Horn will provide recommendations for those to-be-determined residential neighborhoods.

Findings from the study could reveal a neighborhood does not need any parking management changes, which will be noted and justified.

2. Commercial Area Recommendations:

Recommendations for the commercial areas will focus on the following corridors: Hawthorne Boulevard, Inglewood Avenue, Prairie Avenue, Crenshaw Boulevard, Rosecrans Avenue, El Segundo Boulevard, Imperial Highway. Recommendations for the commercial corridors will include time limits, daily no-parking times, when free parking is appropriate, hourly parking rates, and payment technology.

In the commercial corridors, where data collection and analysis reveal high parking utilization (above 85%), Kimley-Horn will also provide recommendations to mitigate parking demand such as:

- Bicycle and pedestrian connectivity improvements, such as additional bike lanes, dedicated bus lanes, signage, and wayfinding
- Suggest minor text amendments to land use ordinances, such as adjustments to parking standards and parking in-lieu fees
- Introducing various programs and initiatives, such as educational campaigns, rideshare and bikeshare programs, parking demand management strategies, and enforcement measures

Included in the task will be the following value-added efforts that make best use of the data collected in Task C, as well as the knowledge and understanding gained during Tasks B, C and D:

3. Parking Demand Model:

Kimley-Horn will make use of the parking utilization data to create a parking demand model using Park+, a Kimley-Horn interactive parking scenario planning model, or a custom approach based on the City's needs. This model will allow the City to virtually test changes to parking policy, enforcement, pricing, eligibility, and the removal or increase of parking supply. This model would be maintained by Kimley-Horn and made available to the City upon request for an agreed-upon fee. The model would be viable for up to three years when data collection would need to be performed to keep the model up to date. If the City has scenarios they want modeled, Kimley-Horn can perform those modeling exercises following Task D. Park+ has the ability for users to analyze the impacts of parking demand for various scenarios. Costs would depend on the number of scenarios to be modeled and the factors to be included in the model scenarios, such as supply change, enforcement policy, price, etc.

4. Operating Models for Parking Enforcement:

Kimley-Horn will evaluate different operating models for parking enforcement. State law changed several years ago to allow municipalities to outsource parking enforcement to a third party. Outsourcing parking enforcement has proven to be cost effective, achieve higher levels of compliance, and free up public safety resources for other needed purposes. Kimley-Horn will analyze outsourcing enforcement for the City and compare it to the current approach. This will allow the City to determine the optimal way to enforce parking.

5. Parking Guidance Technology:

Kimley-Horn will evaluate parking guidance technology to facilitate drivers finding parking in the City. Technology is available today to identify where parking is available and provide that information to drivers through electronic signage, as well as mobile apps. This technology tends to be used in commercial zones as well as off-street lots and garages. Parking guidance technology is effective where parking has frequent turnover.

This task will conclude with a slide deck outlining the recommended strategies, policies, rates, parking model, parking management and operations improvements, and parking guidance technology to address the concerns raised by stakeholders and high utilization found through data collection.

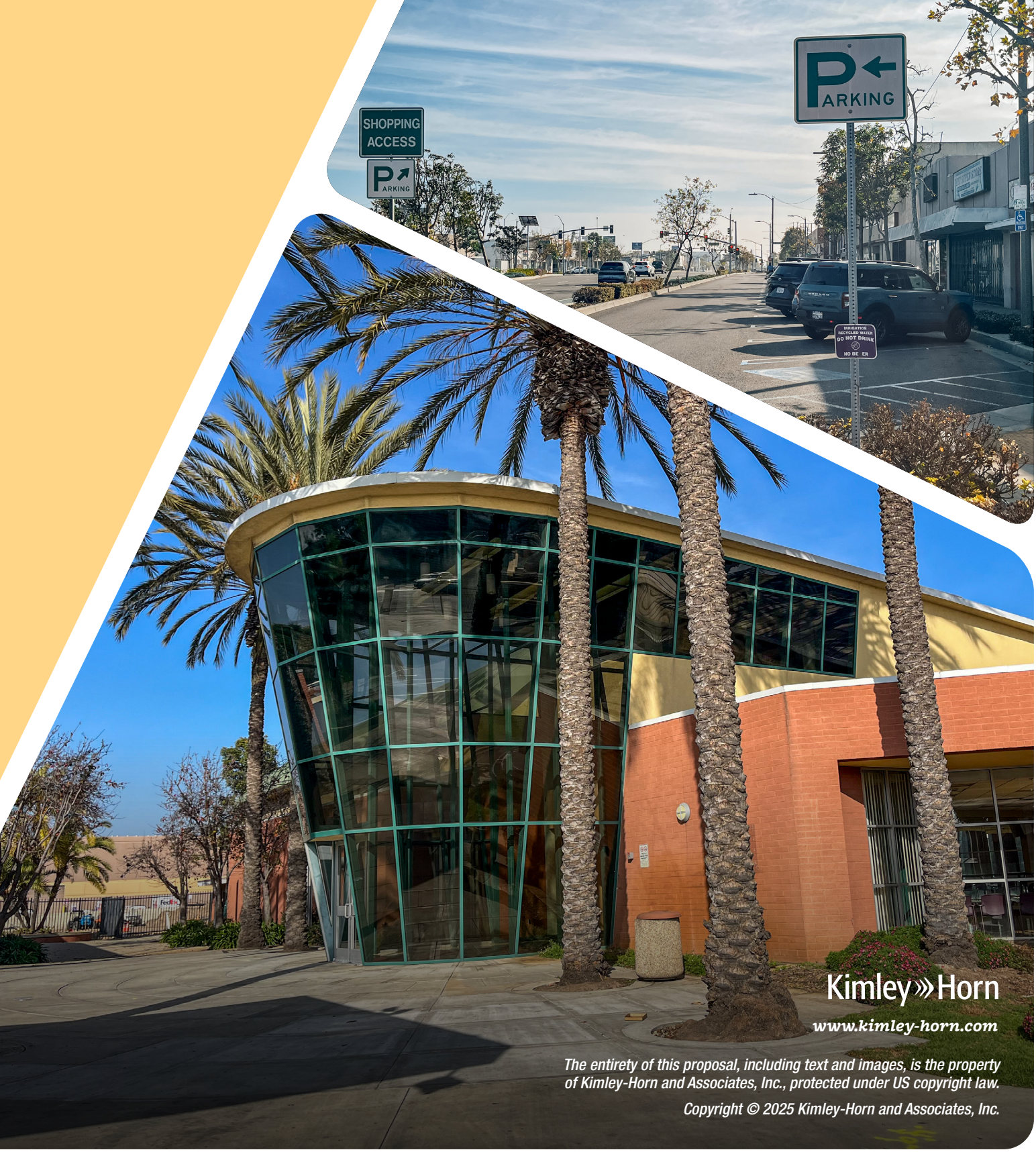
E. Deliverables

Kimley-Horn will provide the following:

- Timeline of the tasks outlined in the Scope of Work, including staff review and City Council review
- A Comprehensive Citywide Parking Study report documenting data gathered, discoveries and recommendations based on the aforementioned tasks. A draft copy will be presented for review by City staff, public and City Council. Following feedback and revisions, two (2) copies of the final revised plan and an electronic copy in PDF format will be submitted.
- A GIS map of the current City parking inventory, including handicap spaces, drop off/loading zones, and time restrictions
- Meeting minutes, agendas, and reports of all meetings with City staff and stakeholders
- All public presentation materials, letters, and memos, as required (some materials may need to be bilingual, English and Spanish)
- Assist City staff in preparing all required draft resolutions and/or ordinances related to implementing new or modifying any existing policies to City Council as needed

Cost Proposal

	Task	Fees
Task A	**Project Coordination, Administration, and Meetings**	
A.1	Project Administration	$26,500
A.2	City staff meetings	$11,600
A.3	City Council meetings	$8,900
		$47,000
Task B	**Community Outreach and Input**	
B.1	Determine Stakeholders, Develop Survey	$7,700
B.2	Disseminate Survey	$6,100
B.3	Conduct Stakeholder Interviews	$11,000
B.4	Presentation of survey and interview findings	$7,600
		$32,400
Task C	**Parking Analysis of Existing and Future Parking Conditions**	
C.1	Residential Parking Data Collection (Inventory and Utilization)	$41,500
C.2	Commercial Parking Utilization Collection (Inventory and Utilization)	$51,700
C.3	Rest of City Parking Data Collection (Inventory and Utilization)	$34,800
C.4	Records and Parking Operations Review	$21,100
C.5	Report of utilization, maps, and documentation	$19,400
		$168,500
Task D	**Parking Management Strategies**	
D.1	Residential areas recommendations	$58,500
D.2	Commercial areas recommendations	$48,400
D.3	Parking demand model	$23,700
D.4	Operating models for parking enforcement	$34,000
D.5	Parking guidance technology	$19,100
		$183,700
Task E	**Deliverables**	
E.1	Final report, maps, minutes, presentation materials	$39,300
E.2	Draft resolutions and/or ordinances	$13,800
		$53,100
	Total Hours:	**$484,700**
	Out of Pocket Expenses (mileage, print material, data collection materials + misc.)	**$12,000**
		$496,700



Kimley»Horn

www.kimley-horn.com

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Contact

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562.549.2186

180 E Ocean Blvd, Suite 1200
Long Beach, CA 90802

RESOLUTION NO. 8512

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT FOR CITYWIDE PARKING STUDY WITH KIMLEY-HORN AND ASSOCIATES

WHEREAS, the City of Hawthorne has a high population density and many multi-generational households; and

WHEREAS, the demand for on-street parking in residential neighborhoods has placed significant pressure on the local street network; and

WHEREAS, parking near commercial centers is often inefficiently used, as spaces are dominated by employee vehicles, limiting availability for shoppers and visitors; and

WHEREAS, the City has implemented an ongoing strategies to address parking challenges, such as the installation of "Parking Ts" to optimize curb space usage, and implemented its Preferential Parking Program; and

WHEREAS, recent state policies such as Senate Bill 9 and Assembly Bill 2097, which reduce parking requirements for developments near transit corridors have further exacerbated the City's parking issues; and

WHEREAS, the City of Hawthorne Department of Public Works reached out to its two on-call traffic engineering consultants to submit a proposal to perform a Citywide Parking Study to address the growing parking challenges; and

WHEREAS, the City selected Kimley-Horn and Associates as the consultant for the Citywide Parking Study from the list of consultants that replied to the City's request for proposals.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne, California hereby incorporates by reference above recitals and finds that they are true and correct.

SECTION 2. The City Council hereby approves the Consultant Agreement between Kimley-Horn and Associates and the City.

SECTION 3. The City Manager is hereby authorized to execute the Consultant Agreement with Kimley-Horn and Associates and make any minor amendments thereto.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution and shall cause this resolution and this certification to be entered in the Book of resolutions of the Council of the City of Hawthorne.

SECTION 5. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 11th day of March, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
ROBERT M. KIM, City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 10.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

City Manager: **Department Head:**

SUBJECT:
RESOLUTION NO. 8513, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS.

RECOMMENDED MOTION:
Adopt Resolution No. 8513 and Approve the Second Amendment to the City Manager's Employment Agreement.

DISCUSSION:
Vontray Norris had been the City Manager for the City of Hawthorne since his appointment in April 2021. During the regularly scheduled city council meeting of February 25, 2025, the council recommended that the City Manager Employment Agreement to be renegotiated and designated Councilman Alex Monteiro as the City Negotiator. Councilman Monteiro and Vontray Norris negotiated the amendment terms of the employment agreement. The proposed Second Amendment to the City Manager Employment Agreement is attached as Exhibit A to the Resolution. The new provision includes the following:

- 10 % increase to the city manager's salary to take effect immediately and annually thereafter.
- Increase of $650 per month of deferred compensation.
- Extension of the agreement to December 12, 2030.
- Increase of severance pay from 6 months to 12 months.
- Longevity pay of 5% at five years anniversary of appointment as the city manager.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
$37,200 From General Fund for the Initial Year.

NOTICING PROCEDURE:
72 hours posted notice pursuant to Ralph M. Brown Act

ATTACHMENTS
Resolution No. 8513
Exhibit A Second Amendment
Original Agreement
First Amendment

RESOLUTION NO. 8513

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS

` **WHEREAS,** Vontray Norris has been employed with the City of Hawthorne for over eight years; and

WHEREAS, on April 13, 2021, the City Council of the City of Hawthorne appointed Vontray Norris as the Interim City Manager; and

WHEREAS, at the regularly scheduled city council meeting of October 12, 2021, Vontray Norris was appointed as the City Manager ; and

WHEREAS, on October 27, 2021, City of Hawthorne and Vontray Norris entered into the City Manager Employment Agreement with the term of three years; and

WHEREAS, on December 12, 2023, the City Council approved the First Amendment to the City Manager Employment Agreement with Vontray Norris, which extended the term of the said Agreement to December 12, 2027; and

WHEREAS, during the regularly scheduled City Council meeting of February 25, 2025, the council recommended a Second Amendment to the City Manager Employment Agreement and appointed Councilman Alex Monteiro to negotiate the Agreement on behalf of the City; and

WHEREAS, Councilman Alex Monteiro and City Manager Vontray Norris met and reached a tentative agreement with terms of the Second Amendment to the City Manager Employment Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, herby resolves as follows:

Section 1. That the recitals of facts set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. That the City Council of the City of Hawthorne approves and authorize the Mayor to execute the Second Amendment to the City Manager Employment Agreement, attached hereto as Exhibit A and incorporated herein by reference with the effective date of March 11, 2025

Section 3. That any resolutions in conflict with this Resolution No. 8513 are hereby rescinded and superseded.

Section 4. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and their certification to be entered into the Book of Resolutions of the Council of the City of Hawthorne.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 11th day of March, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
ROBERT KIM, City Attorney
City of Hawthorne, California

EXHIBIT A
(Resolution No. 8513)

SECOND AMENDMENT
TO CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS

THIS SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT with Vontray Norris ("Norris"), is made and entered into this 11th day of March 2025, by and between the City of Hawthorne ("City") and Norris.

RECITALS

A. Reference is hereby made to the City Manager Employment Agreement ("CM Agreement") between the City of Hawthorne and Norris with the "effective date" of October 27, 2021.

B. Reference is hereby made to the First Amendment to the City Manager Employment Agreement ("First Amendment") dated December 12, 2023.

C. During the regularly scheduled City Council meeting of February 25, 2025, the City Council directed a Second Amendment to the City Manager Employment Agreement and appointed Councilman Alex Monteiro as the City's Negotiator.

D. Norris and Councilman Alex Monteiro met and negotiated this Second Amendment to the CM Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals, the agreement of the parties as set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- Section 4 of the CM Agreement is hereby deleted and replaced with a new Section 4, which shall read as follows:

  The effective date of this agreement shall be March 11, 2025. Unless earlier terminated, this Agreement shall expire on December 12, 2030.

- Section 7 of the CM Agreement is hereby deleted and replaced with a new Section 7 which shall read as follows:

  City shall compensate Norris at the base salary of $323,400 annually, to be paid on a bi-weekly basis during the term of this Agreement.

- Section 9(G) of the CM Agreement is hereby deleted and replaced with a new Section 9(G), which shall read as follows:

  Deferred Compensation. The City will contribute $1,500 per month to Norris toward his 457(b) Deferred Compensation Plan. In addition, the City will match Norris' contribution Plan up to $400 per month.

- Section 10 of the CM Agreement is hereby deleted and replaced with a new Section 10 which shall read as follows:

  The City shall annually review Norris for Performance Evaluation. If after each annual Performance Evaluation, the city council by a majority vote determines that another increase in pay is warranted, Norris shall be entitled to an increase in pay by ten percent (10%) of his then salary.

- Section 14(b) of the CM Agreement is hereby deleted and replaced with a new Section 14(b), which shall read as follows:

  Severance. Norris may elect to receive a severance package from the City which shall be equivalent to the lesser of (i) twelve (12) months salary, or (b) the number of months left on the unexpired contract multiplied by Norris' then current monthly rate. This provision shall be interpreted to comply with the requirements of Government Code section 53260. Norris shall have the option of receiving the severance payment in equal monthly payments or in a lump sum amount. Norris shall receive his entire unused vacation, sick, floating holiday and administrative leave time at the base salary rate at time of the termination. This subparagraph (b) shall not apply if the Agreement expires naturally.

- Section 9(V) to the CM Agreement is hereby added which shall read as follows:

  Longevity Pay: Norris shall be paid a Longevity Pay of five percent (5%) at the five-year anniversary of his appointment as the City Manager on October 12, 2026 with an additional one percent (1%) for each subsequent year.

IN WITNESS WHEREOF, this Second Amendment to City Manager Employment Agreement Between the City of Hawthorne and Vontray Norris has been executed by the duly authorized representatives.

CITY OF HAWTHORNE

By:_____
ALEX VARGAS, MAYOR

CITY MANAGER

By:_____
VONTRAY NORRIS

APPROVED AS TO FORM

By:_____
ROBERT M. KIM
CITY ATTORNEY

ATTEST

By:_____
DAYNA WILLIAMS-HUNTER
CITY CLERK

CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS

This Employment Agreement (Agreement) is entered into by and between the City of Hawthorne (City) and Vontray Norris (Norris), with reference to the following facts and circumstances:

RECITALS

WHEREAS, Norris has been employed with the City of Hawthorne for five (5) years as a Manager of Parks and Recreations, Director of Parks and Recreations, Director of Community Services, Interim City Manager; and

WHEREAS, the City Council voted to approve Norris as the City Manager on October 12, 2021 at the regularly scheduled City Council meeting; and

WHEREAS, the City Council finds that Norris possess the specialized skills necessary and required for a City Manager and wishes to approve Norris' employment contract as the City Manager; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the City and Norris agree as follows:

AGREEMENT TO EMPLOY

1. The City agrees to employ the services of Norris as the City Manager upon the effective date of this Agreement.

2. Norris agrees to accept employment as the City Manager pursuant to the terms of this employment Agreement.

3. Norris agree to remain in the exclusive employ of the City during the term of this agreement and neither to accept other employment nor to become employed by any other employer unless his employment with the City is terminated. This Paragraph 3 shall not be construed to prohibit occasional teaching, writing, consulting or military reserve service performed on Norris' time off.

EFFECTIVE DATE AND TERM

4. The effective date of this agreement shall be October 27, 2021. Unless earlier terminated, this Agreement shall expire on October 27, 2024.

5. Norris agrees to perform the duties of City Manager as set forth in Sections 2.04.040 and 2.04.050 of the Hawthorne Municipal Code.

6. The term of the agreement shall be three years.

COMPENSATION

7. City shall compensate Norris at the base salary of $240,000 annually, to be paid on a bi-weekly basis during the term of this Agreement. Notwithstanding Paragraph 4, the base salary of $240,000 shall be retroactive to the date of Norris' appointment as the City Manager, October 13, 2021.

8. Norris is an exempt employee and is not entitled to overtime. Norris' salary shall be subject to withholding and other applicable taxes and shall be payable to Norris on a pro rata basis at the same time as other employees of the City are paid. Norris shall not be a member of the Hawthorne Executive Group (HEG), and the provisions of the HEG MOU shall not apply to Norris unless specifically so provided in this Agreement.

FRINGE BENEFITS

9. Norris shall receive the following fringe benefits.

A. Auto Allowance. Norris shall receive $650 per month for Vehicle Allowance or have the utilization of a City owned vehicle.

B. Norris shall accrue vacation leave at the rate of 8.7 hours per pay period through the term of this Agreement as the City Manager. Vacation leave shall accrue on an unlimited basis.

C. Upon the effective date of this Agreement, Norris shall accrue sick leave at the rate of 5.06 hours for each bi-weekly pay period in which Norris actually worked, or was on paid leave. Norris will be entitled to receive the value of accumulated sick leave upon separation from employment, whether that be from voluntary resignation, retirement or termination.

D. Norris shall be entitled to one hundred (100) hours of administrative leave per calendar year. Administrative leave shall accrue at the rate of 3.85 hours per bi-weekly pay period and shall accrue on an unlimited basis. Norris will be entitled to receive the value of accumulated administrative leave upon separation from employment, whether that be from voluntary resignation, retirement or termination.

E. If Norris is involved in an industrial accident resulting in loss or inability of work for 10 days, he shall receive full pay for the first seven (7) days of resulting absence from work without loss of accumulated sick leave.

F. Bereavement Leave. In the event of death of a member of Norris' immediate family, defined as spouse, child, step-child, mother, mother-in-law, stepmother, father, father-in-law, stepfather, grandparent, sister, brother, or registered domestic partner with the State of California, Norris shall be entitled to three (3) consecutive working days without loss of pay, and not charged to sick leave, in order to arrange for and attend the funeral, take care of post-death tasks, and grieve. If the circumstances require the employee to travel in excess of 500 miles, one way, to attend said funeral, two (2) additional days without loss of pay or charge to sick leave shall be granted.

G. Deferred Compensation. The City will contribute $750 per month to Norris toward his 457(b) Deferred Compensation Plan. In addition, the City will match Norris' contribution to the City's 457 Deferred Compensation Plan up to $400/month.

H. Norris shall be entitled to forty-eight (48) hours of personal holidays per year. If any City recognized holiday falls on an otherwise scheduled closed Friday, Norris shall be entitled to an additional 8 hours of floating holiday time for each such day.

I. Norris may cash out up to 140 hours of sick leave annually.

J. Norris may cash out up to 140 hours of vacation time annually.

K. Norris is entitled to the following City recognized holidays: 1) New Year's Day, 2) Martin Luther King's Day, 3) Presidents' Day, 4) Cesar Chavez' Day, 5) Memorial Day, 6) Independence Day, 7) Labor Day, 8) Veterans day, 9) Thanksgiving Day, 10) Day after Thanksgiving, 11) Christmas Eve, 12) Christmas Day and 13) Juneteenth Day. If any City recognized holiday falls on an otherwise scheduled closed Friday, Norris shall be entitled to an additional 8 hours of floating holiday time for each such day.

L. Norris shall be paid his regular salary if he is summoned to serve as trial juror, for as long as the his service as a juror is required by the order of the court.

M. Norris shall be entitled to medical, dental and vision insurance with the full premiums, employee plus one dependent, paid by the City. If Norris enrolls in insurance plans that include coverage for additional dependents or family members, he will be responsible for paying the remainder of the premium amount after the "Employee plus one dependent" portions has be subtracted. Norris may elect not to enroll in a medical plan offered by the City and receive eight hundred dollars ($800) per month in lieu of the City's "Employee plus one dependent" medical plan coverage.

N. Norris shall be entitled to life insurance and accidental death and dismemberment, the City's Employee Assistance Program and long term disability program in the same or similar manner as HEG MOU, paid by the City.

O. Norris may enroll in the Flexible Spending Account Plan pursuant to the provisions of Sections 125 and 129 of the Internal Revenue Code which allow employees to allocate a designated portion of their salaries to a Flexible Spending account used to pay (1) health and dental insurance premiums, (2) medical expenses not paid by a health insurance carrier and/or (3) child care expenses. Any amounts so allocated but not expended for those purposes shall be forfeited by the employee. Participation in this benefits is voluntary.

P. CalPERS Pick-Up. The City shall pay to CalPERS an amount equal to 8% of the member's normal contribution as EPMC and shall report the same percent (value) of compensation earnable to CalPERS as additional compensation. Pursuant to the provisions of section 414(h)(2) of the Internal Revenue Code, the 8% contribution will be paid on a pre-tax basis.

Q. Norris shall work on a 9/80 schedule that coincides with all other City

employees working in City Hall. As an exempt employee, Norris may sometimes have to work outside or in excess of the regular 9/80 schedule, and shall not be eligible for any overtime payment for such work.

R. The City shall budget for and pay Norris' travel and subsistence expenses for the annual League of California Cities Conference for City Manager.

S. The City shall budget for and pay for Norris' annual Membership Dues with League of California Cities.

T. Technology. Norris shall be supplied with both a City-owned smart phone (iPhone or equivalent) and laptop.

U. Continuing Education Reimbursement. Norris shall be reimbursed for tuition cost for continuing education that is related to his duties as a City Manager in an amount not to exceed $17,500 per year.

PERFORMANCE REVIEW

10. The City shall annually review Norris for Performance Evaluation. If after each annual Performance Evaluation, Norris is not terminated, he shall be entitled to an increase in pay by five percent (5%) of his then base salary.

BENEFITS UPON RETIREMENT

11. As a "miscellaneous employee," the City shall provide to Norris the 3% @ 60 retirement formula. As a Classic Member, his retirement formula will be based upon his one year of highest compensation per Government Code.

12. Norris shall be granted the option of selecting medical insurance coverage from a list of carriers that exist as choices for other current retirees of HEG, except as limited by law. Such insurance coverage shall be provided at no cost to Norris. If Norris is receiving health care insurance at the time of his retirement, he shall be entitled to maintain enrollment in the City's health plan, as per the established guidelines and rules of CalPERS. The City shall pay an amount equal to employee plus one dependent coverage for the health plan in which Norris is enrolled, less any administrative fees required by the plan. If Norris is not enrolled in a health plan at the time of retirement, he shall not be eligible for this benefit.

13. Upon retirement and/or separation from the City, upon Norris' request, will deposit up to 3 months of accrued vacation or administrative leave time to Norris's Deferred Comp Plan.

TERMINATION OF AGREEMENT

14. The City Council may terminate this Agreement pursuant to the provisions of Chapter 2.04 of the Hawthorne Municipal Code. Norris shall be employed "at-will" and shall have no property rights to City employment. Norris shall be afforded a public hearing pursuant to the requirements of Hawthorne Municipal Code § 2.04.080.

If the City Council terminates this agreement pursuant to Chapter 2.04 before the expiration date as specified in Paragraph 4, Norris shall have the following options:

(a) Norris may continue his employment with the City as a member of the Hawthorne Executive Group (HEG) in a Director of Community Services position with a salary range of 35 at step J of the HEG MOU. Norris may also elect to receive his entire unused vacation, sick, floating holiday, and administrative leave time at the base salary rate at time of the termination. or

(b) **Severance**. Norris may elect to receive a severance package from the City which shall be equivalent to the lesser of (a) six (6) months salary, or (b) the number of months left on the unexpired contract multiplied by Norris' then-current monthly rate. This provision shall be interpreted to comply with the requirements of Government Code section 53260. Norris shall have the option of receiving the severance payment in equal monthly payments or in a lump sum amount. Norris shall receive his entire unused vacation, sick, floating holiday, and administrative leave time at the base salary rate at time of the termination. This subparagraph (b) shall not apply if the Agreement expires naturally.

15. It is anticipated that, before voluntarily resigning his position, Norris shall give the City at least 30 days prior notice in writing of his intention to resign and shall in such notice state the reasons therefor. If Norris terminates this Agreement and thereby terminating his employment with the City, Norris shall not be entitled to any severance.

16. If City terminates this Agreement for cause, Norris shall not be entitled to any severance. As used in this Agreement, cause shall mean any of the following:

A. Conviction of felony.

B. Conviction of a misdemeanor arising out of Norris' duties under this Agreement and involving a willful or intentional violation of law.

C. Continued willful abandonment of duties following a ten day written notice to cure from the City Council when employed as City Manager.

D. A pattern of repeated, willful and intentional failure to carry out materially significant and legally constituted policy decisions of the City Council made by the City Council as a body.

ASSEMBLY BILL 1344 COMPLIANCE

17. To the extent City provides (i) paid leave to Norris pending an investigation; (ii) funds for the legal criminal defense of Norris; and/or (iii) a cash settlement related to the termination of Norris pursuant to this Agreement and Government Code section 53243 set seq., Norris shall fully reimburse the City for any and all amounts paid by the City which fall within subsection (i) through (iii) of this section in the event that Norris is convicted of a crime involving the abuse of his office or position.

OTHER TERMS & CONDITIONS

18. This is the entire Agreement between City and Norris and supersedes any previous agreements, writings, notes or oral understandings.

19. This Agreement may be amended provided such amendments are approved in a duly convened Brown Act meeting by the City Council.

20. If any provision of this Agreement shall be held invalid by a final decision of a court of law, the remainder shall nevertheless be deemed valid and effective, and it is the intention of the parties hereto that each provision hereof is being stipulated to separately in the event one or more of such provisions should be held invalid.

CITY OF HAWTHORNE

DATE: By: _____
ALEX VARGAS,
MAYOR

DATE: 11/12/21 By: _____
VONTRAY NORRIS

APPROVED AS TO FORM:

DATE: 11/17/21 By: _____
ROBERT M. KIM
City Attorney, City of Hawthorne

FIRST AMENDMENT
TO CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND VONTRAY NORRIS

THIS FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT with Vontray Norris ("Norris"), is made and entered into this 12th day of December 2023, by and between the City of Hawthorne and Norris.

RECITALS

A. Reference is hereby made to the City Manager Employment Agreement ("CM Agreement") Between the City of Hawthorne and Vontray Norris with the "effective date" of October 27, 2021.

B. The CM Agreement provided for Norris' employment as the City Manager for the City of Hawthorne commencing October 27, 2021 through October 27, 2024 for the beginning salary of $240,000 to be paid retroactively from October 13th, the date of the city council's appointment of Norris as the City Manager.

C. During the regularly scheduled City Council meeting of October 24, 2023 the Council met in a closed session to discuss Norris' performance evaluation. The council unanimously voted to extend the term of the CM Agreement and appointed Councilwoman Katrina Manning as the City's negotiator.

D. Norris and Councilwoman Manning met and negotiated this First Amendment to the CM Agreement which amends the CM Agreement as follows:

- Section 4: Extend the term of the CM Agreement by three years with the new expiration date of December 12, 2027.
- Section 7: Change the base salary to $280,000.
- Section 9(D): Change annual administrative leave to 200 hours.
- Section 9(G): Change the City's contribution to $850 per month for 457(b) Deferred Compensation Plan.
- Section 9(M): Amend for City to pay medical, dental and vision insurance for employee plus two dependents in excess of $12.12 per pay period to be paid by Norris.
- Section 12: Change medical, dental and vision health insurance coverage premiums to City to pay employee plus two dependents with Norris to contribute $12.12 per each pay period.

- Section 14(a): Change Termination Agreement to allow continuation of employment as a member of HEG with a salary range of 51 at step J.

E. Except as otherwise specifically amended herein in this First Amendment, all other terms and conditions contained in the original CM Agreement shall remain in full force and effect.

F. A copy of the CM Agreement is attached hereto, incorporated herein as Exhibit "1".

NOW, THEREFORE, in consideration of the foregoing Recitals, the agreement of the parties as set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 4 of the CM Agreement is hereby deleted and replaced by a new Section 4 which shall read as follows:

4. The effective date of this agreement shall be December 12, 2023. Unless earlier terminated, this Agreement shall expire on December 12, 2027.

Section 7 of the CM Agreement is hereby deleted and replaced by a new Section 7 which shall read as follows:

7. City shall compensate Norris at the base salary of $280,000 annually, to be paid on a bi-weekly basis during the term of this Agreement.

Section 9(D), (G) and (M) of the CM Agreement is hereby deleted and replaced by a new Section 9(D), (G) and (M) which shall read as follows:

9. Norris shall receive the following fringe benefits.

...

D. Norris shall be entitled to two hundred (200) hours of administrative leave per calendar year. Administrative leave shall accrue at the rate of 7.69 hours per bi-weekly pay period and shall accrue on an unlimited basis. Norris will be entitled to receive the value of accumulated administrative leave upon separation from employment, whether that be from voluntary resignation, retirement or termination.

...

G. Deferred Compensation. The City will contribute $850 per month to Norris toward his 457(b) Deferred Compensation Plan. In addition, the City will match Norris' contribution to the City's 457(b) Deferred Compensation Plan up to $400/month.

...

M. Norris shall be entitled to medical, dental and vision insurance with the full premiums, employee plus two dependents paid by the City in excess of $12.12 per pay period paid by Norris. Norris may elect not to enroll in a medical plan offered by the City and receive eight hundred dollars ($800) per month in lieu of the City's "Employee plus two dependents" medical plan coverage.

Section 12 of the CM Agreement is hereby deleted and replaced by a new Section 12 which shall read as follows:

12. Norris shall be granted the option of selecting medical insurance coverage from a list of carriers that exist as choices for other current retirees of HEG, except as limited by law. If Norris is receiving health care insurance at the time of his retirement, he shall be entitled to maintain enrollment in the City's health plan, as per the established guidelines and rules of CalPERS. The City shall pay an amount equal to employee plus two dependents in excess of $12.12 per pay period to be paid by Norris for the health plan in which Norris is enrolled, less any administrative fees required by the plan. If Norris is not enrolled in a health plan at the time of retirement, he shall not be eligible for this benefit.

Section 14(a) of the CM Agreement is hereby deleted and replaced by a new Section 14(a) which shall read as follows:

14. The City Council may terminate this Agreement pursuant to the provisions of Chapter 2.04 of the Hawthorne Municipal Code. Norris shall be employed "at-will" and shall have no property rights to City employment. Norris shall be afforded a public hearing pursuant to the requirements of Hawthorne Municipal Code § 2.04.080.

If the City Council terminates this Agreement pursuant to Chapter 2.04 before the expiration date as specified in Section 4, Norris shall have the following options:

(a) Norris may continue his employment with the City as a member of the Hawthorne Executive Group (HEG) in a Director of Community Services position with a salary range of 51 at step J of the HEG MOU. Norris may also elect to receive his entire unused vacation, sick, floating holiday and administrative leave time at the base salary rate at time of the termination. or

(b) **Severance**. Norris may elect to receive a severance package from the ...

IN WITNESS WHEREOF, this First Amendment to City Attorney Employment Agreement Between the City of Hawthorne and Robert M. Kim has been executed by the duly authorized representatives.

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
Parking Authority
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

Exec. Director: **Legal Counsel:**

SUBJECT:
RESOLUTION NO. 74 -- A RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF HAWTHORNE CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECOMMENDED MOTION:
Staff recommends that the Board of Directors Adopt Resolutions 74.

DISCUSSION:
Pursuant to the Joint Exercise of Powers Act, Government Code Section 6500, et seq. (the "Joint Powers Act"), the City and the Redevelopment Agency in 1992 created the Hawthorne Public Financing Authority (the "Financing Authority"), by entering into a Joint Exercise of Powers Agreement (the "JPA Agreement"). Under the Joint Powers Act, the Financing Authority has all of the powers common to its members, as well as additional, independent powers under the Joint Powers Act. The Joint Powers Act authorizes the Financing Authority to assist public agencies, such as the City and its related entities, in the financing and refinancing of public capital improvements.
The Financing Authority has assisted the City in the issuance of bonds for various capital improvement projects. Most recently, the Financing Authority issued its 2024 Lease Revenue Bonds (the "2024 Bonds") in order to assist the City with financing various capital improvement projects, including the City Hall expansion and new public works yard. It is expected that the assistance of the Financing Authority may be needed again in the future to assist the City in securing financing for the construction of new projects.
The former Redevelopment Agency's interest in the JPA Agreement was assigned to the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne by operation of AB X1 26, which enacted the Dissolution Act. The Dissolution Act, as amended by AB 1484, enacted by the State Legislature on June 27, 2012, and as amended further by SB 107, enacted by the State Legislature on September 22, 2015, introduces complications to certain bond financing assisted by the Financing Authority. California Health and Safety Code Section 34187 specifies that the Successor Agency's existence will terminate within a few months after the final payment of debt of the former Redevelopment Agency (or the disposal of all real property and resolution of all outstanding litigation). The last debt of the Successor Agency matures in 2036, and assuming that all real property has been disposed of and that there is no litigation at the time, the Successor Agency's existence will terminate within approximately 11 years from now.
To finance or refinance public capital improvements of the City and its related entities, it is expected that additional bonded indebtedness or obligations will be issued with the assistance of the Financing Authority, and having terms and maturities extending beyond termination of the Successor Agency. Amendment of the JPA Agreement to add another member is necessary in order to preserve the continued existence of the Financing Authority after the termination of the Successor Agency's existence. The 2024 Bonds will have a term of longer than 11 years. Therefore, it is necessary to add the Parking Authority as a member to the Financing Authority to assure the financial feasibility of these

important projects proposed to be financed by bonds, as well as other future capital improvement projects of the City.
Attached Amendment No. 1 to the JPA Agreement would add the Parking Authority of the City of Hawthorne as a member of the Financing Authority and withdraw and terminate the Successor Agency as a member of the Financing Authority. Amendment No. 1 would facilitate the continued existence of the Financing Authority beyond the termination of the Successor Agency. In addition, the Successor Agency would no longer be subject to provisions of the JPA Agreement that could require the Successor Agency to contribute funds in the future. To date, no financial contributions have been required from the former Redevelopment Agency or the Successor Agency under such provisions.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
By withdrawal of the Successor Agency from the Financing Authority, the Successor Agency will no longer be subject to potential financial contribution requirements under the JPA Agreement. By addition of the Parking Authority of the City of Hawthorne to the JPA Agreement, the Financing Authority will continue in existence beyond the termination of the Successor Agency, thereby allowing the Financing Authority to continue to assist the City and its related entities in bond financings for significant public benefits, including (a) demonstrable savings in effective interest rate or bond issuance costs, (b) significant reductions in effective user charges levied, (c) employment benefits from undertaking the project in a timely fashion, or (d) more efficient delivery of local agency services to residential and commercial development.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution No. 74
Fin. Auth. JPA (1992)
Amendment No. 1 Fin. Auth. JPA

RESOLUTION NO. 74

RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECITALS:

A. The City of Hawthorne (the "City") and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") entered into a Joint Exercise of Powers Agreement, dated November 23, 1992 (the "Original Agreement"), establishing the Hawthorne Public Financing Authority (the "Financing Authority") as a joint powers agency pursuant to the Joint Exercise of Powers Act (Government Code Sections 6500 et seq.) (the "Act").

B. The Original Agreement was made pursuant to the Act, to provide for the joint exercise of powers common to the members of the Financing Authority, and the financing of the acquisition, construction and improvement of public capital improvements, working capital requirements, or liability or other insurance programs for the members of the Financing Authority and other public agencies within the State.

C. Pursuant to Part 1.85 of Division 24 of the Health and Safety Code (enacted by Chapter 5 of the Statutes of 2011, ABX1 26), all redevelopment agencies in the State of California, including the Former Agency, dissolved as of February 1, 2012, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency") was established as the successor entity to the Former Agency, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted.

D. The Successor Agency is tasked with the wind-down of the Former Agency's affairs.

E. There has been prepared an Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment"), by and among the City, the Successor Agency and the Parking Authority of the City of Hawthorne (the "Parking Authority"), pursuant to which: (i) the Successor Agency will withdraw as a member of the Financing Authority and the Parking Authority will become a new member of the Financing Authority, and (ii) certain provisions of the Original Agreement will be updated.

F. The Successor Agency's withdrawal as a member of the Financing Authority is in furtherance of the wind-down of the Former Agency's affairs.

G. The Financing Authority has previously issued bonds, some of which remain outstanding as of the date hereof.

H. The inclusion of the Parking Authority as a member to the Financing Authority will preserve the existence of the Financing Authority (thereby avoiding any disruption with respect

to the outstanding Financing Authority bonds), while allowing the Successor Agency to withdraw its membership.

NOW THEREFORE, THE PARKING AUTHORITY OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The form of Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment No. 1"), dated as of March 1, 2025, by and among the City, the Successor Agency, and the Parking Authority, is hereby approved, and the Chair of the Parking Authority is hereby authorized and directed, for and on behalf of the Parking Authority, to execute and deliver the Amendment No. 1 in substantially the form on file with the Secretary of the Parking Authority and presented to this meeting, with such changes therein as the Chair of the Parking Authority may approve, such approval to be conclusively evidenced by his execution and delivery thereof; *provided however*, that such execution and delivery shall occur after the effectiveness (pursuant to Health and Safety Code Section 34179(h)) of the Oversight Board's resolution approving the execution and delivery of the Amendment No. 1

Section 2. This Resolution shall take effect upon its adoption.

PASSED, APPROVED, AND ADOPTED, this 11th day of March, 2025.

_____

ALEX VARGAS, CHAIR

ATTEST:

_____

DAYNA WILLIAMS HUNTER, SECRETARY

JOINT EXERCISE OF POWERS AGREEMENT

HAWTHORNE PUBLIC FINANCING AUTHORITY

This ***JOINT EXERCISE OF POWERS AGREEMENT,*** dated as of November 23, 1992, is by and between the City of Hawthorne, a municipal corporation organized and existing under the laws of the State of California (the "City"), and the Community Redevelopment Agency of the City of Hawthorne, a public body corporate and politic organized and existing under the laws of the State of California (the "Agency");

WITNESSETH:

WHEREAS, agencies formed under Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the "Joint Powers Law") are permitted to provide financing for any of their members or other local public agencies in the State of California in connection with the acquisition, construction and improvement of public capital improvements, working capital requirements or insurance programs of such members or other local agencies; and

WHEREAS, the Agency and the City wish to form an agency under the Joint Powers Law, to be known as the Hawthorne Public Financing Authority, for the purpose of providing an entity which can assist in providing financing for purposes which are authorized under the Joint Powers Law;

NOW, THEREFORE, in consideration of the above premises and of the mutual promises herein contained, the City and the Agency do hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. Unless the context otherwise requires, the words and terms defined in this Article shall, for the purpose hereof, have the meanings herein specified.

"Authority" means the Hawthorne Public Financing Authority established pursuant to Section 2.02.

"Agreement" means this Joint Exercise of Powers Agreement, as originally entered into or as amended from time to time in accordance with Section 5.06.

"Board" means the Board of Directors referred to in Section 2.03, which shall be the governing body of the Authority.

"Bond Act" means the provisions of Article 4 of the Joint Powers Law (commencing with Section 6584), as now or hereafter amended.

"Bonds" means bonds, notes or other obligations of the Authority issued pursuant to the Bond Act or pursuant to any other provision of law to finance the acquisition, construction and improvement of Public Capital Improvements, Working Capital Requirements, or liability or other insurance needs of any Local Agency.

"Fiscal Year" means the period from July 1 in any calendar year to and including June 30 in the succeeding calendar year.

"Joint Powers Law" means Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California.

"Local Agency" means each of the Members, and any other city, county, city and county, authority, district or public corporation of the State of California.

"Members" means, collectively, the City and the Agency.

"Public Capital Improvements" has the meaning given such term in Section 6585(g) of the Bond Act.

"Working Capital Requirements" means the requirements of any Local Agency for funds to be used by, or on behalf of, such Local Agency for any purpose for which such Local Agency may borrow money pursuant to Section 53852 of the Government Code of the State of California.

ARTICLE II

GENERAL PROVISIONS

Section 2.01. Purpose. This Agreement is entered into pursuant to the Joint Powers Law. The purpose of this Agreement is to provide for the financing for the acquisition, construction and improvement of Public Capital Improvements of any Local Agency, Working Capital Requirements of any Local Agency, or liability or other insurance programs of any Local Agency.

Section 2.02. Creation of Authority. Pursuant to the Joint Powers Law, there is hereby created a joint powers agency to be known as the "Hawthorne Public Financing Authority". The Authority shall be a public entity separate and apart from the Members, and shall administer this Agreement.

Section 2.03. Board.

(a) Composition of Board. The Authority shall be governed by a Board of five (5) directors, unless and until changed by amendment of this Agreement. The members of the City Council of the City shall constitute the directors of the Authority. The Board shall be called the "Board of Directors of the Hawthorne Public Financing Authority". All voting power of the Authority shall reside in the Board.

(b) Call, Notice and Conduct of Meetings. All meetings of the Board, including without limitation, regular, adjourned regular and special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act of the Government Code of the State of California.

(c) Quorum. Directors holding a majority of the votes shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time. The affirmative votes of at least a majority of the Directors present at any meeting at which a quorum is present shall be required to take any action by the Board.

Section 2.04. Chief Financial Officer. Pursuant to Section 6505.6 of the Joint Powers Law, the Finance Director of the City is hereby designated as the Chief Financial Officer of the Authority and, as such, shall perform the functions of the treasurer of the Authority and the functions of the auditor of the Authority, as such functions are set forth in Section 6505.5 of the Joint Powers Law. Pursuant to Section 6505.1 of the Joint Powers Law, the Chief Financial Officer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto. As treasurer of the Authority, the Chief Financial Officer shall have custody of all of the accounts, funds and money of the Authority from whatever source and shall verify and report in writing on the first day of July, October, January and April of each year to the Authority and the Members the amount of money held by the Chief Financial Officer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report. As auditor of the Authority, the Chief Financial Officer shall draw warrants to pay demands against the Authority when the demands have been approved by the Board and shall assure that there shall be strict accountability of all funds and reporting of all receipts and disbursements of the Authority.

Section 2.05. Other Officers of the Authority. The officers of the Authority shall consist of a Chairman, Vice-Chairman, Executive Director and Secretary, who shall consist of the Mayor, Mayor Pro Tem, City Manager and City Clerk of the City, respectively. Said officers shall perform such functions as shall be customary in the exercise of such positions, and as may be more specifically provided in the By-Laws. The City Attorney of the City shall act as the legal advisor of the Authority, and shall perform such duties as may be prescribed by the Board.

Section 2.06. Bonding of Officers. From time to time, the Board may designate officers of the Authority having charge of, handling or having access to any records, funds or accounts or other assets of the Authority, and the respective amounts of the official bonds of such officers and such other persons pursuant to Section 6505.1 of the Joint Powers Law.

Section 2.07. By-laws. The Board may adopt, from time to time, by-laws providing for the conduct of its meetings and the designation and duties of the officers of the Authority, as the Board may deem necessary or advisable for the purposes hereof.

ARTICLE III

POWERS

Section 3.01. General Powers. The Authority shall exercise the powers granted to it under the Joint Powers Law, including but not limited to the powers set forth in the Bond Act and the powers common to each of the Members, as may be necessary to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.03. As provided in the Joint Powers Law, the Authority shall be a public entity separate from the Members.

Section 3.02. Specific Powers. The Authority is hereby authorized, in its own name, to do all acts necessary for the exercise of the foregoing powers, including but not limited to any or all of the following:

(a) to make and enter into contracts;

(b) to acquire, construct, manage, maintain or operate any Public Capital Improvement, including the common power of any of the Members to acquire any Public Capital Improvement by any lawful means;

(c) to sue and be sued in its own name;

(d) to issue Bonds and otherwise to incur debts, liabilities or obligations;

(e) to apply for, accept, receive and disburse grants, loans and other assistance from any agency of the United States of America or of the State of California;

(f) to invest any money in the treasury pursuant to Section 6505.5 of the Joint Powers Law that is not required for the immediate necessities of the Authority, as the Authority determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;

(g) to make and enter into agreements, assignments and other documents of any nature whatsoever as may be necessary or convenient in the exercise of its powers hereunder or under the Joint Powers Law;

(h) to make loans to any Local Agency for the purposes hereof, or to refinance indebtedness incurred by any Local Agency in connection with any of the purposes hereof; and

(i) to exercise any and all other powers as may be provided in the Joint Powers Law or in the Bond Act.

Section 3.03. Restrictions on Exercise of Powers. The powers of the Authority shall be exercised in the manner provided in the Joint Powers Law and in the Bond Act, and, except for the exercise of those powers set forth in the Bond Act, shall be subject (in accordance with Section 6509 of the Joint Powers Law) to the restrictions upon the manner of exercising such powers that are imposed upon the City in the exercise of similar powers.

Section 3.04. Non-Liability of Members and Directors For Obligations of Authority. The debts, liabilities and obligations of the Authority shall not be the debts, liabilities

and obligations of any of the Members. No member, officer, agent or employee of the Authority shall be individually or personally liable for the payment of the principal of or premium or interest on any obligations of the Authority or be subject to any personal liability or accountability by reason of any obligations of the Authority; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Authority.

ARTICLE IV

CONTRIBUTIONS; ACCOUNTS AND REPORTS; FUNDS

Section 4.01. Contributions. The Members may, but are not required to: (a) make contributions from their treasuries for any of the purposes set forth herein, (b) make payments of public funds to defray the cost of such purposes, (c) make advances of public funds for such purposes, such advances to be repaid as provided herein, or (d) use their personnel, equipment or property in lieu of other contributions or advances. The provisions of Government Code 6513 are hereby incorporated into this Agreement by reference.

Section 4.02. Accounts and Reports. To the extent not covered by the duties assigned to a trustee chosen by the Authority, the Chief Financial Officer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust instrument entered into with respect to the proceeds of any Bonds issued by the Authority. The books and records of the Authority in the hands of a trustee or the Chief Financial Officer shall be open to inspection at all reasonable times by representatives of any of the Members. The trustee appointed under any trust indenture or trust agreement shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said trust agreement. Said trustee may be given such duties in said trust instrument as may be desirable to carry out this Agreement.

Section 4.03. Funds. Subject to the applicable provisions of any instrument or agreement which the Authority may enter into, which may provide for a trustee to receive, have custody of and disburse Authority funds, the Chief Financial Officer of the Authority shall receive, have the custody of and disburse Authority funds as nearly as possible in accordance with generally accepted accounting practices, shall make the disbursements required by this Agreement or to carry out any of the provisions or purposes of this Agreement.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 5.01. Term. This Agreement shall become effective, and the Authority shall come into existence, upon the adoption by the Agency and the City Council of their respective resolutions approving this Agreement and authorizing and directing the execution and delivery hereof. This Agreement and the Authority shall thereafter continue in full force and effect so long as either (a) any Bonds remain outstanding or any material contracts to which the Authority is a party remain in effect, or (b) the Authority shall own any interest in any Public Capital Improvements.

Section 5.02. Disposition of Assets. Upon the termination of this Agreement, all property of the Authority, both real and personal, shall be divided between the Members in such manner as shall be agreed upon by the Members.

Section 5.03. Notices. Notices hereunder shall be in writing and shall be sufficient if delivered to:

City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: City Manager

Community Redevelopment Agency
of the City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: Executive Director

Section 5.04. Section Headings. All section headings in this Agreement are for convenience of reference only and are not to be construed as modifying or governing the language in the section referred to or to define or limit the scope of any provision of this Agreement.

Section 5.05. Law Governing. This Agreement is made in the State of California under the Constitution and laws of the State of California, and is to be so construed.

Section 5.06. Amendments. This Agreement may be amended at any time, or from time to time, except as limited by contract with the owners of Bonds issued by the Authority or by applicable regulations or laws of any jurisdiction having authority, by one or more supplemental agreements executed by all of the parties to this Agreement either as required in order to carry out any of the provisions of this Agreement or for any other purpose, including without limitation addition of new parties (including any legal entities or taxing areas heretofore or hereafter created) in pursuance of the purposes of this Agreement.

Section 5.07. Enforcement by Authority. The Authority is hereby authorized to take any or all legal or equitable actions, including but not limited to injunction and specific performance, necessary or permitted by law to enforce this Agreement.

Section 5.08. Severability. Should any part, term or provision of this Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

Section 5.09. Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Members. No Member may assign any right or obligation hereunder without the written consent of the other Member.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized and their official seals to be hereto affixed, on the day and year set opposite the name of each of the parties.

CITY OF HAWTHORNE

Mayor

Attest:

City Clerk

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

Chairman

Attest:

Secretary

Approved
as to form
City Attorney
By
Date: 12/1/92

AMENDMENT NO. 1 TO JOINT EXERCISE OF POWERS AGREEMENT

with respect to the

HAWTHORNE PUBLIC FINANCING AUTHORITY

This Amendment No. 1 to Joint Exercise of Powers Agreement (this "Amendment No. 1") is dated as of March 1, 2025 for reference purposes, and is made by and among the City of Hawthorne (the "City"), the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency"), and the Parking Authority of the City of Hawthorne (the "Parking Authority"), to amend that certain Joint Exercise of Powers Agreement, dated November 23, 1992 (the "JPA Agreement").

RECITALS:

A. The Joint Exercise of Powers Act, being California Government Code Section 6500, et seq. (the "Joint Powers Act"), provides that public agencies by agreement may jointly exercise any power common to the contracting parties. The Parking Authority is a "public agency" within the meaning of that term under Section 6502 of the Joint Powers Act, and as such, is eligible to enter into this Agreement.

B. Pursuant to Article 4 of the Joint Powers Act (also known as the Marks-Roos Local Bond Pooling Act of 1985), an authority created pursuant to Article 1 of the Joint Powers Act has additional, independent powers under the Joint Powers Act, including the power to issue bonds to pay the cost of any public capital improvement, and the power to make secured or unsecured loans to a local agency, including the City and the Parking Authority, in connection with the financing of public capital improvements and to refinance indebtedness incurred in connection with public capital improvements undertaken and completed, and may purchase bonds issued by any local agency at a public or private sale and such bonds may be held by the authority or sold to public or private purchasers at public or negotiated sales.

C. Pursuant to the Joint Powers Act, the City and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") have heretofore entered into the JPA Agreement, pursuant to which the public entity known as the "Hawthorne Public Financing Authority" was created.

D. On June 29, 2011, Assembly Bill No. 16 was enacted as Chapter 5 of Statutes of 2011 ("AB 26"), pursuant to which all redevelopment agencies in the State of California were statutorily dissolved as of February 1, 2012, including the Former Agency, and the Former Agency's interests in and obligations under the JPA Agreement were assigned to the Successor Agency by operation of the law enacted by AB 26, including but not limited to California Health and Safety Code Section 34178(b)(3).

E. California Health and Safety Code Section 34187(b) provides for the dissolution of the Successor Agency within several months of the final retirement or payment of all enforceable

obligations of the Former Agency, disposal of all real property, and resolution of all outstanding litigation of the Successor Agency.

F. There continues to be a need within the City, consistent with the need described in the declarations of the State Legislature set forth in Article 4 of the Joint Powers Act, to expand, upgrade, and otherwise improve the public capital facilities of local government necessary to support the rehabilitation and construction of residential and economic development. The needs of local government for financing these facilities greatly exceed the amount of funds available from existing state, local, and federal sources.

G. The needs of the City to expand, upgrade, and otherwise improve the public capital facilities are expected to continue beyond the termination of the Successor Agency, and bonded indebtedness or other obligations that may be issued with the assistance of the Hawthorne Public Financing Authority are expected to have terms and maturities extending beyond the termination of the Successor Agency, so it is necessary to add the Parking Authority as a member of the JPA Agreement in order to continue the existence of the Authority.

H. The common powers of the City and the Parking Authority include the power to issue revenue bonds for the purpose of financing the acquisition, construction, rehabilitation, refinancing, or development of public parking facilities and for the provision of capital improvements in connection with and determined necessary to the public parking facilities; the power to purchase bonds, notes or other obligations; the power to acquire and dispose of real and personal property; the power to pay for the cost of publicly owned improvements in connection with and determined necessary to the public parking facilities; and the power to accept financial assistance from various public sources. The City and the Parking Authority desire to jointly exercise certain powers common to the parties, as set forth herein, including the foregoing and including the expansion, upgrading and improvement of said public capital improvements, and to facilitate the continued existence of the Hawthorne Public Financing Authority, which may also exercise its independent powers authorized by the Joint Powers Act.

I. The Parking Authority desires to enter into this Amendment No. 1 to become a party to the JPA Agreement in furtherance of the Joint Powers Act, including Article 4 thereof, and the Successor Agency desires to withdraw from the JPA Agreement.

J. The inclusion of the Parking Authority as a member to the Authority will preserve the existence of the Authority (thereby avoiding any disruption with respect to the outstanding Authority bonds), while allowing the Successor Agency to withdraw its membership.

K. In furtherance of the purposes of the JPA Agreement and the Joint Powers Act, including Article 4 thereof, and pursuant to Section 5.06 of the JPA Agreement, the City and the Successor Agency desire to enter into this Amendment No. 1 to: (i) add the Parking Authority as a party to the JPA Agreement, (ii) provide for the withdrawal of the Successor Agency from the Hawthorne Public Financing Authority and the JPA Agreement, and (iii) update the JPA Agreement, including clarifying changes necessitated by all of the foregoing.

NOW, THEREFORE, the City, the Successor Agency, and the Parking Authority agree as follows:

Section 1. Amendments to the JPA Agreement.

A. The JPA Agreement is hereby amended to include the Parking Authority as a party to the JPA Agreement. By its signature to this Amendment No. 1, the Parking Authority agrees to be a party to the JPA Agreement and accepts the terms of the JPA Agreement.

B. The JPA Agreement is hereby amended to remove the Former Agency as succeeded by the Successor Agency, as assignee by operation of law to the Former Agency, as a member of the Hawthorne Public Financing Authority and as a party of the JPA Agreement and thus terminate its membership in the Hawthorne Public Financing Authority.

C. The recitals of the JPA Agreement are hereby amended to add the following recital:

> WHEREAS, this Agreement has been amended by that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated November 23, 1992, to reflect the addition of the Parking Authority of the City of Hawthorne as a member of the Authority and as a party to this Agreement and to reflect the withdrawal of the Successor Agency to the Hawthorne Redevelopment Agency, as successor to the Agency by operation of law upon the Agency's statutory dissolution, from membership of the Authority and the JPA Agreement."

D. Section 1.01 of the JPA Agreement is hereby amended to add the following additional defined terms:

> "Amendment No. 1" means that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated as of November 23, 1992, by and among the City, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, as successor to the former Agency, and the Parking Authority.
>
> "Parking Authority" means the Parking Authority of the City of Hawthorne, a public body, corporate and politic, duly organized and validly existing pursuant to the Constitution of the State of California and the Parking Law of 1949.
>
> "Parking Law of 1949" means the Parking Law of 1949, being California Streets and Highways Code Section 32500, et seq., as amended from time to time.

E. The definition of "Members" in Section 1.01 of the JPA Agreement is hereby amended as follows:

> ‘‘Members" means, as of the effective date of Amendment No. 1, the City and the Parking Authority, and any other member who may be become a member of the Authority.

F. Subsection (d) is hereby added to Section 2.03 of the JPA Agreement to read as follows:

> "(d). Regular Meetings of the Board. Regular meetings of the Board shall be held on the same day and at the same time and place as the regular meetings of the City Council of the City of Hawthorne, so long as an agenda for such meeting is posted at least 72 hours in advance of such meeting (or such other length of period as required by the Ralph M. Brown Act). If the Board of Directors has no business to conduct on a date when a Regular Meeting would otherwise be held, no agenda for the Board of Directors meeting shall be posted and such Regular Meeting shall be automatically cancelled."

G. Section 5.03 of the JPA Agreement is hereby amended to replace the notice requirement to the "Community Redevelopment Agency of the City of Hawthorne" with the "Parking Authority of the City of Hawthorne" at the same address.

Section 2. JPA Agreement to Remain in Effect. Save and except as expressly amended by this Amendment No. 1, the JPA Agreement shall remain in full force and effect.

Section 3. Filing with Secretary of State and State Controller. The Executive Director of the Authority shall cause to be filed, or shall confirm the filing of: (1) a notice of this Amendment No. 1 with the office of the Secretary of State within 30 days of its effective date, as required by Section 6503.5 of the Joint Powers Act, and (ii) a copy of this Amendment No. 1 together with the JPA Agreement with the Controller and the local agency formation commission in the County of Los Angeles as required by Section 6503.6 of the Joint Powers Act.

Section 4. Counterparts. This Amendment No. 1 may be executed in counterparts, and photocopies or facsimile copies of this Amendment No. 1 may be used as originals.

Section 5. Effective Date. The effective date of this Amendment No. 1 shall be the date upon which the resolution of the Oversight Board for the Successor Agency approving this Amendment No. 1 is effective pursuant to Sections 34179(h) and 34181(f) of the California Health and Safety Code.

[signatures on next page]

IN WITNESS WHEREOF, the undersigned have executed this Amendment No. 1 as of the date first written above.

CITY OF HAWTHORNE

_____
Mayor

ATTEST:

_____

City Clerk

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

PARKING AUTHORITY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
Successor Agency
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

Exec. Director: **Legal Counsel:**

SUBJECT:
RESOLUTION NO. 2025-01 OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE AUTHORIZING THE ISSUANCE AND SALE BY THE SUCCESSOR AGENCY OF TAX ALLOCATION REFUNDING BONDS AND TAKING RELATED ACTIONS.

RECOMMENDED MOTION:
Staff Recommends that the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Adopt Resolution No. 2025-01 Authorizing the Issuance and Sale by the Successor Agency of Tax Allocation Refunding Bonds and Taking Related Actions.

DISCUSSION:
OBJECTIVE: To refund (refinance) certain outstanding tax allocation bonds at lower interest rates, for debt service savings

BACKGROUND: In 2016, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Agency") issued its $29,785,000 Subordinate Tax Allocation Refunding Bonds, Series 2016 (the "2016 Bonds"). The current outstanding amount of the 2016 Bonds is $15,625,000. The interest rate on the outstanding 2016 Bonds is 5.00% with the longest maturity being September 1, 2036.

Due to the dissolution of redevelopment agencies, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency") has responsibility for payment of the outstanding Bonds. Per AB 1484, the Successor Agency may refund existing bonds, with approval of the Los Angeles County Second District Consolidated Oversight Board (the "Oversight Board") and the State Department of Finance ("DOF"), for the purpose of generating a debt service savings.

Based on current market interest rates, the Successor Agency can generate a total debt service savings of approximately $1,416,433 by refunding the outstanding 2016 Bonds from the proceeds of new 2025 refunding bonds, without extending the term of such bonds.

ANALYSIS: By issuing its Tax Allocation Refunding Bonds, Series 2025 (the "2025 Bonds") to refinance the outstanding 2016 Bonds, the Successor Agency can generate total debt service savings of approximately $1,416,433 of which approximately $159,986 will go to the City's general fund, pursuant to tax-sharing formulas affected by Redevelopment Dissolution Law.
Pursuant to Health & Safety Code Section 34177.5(f), before the 2025 Bonds can be issued, the Oversight Board must approve the issuance by the Successor Agency of the 2025 Bonds. The State Department of Finance ("DOF") will then review such Oversight Board action. The DOF is allowed 60 days to review any

actions of the Oversight Board to approve refunding bonds.
An estimated Debt Service Savings Analysis, demonstrating conformance with the requirements of the Dissolution Act, has been prepared by the Successor Agency's Municipal Advisor (CSG Advisors Incorporated), and is attached hereto.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
The total debt service savings amount that will be generated by refunding the outstanding 2016 Bonds is estimated to be $1,416,433. The City general fund share of the estimated total debt service savings is estimated to be approximately $159,986.
Pursuant to the requirements contained in Government Code Section 5852.1, estimated financial information relative to the issuance of the 2025 Bonds is shown in the table below:

Item	Estimates as of February 3, 2025(1)
True interest cost	3.18%
Finance charge	$302,000(2)
Net Bond Proceeds (to refund the outstanding 2016 Bonds)	$14,502,000
Total payment amount	$17,978,000 (Total principal and interest payments)

(1) Amounts indicated below are subject to changes in market conditions and other factors.
(2) Excludes premiums for bond insurance or bond reserve surety, funded only in the event that the savings produced by such premiums exceed their actual costs.

The repayment of principal and interest on the 2025 Bonds will be secured solely by the pledged tax revenues, which are tax increment revenues from the (former) redevelopment project area, net of certain administrative and pass through payments. The 2025 Bonds will not be a debt of the City's general fund. All costs associated with the issuance of the 2025 Bonds will be paid from bond proceeds.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution No. 2025-01
Escrow Agreement
Indenture of Trust

RESOLUTION NO. 2025-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE AUTHORIZING THE ISSUANCE AND SALE BY THE SUCCESSOR AGENCY OF TAX ALLOCATION REFUNDING BONDS AND TAKING RELATED ACTIONS

RECITALS:

WHEREAS, the Community Redevelopment Agency of the City of Hawthorne (the "**Former Agency**") was a public body, corporate and politic, duly created, established and authorized to transact business and exercise its powers under and pursuant to the provisions of the Community Redevelopment Law (Part 1 of Division 24 (commencing with Section 33000) of the Health and Safety Code of the State of California (the "**Redevelopment Law**"), and the powers of the Former Agency included the power to issue bonds for any of its corporate purposes; and

WHEREAS, Project Area No. 2 (the "**Original Project Area**") in the City of Hawthorne (the "**City**"), was created by Ordinance No. 1330, adopted by the Hawthorne City Council on November 26, 1984. On September 22, 2003, the City Council adopted Ordinance No. 1785 annexing an additional 64 acres of land to the Original Project Area No. 2 (the "**Annexation Area**" and together with the Original Project Area, the "**Project Area No. 2**"); and

WHEREAS, pursuant to Parts 1.8 (commencing with Section 34161) and 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code (the "**Dissolution Act**"), enacted by AB X1 26 in June 2011, and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011)*, the Former Agency was dissolved as of February 1, 2012; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "**Successor Agency**") was constituted as a separate public entity from the City, and an Oversight Board to the Successor Agency (the "**Oversight Board**") was established; and

WHEREAS, Section 34177.5(a)(1) of the Dissolution Act specifically authorizes the issuance of refunding bonds by the Successor Agency to refund outstanding bonds for the purpose of reducing debt service and providing savings to the Successor Agency; and

WHEREAS, pursuant to an Indenture of Trust, dated as of January 1, 2016 (the "**2016 Indenture**"), by and between the Successor Agency and U.S. Bank Trust Company, National Association, as trustee (the "**Trustee**"), the Successor Agency issued its $29,785,000 initial principal amount of Subordinate Tax Allocation Refunding Bonds, Series 2016, currently outstanding in the amount of $15,625,000 (the "**2016 Bonds**"), for the purpose of refinancing redevelopment projects within or of benefit to the Project Area; and

WHEREAS, for the purpose of reducing debt service and providing savings to the Successor Agency, the Successor Agency desires to issue its Tax Allocation Refunding Bonds, Series 2025 (the "**2025 Bonds**"), in order to current refund the 2016 Bonds, secured by a pledge of property tax revenues authorized by Sections 34177.5(a) and (g) of the Health and Safety Code, and pursuant to and secured by the Indenture, dated as of [June] 1, 2025, by and between the Successor Agency and U.S. Bank Trust Company, National Association, as trustee (the "**2025 Indenture**"), all pursuant to the provisions of Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the "**Refunding Bond Law**"); and

WHEREAS, proceeds from the sale of 2025 Bonds will be used to: (i) provide funds for the redemption of the 2016 Bonds, (ii) fund a deposit into a reserve account, if such deposit is required pursuant to the terms of the 2025 Indenture, and (iii) pay costs of issuance of the 2025 Bonds; and

WHEREAS, the Successor Agency will enter into an Escrow Agreement in order to refund and defease the 2016 Bonds by the 2025 Bonds and pursuant to the terms of the 2016 Indenture (the "**Escrow Agreement**"); and

WHEREAS, there has been presented to this Board an analysis of the potential debt service savings that will accrue as a result of the issuance of the 2025 Bonds to refund the 2016 Bonds; and

WHEREAS, pursuant to Health and Safety Code Sections 34177.5(f) and 34180, the issuance of the 2025 Bonds is subject to the Oversight Board's prior approval;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The issuance by the Successor Agency of the 2025 Bonds in an aggregate principal amount not to exceed Sixteen Million Dollars ($16,000,000), pursuant to the provisions of Health and Safety Code Section 34177.5, the Refunding Bond Law and the 2025 Indenture is hereby approved and authorized.

Section 3. The 2025 Indenture, in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein, is hereby approved. Each of the Chair of this Board, the Vice Chair of this Board and the Executive Director of the Successor Agency (the "**Authorized Officers**"), acting individually, is authorized to, for and in the name and on behalf of the Successor Agency, execute and deliver the 2025 Indenture in substantially said form, with such changes therein as the Authorized Officer executing the same may require or approve (such approval to be conclusively evidenced by the execution and delivery thereof).

Section 4. The Escrow Agreement in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein, are hereby approved. Each Authorized Officer, acting singly, is hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to execute and deliver the Escrow Agreement, or either of them as applicable, in the form presented at this meeting with such changes, insertions and omissions as may be requested by Bond Counsel and approved by such Authorized Officer, said execution being conclusive evidence of such approval.

Section 5. The Successor Agency hereby appoints: (i) CSG Advisors Incorporated to serve as municipal advisor to the Successor Agency, (ii) Harris & Associates, as fiscal consultant and to assist the Successor Agency with annual reporting obligations, and (iii) Nossaman LLP to act as bond counsel and disclosure counsel. The Authorized Officers are authorized to execute, on behalf of the Successor Agency, agreements to effectuate the engagement of such firms for this refunding.

Section 6. The Authorized Officers, the Finance Officer of the Successor Agency, and all other officers of the Successor Agency are hereby authorized and directed, jointly and severally, to execute and deliver any and all documents and instruments, relating to the 2025 Bonds, and to do and cause to be done any and all acts and things (including, but not limited to, obtaining a reserve fund surety bond, a bond insurance policy or other types of credit enhancement and engagement of a verification agent for the defeasance escrow), which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken by such officers are hereby ratified and confirmed.

Section 7. In accordance with Government Code Section 5852.1, there has been presented to this Board of Directors in the Staff Report accompanying this Resolution certain good faith estimates provided to the Successor Agency by its Municipal Advisor with respect to the Bonds. The Board of Directors hereby finds that the requirements of Government Code Section 5852.1 have been satisfied.

Section 8. This Board hereby requests that the Oversight Board approve the Successor Agency's issuance of the 2025 Bonds. The Secretary of the Successor Agency is hereby directed to transmit this Resolution to the Oversight Board for consideration at the earliest possible date.

Section 9. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, and ADOPTED by the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne at a meeting duly held on the _____ day of March, 2025.

_____
Chair

ATTEST:

_____
Secretary

ESCROW AGREEMENT

by and between

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF

THE CITY OF HAWTHORNE

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
as Trustee and Escrow Agent

Dated as of [June] 1, 2025

Relating to the Defeasance and Redemption of

Successor Agency to the Community Redevelopment Agency of the City of Hawthorne
Subordinate Tax Allocation Refunding Bonds
Series 2016

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APPENDIX A	FORM OF NOTICE OF DEFEASANCE AND TERMINATION OF CONTINUING DISCLOSURE REPORTING OBLIGATIONS

ESCROW AGREEMENT

This Escrow Agreement (this "**Agreement**") is made and entered into and dated as of [June] 1, 2025, by and between, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "**Successor Agency**"), a public entity, as successor to the Community Redevelopment Agency of the City of Hawthorne (the "**Former Agency**"), and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, as trustee and escrow agent (the "**Escrow Agent**").

R E C I T A L S:

A. The Former Agency was a public body, corporate and politic, duly created, established and authorized to transact business and exercise its powers under and pursuant to the provisions of the Community Redevelopment Law (Part 1 of Division 24 (commencing with Section 33000) of the Health and Safety Code of the State of California) (the "**Redevelopment Law**"), and the powers of the Former Agency included the power to issue bonds for any of its corporate purposes.

B. The original Project Area No. 2, in the City of Hawthorne (the "**City**"), was created pursuant to Ordinance No. 1330, adopted by the City Council of the City of Hawthorne on November 26, 1984. On September 22, 2003, the Hawthorne City Council adopted Ordinance No. 1785 annexing an additional 64 acres of land to the Original Project Area.

C. Pursuant to Parts 1.8 (commencing with Section 34161) and 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code (the "**Dissolution Act**"), enacted by AB X1 26 in June 2011, and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011)*, the Former Agency was dissolved as of February 1, 2012.

D. Pursuant to the Dissolution Act, the Successor Agency was constituted as a separate public entity from the City.

E. Pursuant to an Indenture of Trust, dated as of January 1, 2016 (the "**2016 Indenture**"), by and between the Successor Agency and U.S. Bank Trust Company, National Association, as trustee, the Successor Agency has previously issued its Subordinate Tax Allocation Refunding Bonds, Series 2016, currently outstanding in the principal amount of $15,625,000 (the "**2016 Bonds**").

F. Section 34177.5(a)(1) of the Dissolution Act specifically authorizes the issuance of refunding bonds by the Successor Agency to refund outstanding bonds for the purpose of reducing debt service and providing savings to the Successor Agency.

G. The Successor Agency, pursuant to Resolution No. ____ adopted by its Board of Directors on ____, 2025, determined to issue its Successor Agency to the Community

Redevelopment Agency of the City of Hawthorne, Tax Allocation Refunding Bonds, Series 2025 (the "**2025 Bonds**"), pursuant to an Indenture of Trust, dated as of [June] 1, 2025 (the "**2025 Indenture**"), by and between the Successor Agency and U.S. Bank Trust Company, National Association, as trustee, for the purpose of, among other things, current refunding the remaining outstanding 2016 Bonds in order to reduce debt service and provide savings to the Successor Agency and to pay related costs of issuance.

H. The 2016 Indenture provides the 2016 Bonds maturing on or after September 1, 2026 (the "**Refunded Bonds**") may be optionally redeemed from any available source of funds on any date on or after September 1, 2025, at a redemption price equal to 100 percent of the principal amount thereof, together with interest accrued thereon to the date fixed for redemption, without premium.

I. Pursuant to the 2016 Indenture, if there shall have been deposited with the Escrow Agent, in trust, moneys or Defeasance Obligations (as defined herein) the principal of and the interest on which when paid will provide money which, together with the money, if any deposited with the Escrow Agent at the same time, is sufficient to pay the principal, interest and redemption premium, if any, with respect to the Refunded Bonds on the date fixed for redemption, then with respect to the Refunded Bonds, the pledge of the 2016 Indenture will thereupon cease, terminate and be discharged and, correspondingly, the Successor Agency's obligations with respect to the registered owners of the Refunded Bonds shall be discharged.

J. In order to provide for the proper and timely application of the moneys to be deposited in escrow for the payment of the Refunded Bonds, it is necessary to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

Section 1. Definitions. Unless the context clearly requires otherwise, capitalized terms used in this Agreement shall have the meanings ascribed to them in the introductory paragraph and the Recitals hereof. In addition, as used herein, the following terms shall have the following meanings:

"Bond Counsel" means Nossaman LLP, or such other attorney or firm of attorneys of nationally recognized experience in the issuance of obligations the interest on which is excludable from gross income for federal income tax purposes under the Code selected by the Successor Agency.

"Closing Date" means [June] ____, 2025, the date on which the 2025 Bonds are being issued.

"Code" means the Internal Revenue Code of 1986, as amended.

"Defeasance Obligations" means (a) cash, (b) direct non-callable obligations of the United States of America, (c) securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, to which direct obligation or guarantee the full faith and credit of the United States of America has been pledged, (d) Refcorp interest strips, (e) CATS, TIGRS, STRPS, (f) subject to the prior written consent of AGM, defeased municipal bonds rated AAA by S&P or Aaa by Moody's, and (g) any combination of the foregoing.

"Escrow Securities" means the Defeasance Obligations set forth in Schedule B attached hereto.

"Redemption Date" means September 2, 2025.

"Refunded Bonds" means the 2016 Bonds, outstanding in the principal amount of $15,625,000.

"Refunding Requirements" means an amount sufficient to pay (i) all scheduled installments of principal of and interest on the Refunded Bonds when due on or before the Redemption Date, and (ii) the principal, interest and the redemption premium (if any) with respect to the Refunded Bonds on the Redemption Date, all as set forth in Schedule A.

"2016 Bonds Escrow Fund" means the fund by that name established by the Escrow Agent pursuant to Section 4, into which moneys shall be deposited for the payment of the Refunded Bonds on the Redemption Date.

Section 2. Escrow Agent's Acceptance of Duties. The Escrow Agent hereby accepts the duties and obligations expressly provided in this Agreement and agrees that the irrevocable instructions to the Escrow Agent contained herein are in a form satisfactory to it.

Section 3. Incorporation of 2016 Indenture. The applicable and necessary provisions of the 2016 Indenture are incorporated herein by reference. Reference herein to, or citation herein of, any provisions of the 2016 Indenture shall be deemed to incorporate the same as a part hereof in the same manner and with the same effect as if the same were fully set forth herein.

Section 4. 2016 Bonds Escrow Fund; Deposits. There is hereby created and established with the Escrow Agent a special and irrevocable fund designated the "**2016 Bonds Escrow Fund**," to be held by the Escrow Agent separate and apart from all other funds of the Successor Agency or the Escrow Agent and used only for the purposes and in the manner provided in this Agreement. On the Closing Date, the Successor Agency shall cause to be transferred to the Escrow Agent a portion of the proceeds of the 2025 Bonds, for deposit in the 2016 Bonds Escrow Fund, in the amount of $_____. On the same day, the Escrow Agent shall transfer (a) $___ from the ___ Fund established under the 2016 Indenture, and (b) $___ from the ___ established under the 2016 Indenture to the 2016 Bonds Escrow Fund. The sum of the deposits and transfers pursuant to this Section is $_____, and such amount, together with

interest earnings on the Escrow Securities as described in Schedule B, is equal to the Refunding Requirements.

Section 5. Maintenance of 2016 Bonds Escrow Fund. The Escrow Agent, upon receipt of the moneys described in Section 4, shall immediately invest $____ of such moneys in the Escrow Securities described in Schedule B and deposit such Escrow Securities in the 2016 Bonds Escrow Fund, and deposit the remaining $___ in the 2016 Bonds Escrow Fund to hold uninvested. The Escrow Agent is hereby authorized and empowered to deposit uninvested monies held hereunder from time to time in demand deposit accounts, without payment of interest thereon as provided hereunder, established at commercial banks that are corporate affiliates of the Escrow Agent.

Notwithstanding the foregoing or any other provision of this Agreement to the contrary, at the written request of the Successor Agency and upon compliance with the conditions hereinafter set forth, the Escrow Agent shall have the power to sell, transfer, request the redemption of or otherwise dispose of some or all of the Escrow Securities in the 2016 Bonds Escrow Fund and to substitute Defeasance Obligations. The foregoing may be effected only if: (a) the substitution of Defeasance Obligations for the substituted Escrow Securities occurs simultaneously; (b) the amounts of and dates on which the anticipated transfers from the 2016 Bonds Escrow Fund for the payment of the principal or interest with respect to the Refunded Bonds will not be diminished or postponed thereby, as shown in the verification report (described below) of an independent certified public accountant; (c) the Escrow Agent shall receive the unqualified opinion of counsel, addressed to the Escrow Agent, to the effect that the Successor Agency has the right and power to effect such disposition and substitution; and (d) the Escrow Agent shall receive from an independent certified public accountant a verification report, addressed to the Successor Agency, the Escrow Agent, and Bond Counsel, certifying that, immediately after such transaction, the principal of and interest on the Defeasance Obligations in the 2016 Bonds Escrow Fund will, together with other moneys available for such purpose, be sufficient to pay the Refunding Requirements. Any cash received from the disposition and substitution of Escrow Securities pursuant to this Section to the extent that, as shown in such certification, such cash will not be required, in accordance with the 2016 Indenture and this Agreement, at any time for the payment when due as provided in Section 6, shall be applied as set forth in Section 18 of this Agreement.

Section 6. Reinvestment; Payment of Refunding Requirements.

(a) As the principal of the Escrow Securities shall mature and be paid, and the investment income and earnings thereon are paid, the Escrow Agent shall reinvest such moneys in Defeasance Obligations in accordance with the written instructions of the Successor Agency; provided, in connection with any such reinvestment, the Successor Agency shall provide to the Escrow Agent a verification report of an independent certified public accountant, addressed to the Successor Agency, the Escrow Agent, and Bond Counsel, certifying that, immediately after such reinvestment, the principal of and interest on the Defeasance Obligations in the 2016 Bonds

Escrow Fund will, together with other moneys available for such purpose, be sufficient to pay the Refunding Requirements.

(b) The Escrow Agent shall disburse moneys from the 2016 Bonds Escrow Fund to the Prior Bonds Trustee for application toward the payment of the Refunding Requirements for the Refunded Bonds for the equal and ratable benefit of the holders of the Refunded Bonds, in the amounts and on the dates set forth in Schedule A.

Section 7. Verification. The Successor Agency and the City have caused schedules to be prepared relating to the sufficiency of the anticipated receipts from the Escrow Securities, together with other moneys deposited in the 2016 Bonds Escrow Fund, to pay the Refunding Requirements. The Successor Agency shall furnish the Escrow Agent with the report of ___, verifying the mathematical accuracy of the computations contained in such schedules.

Section 8. Compliance with 2016 Indenture. The Successor Agency hereby directs and the Escrow Agent hereby agrees that the Escrow Agent will take all the actions required to be taken by it hereunder and under the 2016 Indenture, including the timely transfer of moneys for the payment of principal, interest and redemption premium (if any) with respect to the Refunded Bonds, in order to effectuate this Agreement. The liability of the Escrow Agent for the payment of the Refunding Requirements, pursuant to this Section and under the 2016 Indenture, shall be limited to the application, in accordance with this Agreement, of moneys and the Escrow Securities in the 2016 Bonds Escrow Fund (including interest earnings thereon, if any) available for the purposes of and in accordance with this Agreement.

Section 9. Notices.

(a) As soon as practicable upon the Escrow Agent's receipt of moneys for deposit in the 2016 Bonds Escrow Fund pursuant to Section 4 (but in no event later than 10 business days after the Closing Date), the Escrow Agent shall send a notice of defeasance, substantially in form set forth in Appendix A, to the registered owners of the Refunded Bonds at their addresses appearing on the registration books maintained with respect to the Refunded Bonds, The Depository Trust Company, and to be filed on the Electronic Municipal Market Access System ("**EMMA**"), a facility of the Municipal Securities Rulemaking Board (the "**MSRB**"), in an electronic format accompanied by identifying information as prescribed by the MSRB.

(b) The Successor Agency also hereby instructs the Escrow Agent, in its capacity as the 2016 Bonds Trustee, to send notices of redemption at least 30 days but no more than 60 days before the Redemption Date of September 2, 2025, to the registered owners of the Refunded Bonds, the Depository Trust Company, and to be filed on EMMA, in an electronic format accompanied by identifying information as prescribed by the MSRB, all in the form and manner prescribed by Section [2.3(g)] of the 2016 Indenture.

Section 10. Discharge of 2016 Indenture Concurrently with the Defeasance of Refunded Bonds. Upon the initial deposit of the moneys and the Escrow Securities in the 2016 Bonds Escrow Fund pursuant to Sections 4 and 5, the 2016 Indenture will be discharged and

terminated with respect to the Refunded Bonds pursuant to Section 9.3 of the 2016 Indenture (regarding the defeasance of the Refunded Bonds), and the Refunded Bonds will no longer be deemed to be outstanding and unpaid within the meaning and with the effect expressed in the 2016 Indenture.

Section 11. Nature of Lien. The trust hereby created shall be irrevocable. The holders of the Refunded Bonds shall have an express lien on all of the moneys and Escrow Securities in the 2016 Bonds Escrow Fund, including the interest earnings thereon, until paid out, used and applied in accordance with this Agreement.

Section 12. Amendments. This Agreement shall not be repealed, revoked, altered, amended or supplemented without the written consent of all such holders and the written consent of the Escrow Agent and the Successor Agency; provided, however, that the Successor Agency and the Escrow Agent may, without the consent of, or notice to, such holders enter into such agreement or agreements supplemental to this Agreement as shall not materially adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

(a) To cure any ambiguity or formal defect or omission in this Agreement;

(b) To grant to, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent;

(c) To transfer to the Escrow Agent and make subject to this Agreement additional funds, securities or properties; and

(d) To make any other change determined by the Successor Agency to be not materially adverse to the holders of the Refunded Bonds.

The Escrow Agent shall be entitled to rely exclusively upon an opinion of Bond Counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification or addition affects the rights of the holders of the Refunded Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

Section 13. Compensation of Escrow Agent. In consideration of the services rendered by the Escrow Agent under this Agreement, the Successor Agency agrees to and shall pay to the Escrow Agent its proper fees and expenses in accordance with the agreement therefor reached by the Escrow Agent and the Successor Agency, including all reasonable expenses, charges, counsel fees and other disbursements incurred by it or by its attorneys, agents and employees in and about the performance of their powers and duties hereunder, from any moneys of the Successor Agency lawfully available therefor and the Escrow Agent shall have no lien whatsoever upon any of the moneys or Escrow Securities in the 2016 Bonds Escrow Fund for the payment of such proper fees and expenses.

Section 14. Resignation or Removal of Escrow Agent; Appointment of Successor. The Escrow Agent at the time acting hereunder may at any time resign and be discharged from the trusts hereby created by giving written notice to the Successor Agency specifying the date when such resignation will take effect, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of the Refunded Bonds or by the Successor Agency as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Successor Agency and signed by the registered holders of a majority in principal amount of the Refunded Bonds. The Escrow Agent may also be removed at any time by the Successor Agency with not less than 30 days' written notice to the Escrow Agent, the Refunded Bonds Trustee (if different from the Escrow Agent), and the registered holders of the Refunded Bonds.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor Escrow Agent may be appointed by the holders of a majority in principal amount of the Refunded Bonds, by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the Successor Agency shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the holders of a majority in principal amount of the Refunded Bonds, and any such temporary Escrow Agent so appointed by the Successor Agency shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the Successor Agency pursuant to the foregoing provisions of this Section within 30 days after written notice of the removal or resignation of the Escrow Agent has been given to the Successor Agency, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States or any state, and shall have at the time of appointment capital and surplus of not less than $75,000,000.

Every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the Successor Agency, an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written

request of such successor Escrow Agent or the Successor Agency execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor. Should any transfer, assignment or instrument in writing from the Successor Agency be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instrument in writing shall, on request, be executed, acknowledged and delivered by the Successor Agency.

Any entity into which the Escrow Agent, or any successor to it in the trusts created by this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or any entity resulting from any merger, conversion, consolidation or tax-free reorganization to which the Escrow Agent or any successor to it shall be a party, shall, if it meets the qualifications set forth in the fifth paragraph of this Section, and if it is otherwise satisfactory to the Successor Agency, be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 15. Limitation of Powers and Duties. The Escrow Agent shall have no power or duty to invest any funds held under this Agreement except as provided in Sections 5 and 6. The Escrow Agent shall have no power or duty to transfer or otherwise dispose of the moneys held hereunder except as provided in this Agreement.

Section 16. Indemnification. To the extent permitted by law, the Successor Agency hereby assumes liability for, and hereby agrees (whether or not any of the transactions contemplated hereby are consummated) to indemnify, protect, save and keep harmless the Escrow Agent and its respective successors, assigns, agents, employees and servants, from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including reasonable legal fees and disbursements) of whatsoever kind and nature which may be imposed on, incurred by, or asserted against, the Escrow Agent at any time (whether or not also indemnified against the same by the Successor Agency or any other person under any other agreement or instrument, but without double indemnity) in any way relating to or arising out of the execution, delivery and performance of this Agreement, the establishment hereunder of the 2016 Bonds Escrow Fund, the acceptance of the moneys and securities deposited therein, the purchase of any securities to be purchased pursuant thereto, the retention of such securities or the proceeds thereof and any payment, transfer or other application of moneys or securities by the Escrow Agent in accordance with the provisions of this Agreement; provided, however, that the Successor Agency shall not be required to indemnify the Escrow Agent against the Escrow Agent's own negligence or willful misconduct or the negligence or willful misconduct of the Escrow Agent's employees. In no event shall the Successor Agency or the Escrow Agent be liable to any person by reason of the transactions contemplated hereby other than as set forth in this Section. The indemnities contained in this Section shall survive the termination of this Agreement and removal or resignation of the Escrow Agent.

Section 17. Limitation of Liability. The Escrow Agent and its respective successors, assigns, agents and servants shall not be held to any personal liability whatsoever, in tort, contract, or otherwise, in connection with the execution and delivery of this Agreement, the establishment of the 2016 Bonds Escrow Fund, the acceptance of the moneys or any securities deposited therein, the purchase of the securities to be purchased pursuant hereto, the retention of such securities or the proceeds thereof, the sufficiency of the securities or uninvested moneys held hereunder to accomplish the payment and redemption of the Refunded Bonds, or any payment, transfer or other application of moneys or securities by the Escrow Agent in accordance with the provisions of this Agreement or by reason of any non-negligent act, non-negligent omission or non-negligent error of the Escrow Agent made in good faith in the conduct of its duties. The Escrow Agent shall incur no liability for losses arising from any investment made in accordance with this Agreement. The recitals of fact contained in the Recitals of this Agreement shall be taken as the statements of the Successor Agency, and the Escrow Agent assumes no responsibility for the correctness thereof. The Escrow Agent makes no representation as to the sufficiency of any securities to be purchased pursuant hereto and any uninvested moneys to accomplish the payment and redemption of the Refunded Bonds pursuant to the 2016 Indenture or to the validity of this Agreement as to the Successor Agency and, except as otherwise provided herein, the Escrow Agent shall incur no liability in respect thereof. The Escrow Agent shall not be liable in connection with the performance of its duties under this Agreement except for its own negligence or willful misconduct, and the duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement. Anything in this Agreement notwithstanding, the Escrow Agent shall not be liable for any consequential (i.e., special or indirect) losses or damages in performing its duties or in exercising its rights or power pursuant to this Agreement. The Escrow Agent may consult with counsel, who may or may not be counsel to the Successor Agency. Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering, or omitting any action under this Agreement, such matter (except the matters set forth herein as specifically requiring a certificate of a nationally recognized firm of independent certified public accountants or an opinion of nationally recognized bond counsel) may be deemed to be conclusively established by a written certification of the Successor Agency. Whenever the Escrow Agent shall deem it necessary or desirable that a matter specifically requiring a certificate of a nationally recognized firm of independent certified public accountants or an opinion of nationally recognized bond counsel be proved or established prior to taking, suffering, or omitting any such action, such matter may be established only by such a certificate or such an opinion. No provision of this Agreement shall require the Escrow Agent to expend or risk its own funds or otherwise incur any financial liability in the performance or exercise of any of its duties in accordance with this Agreement, or in the exercise of its rights or powers.

Section 18. Termination. This Agreement shall terminate when moneys have been applied to redeem and pay the Refunded Bonds pursuant to Section 6. Upon such termination, all moneys remaining in the 2016 Bonds Escrow Fund, if any, after payment of any amounts due the Escrow Agent hereunder shall be transferred to the Debt Service Fund established and held under the 2025 Indenture to pay debt service on the 2025 Bonds.

Section 19. Governing Law. This Agreement shall be governed by the law of the State of California.

Section 20. Severability. If any one or more of the covenants or agreements provided in this Agreement on the part of the Successor Agency or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

Section 21. Successor is Deemed Included in All References to Predecessor. All the covenants, promises and agreements in this Agreement contained by or on behalf of the Successor Agency or the Escrow Agent shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

Section 22. Counterparts. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers and appointed or elected officials as of the date first written above.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

By:_____
Chair

ATTEST:

By:_____
Secretary

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
as Escrow Agent and 2016 Bonds Trustee

By:_____
Authorized Officer

SCHEDULE A

REFUNDING REQUIREMENT

Maturity Date or Redemption Date	Principal*	Interest	Redemption Premium	Refunding Requirement
September 1, 2025	$980,000	$__	N/A	$_____
September 2, 2025			0.00%	

* Consists of the following 2016 Bonds to be paid or redeemed on or before the Redemption Date:

Maturity Date (September 1)	Principal	Interest Rate	Redemption Price**
2025	$ 980,000	5.00%	N/A
2026	1,030,000	5.00	100%
2027	1,085,000	5.00	100
2028	1,135,000	5.00	100
2029	1,190,000	5.00	100
2030	1,255,000	5.00	100
2031	1,315,000	5.00	100
2032	1,385,000	5.00	100
2033	1,450,000	5.00	100
2034	1,525,000	5.00	100
2035	1,595,000	5.00	100
2036	1,680,000	5.00	100

** Not applicable to the Series 2016 Bonds maturing on September 1, 2025.

SCHEDULE B

ESCROW SECURITIES

Securities Type	Maturity	Principal Amount	Interest	Interest Rate	Expected Receipt at Maturity (including principal and interest)
		$	$	%	$

_____

* The expected receipt of $____, together with the $___ of uninvested cash in the 2016 Bonds Escrow Fund, will be sufficient to pay the Refunding Requirement of $____ .

APPENDIX A

FORM OF NOTICE OF DEFEASANCE

AND TERMINATION OF CONTINUING DISCLOSURE REPORTING OBLIGATIONS

with reference to

Community Redevelopment Agency of the City of Hawthorne
Subordinate Tax Allocation Refunding Bonds
Series 2016

(scheduled to mature on September 1, 2025 and thereafter through September 1, 2036)

NOTICE IS HEREBY GIVEN on behalf of Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "**Successor Agency**") to all holders of the above-referenced 2016 Bonds that, pursuant to Section [9.3] of the Indenture of Trust, dated as of January 1, 2016 (the "**2016 Indenture**"), by and between the Successor Agency and U.S. Bank Trust Company, National Association (as successor in interest to U.S. Bank National Association), as trustee (the "**Trustee**"), the lien pursuant to the 2016 Indenture on the above-referenced 2016 Bonds has been discharged through the irrevocable deposit of cash and non-callable Defeasance Obligations (as defined in the 2016 Indenture) in a 2016 Bonds Escrow Fund (the "**2016 Bonds Escrow Fund**"). The 2016 Bonds Escrow Fund is established and held pursuant to the Escrow Agreement, dated as of [June] 1, 2025 (the "**Escrow Agreement**"), by and between the Successor Agency and U.S. Bank Trust Company, National Association, as Trustee and Escrow Agent.

As a result of such deposit in the 2016 Bonds Escrow Fund, the above-referenced 2016 Bonds are deemed to have been paid and defeased in accordance with the 2016 Indenture. Obligations of the Successor Agency to the holders of the above-referenced 2016 Bonds shall hereafter be limited to the application of moneys in the 2016 Bonds Escrow Fund for the payment of outstanding principal on such 2016 Bonds and accrued and unpaid interest due and payable on or before September 2, 2025 (including the 2016 Bonds scheduled to mature on September 1, 2025, and the redemption price of the 2016 Bonds scheduled to mature on September 1, 2026 through September 1, 2036).

The defeased Series 2016 Bonds are described more particularly as follows:

Maturity Date (September 1)	Principal Amount	Interest Rate	CUSIP* (Base 42051P)
2025	$ 980,000	5.00%	AK0
2026	1,030,000	5.00	AL8
2027	1,085,000	5.00	AM6
2028	1,135,000	5.00	AN4
2029	1,190,000	5.00	AP9
2030	1,255,000	5.00	AQ7
2031	1,315,000	5.00	AR5
2032	1,385,000	5.00	AS3
2033	1,450,000	5.00	AT1
2034	1,525,000	5.00	AU8
2035	1,595,000	5.00	AV6
2036	1,680,000	5.00	AW4

** The CUSIP numbers are included solely for the convenience of the holders of the Series 2016 Bonds. No representation is made as to the correctness of the CUSIP number either as printed on any Series 2016 Bond or as contained herein and any error in the CUSIP number shall not affect the validity of the proceedings for defeasance of the Series 2016 Bonds. None of the Successor Agency, the Trustee nor the Escrow Agent shall be responsible for any error of any nature relating to such CUSIP numbers.*

TERMINATION OF CONTINUING DISCLOSURE OBLIGATIONS

NOTICE IS HEREBY GIVEN, FURTHER, that such defeasance constitutes the legal defeasance of all of the remaining outstanding 2016 Bonds, and accordingly, pursuant to Section 7 of the Continuing Disclosure Agreement with respect to the 2016 Bonds (the "**2016 Continuing Disclosure Agreement**"), the obligations of the Successor Agency and U.S. Bank Trust Company, National Association, as trustee and dissemination agent, under the 2016 Continuing Disclosure Agreement have also terminated.

Dated: [June] ___, 2025

By: U.S. Bank Trust Company, National Association, as Trustee and Escrow Agent

INDENTURE OF TRUST

by and between the

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

dated as of [June] 1, 2025

relating to:
$[principal amount]
Successor Agency to the Community Redevelopment Agency of the City of Hawthorne
Tax Allocation Refunding Bonds, Series 2025

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EXHIBIT A FORM OF BOND

INDENTURE OF TRUST

THIS INDENTURE OF TRUST (this "Indenture"), dated as of [June] 1, 2025, is by and between the SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE, a public entity organized and existing under the laws of the State of California (the "Successor Agency"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as trustee (the "Trustee").

RECITALS:

WHEREAS, the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the California Health and Safety Code (the "Law"), including the power to issue bonds for any of its corporate purposes;

WHEREAS, a redevelopment plan for the Former Agency's Project Area No. 2 (the "Project Area No. 2 Redevelopment Project"), has been adopted in compliance with all requirements of the Law;

WHEREAS, pursuant to Parts 1.8 (commencing with Section 34161) and 1.85 (commencing with Section 34170) of Division 24 of the Health and Safety Code (as heretofore amended, the "Dissolution Act"), enacted by AB X1 26 in June 2011, and the California Supreme Court's decision in California Redevelopment Association, et al. v. Ana Matosantos, et al., 53 Cal. 4th 231 (2011), the Prior Agency was dissolved as of February 1, 2012;

WHEREAS, the powers, assets and obligations of the Former Agency were transferred on February 1, 2012 to the Successor Agency;

WHEREAS, section 34179 of the Dissolution Act established an oversight board (the "Oversight Board") for the Successor Agency;

WHEREAS, section 34177.5 of the Dissolution Act authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Refunding Law") for the purpose of achieving debt service savings within the parameters set forth in section 34177.5(a)(1) (the "Savings Parameters");

WHEREAS, the Successor Agency previously issued its Subordinate Tax Allocation Refunding Bonds, Series 2016, which are currently outstanding in the principal amount of $15,625,000 for the purpose of refunding various outstanding bonds of the Former Agency (the "2016 Bonds");

WHEREAS, to determine compliance with the Savings Parameters for purposes of the issuance by the Successor Agency of its tax allocation refunding bonds, the Successor Agency has caused its municipal advisor, CSG Advisors Incorporated (the "Financial Advisor"), to prepare an analysis of the potential savings that will accrue to the Successor Agency and to applicable taxing entities as a result of the use of the proceeds of refunding bonds to repay all or a portion of the 2016 Bonds and, thereby, to refund all or a portion of the 2016 Bonds (the "Debt Service Savings Analysis");

WHEREAS, the Debt Service Savings Analysis has demonstrated that a refunding of the 2016 Bonds will satisfy the Savings Parameters;

WHEREAS, the Successor Agency has determined that, due to prevailing financial market conditions, it is in the best interests of the Successor Agency at this time to refund the 2016 Bonds;

WHEREAS, the Successor Agency has determined to issue its Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, Tax Allocation Refunding Bonds, Series 2025, in the aggregate principal amount of $[principal amount] (the "Bonds"), under the provisions of the Refunding Law; for the purpose of refunding on a current basis the outstanding 2016 Bonds for debt service savings;

WHEREAS, in order to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured and to secure the payment of the principal thereof and interest and redemption premium (if any) thereon, the Successor Agency and the Trustee have duly authorized the execution and delivery of this Indenture; and

WHEREAS, the Successor Agency has determined that all acts and proceedings required by law necessary to make the Bonds when executed by the Successor Agency and authenticated and delivered by the Trustee, the valid, binding and legal special obligations of the Successor Agency, and to constitute this Indenture a legal, valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done or taken;

AGREEMENT:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in order to secure the payment of the principal of and the interest and redemption premium (if any) on all the Bonds issued and Outstanding under this Indenture, according to their tenor, and to secure the performance and observance of all the covenants and conditions therein and herein set forth, and to declare the terms and conditions upon and subject to which the Bonds are to be issued and received, and in consideration of the premises and of the mutual covenants herein contained and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable considerations, the receipt of which is hereby acknowledged, the Successor Agency and the Trustee do hereby covenant and agree with one another, for the benefit of the respective Owners from time to time of the Bonds, as follows:

ARTICLE I

DETERMINATIONS; DEFINITIONS

. The Successor Agency has reviewed all proceedings heretofore taken and has found, as a result of such review, and hereby finds and determines that all things, conditions and acts required by law to exist, happen or be performed precedent to and in connection with the issuance of the Bonds do exist, have happened and have been performed in due time, form and manner as required by law, and the Successor Agency is now duly empowered, pursuant to each and every requirement of law, to issue the Bonds in the manner and form provided in this Indenture.

. Unless the context otherwise requires, the terms defined in this Section 1.02 shall, for all purposes of this Indenture, of any Supplemental Indenture, and of any certificate, opinion or other document herein mentioned, have the meanings herein specified.

"Annual Debt Service" means, for each Bond Year, the sum of (a) the interest payable on the Outstanding Bonds and any Parity Debt in such Bond Year, assuming that the Outstanding Bonds and Parity Debt are retired as scheduled, and (b) the principal or sinking fund amount of the Outstanding Bonds and Parity Debt payable by their terms in such Bond Year.

["*Bond Insurer*" means _____.]

"Bond Year" means any twelve-month period beginning on September 2 in any year and ending on the next succeeding September 1, both dates inclusive, except that the first Bond Year shall begin on the Closing Date, and end on September 1, 2025.

"Bonds" means the $[principal amount] Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Tax Allocation Refunding Bonds, Series 2025 and, when the context requires, any Parity Debt.

"Business Day" means a day of the year, other than a Saturday or Sunday, on which banks in Los Angeles, California, are not required or permitted to be closed and on which the New York Stock Exchange is not closed.

"City" means City of Hawthorne, California.

"Closing Date" means _____, 2025, being the date on which the Bonds are delivered by the Successor Agency to the original purchaser thereof.

"Code" means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

"Continuing Disclosure Certificate" means the Continuing Disclosure Certificate executed by the Successor Agency relating to the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Costs of Issuance" means all items of expense directly or indirectly payable by or reimbursable to the Successor Agency relating to the authorization, issuance, sale and delivery of the Bonds, including but not limited to printing expenses, operating expenses, rating agency fees, filing and recording fees, initial fees and charges and first annual administrative fee of the Trustee and fees and expenses of its counsel, fees, charges and disbursements of attorneys, municipal advisors, fiscal consultants, accounting firms, consultants and other professionals, fees and charges for preparation, execution and safekeeping of the Bonds, premiums for the Municipal Bond Insurance Policy and the Reserve Account Insurance Policy, Escrow Bank fees and expenses, and any other cost, charge or fee in connection with the original issuance of the Bonds and the refunding of the 2016 Bonds.

"Costs of Issuance Fund" means the fund by that name established and held by the Trustee pursuant to Section 3.03.

"County" means Los Angeles County, California.

"Debt Service Fund" means the fund by that name established and held by the Trustee pursuant to Section 4.03.

"Defeasance Obligations" means (1) cash, (2) non-callable direct obligations of the United States of America ("Treasuries"), (3) evidences of ownership of proportionate interests in future interest and principal payments on Treasuries held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying Treasuries are not available to any person claiming through the custodian or to whom the custodian may be obligated, (4) subject to the prior written consent of the Insurer, pre-refunded municipal obligations rated "AAA" and "Aaa" by S&P and Moody's, respectively, or (5) subject to the prior written consent of the Insurer, securities eligible for "AAA" defeasance under then existing criteria of S & P.

"Dissolution Act" means Parts 1.8 (commencing with section 34161) and 1.85 (commencing with section 34170) of Division 24 of the California Health and Safety Code, as amended.

"Escrow Agreement" means that certain Escrow Agreement, dated as of [June] 1, 2025, by and between the Successor Agency and the Escrow Bank, pursuant to which provision will be made for the refunding of the 2016 Bonds.

"Escrow Bank" means U.S. Bank Trust Company, National Association, as escrow bank under the Escrow Agreement, or any successor thereto appointed as escrow bank thereunder.

"Escrow Fund" means that certain Escrow Fund held by the Escrow Bank under and pursuant to the Escrow Agreement.

"Event of Default" means any of the events described in Section 8.01.

"Federal Securities" means: (a) any direct general obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America), the timely payment of principal of and interest on which are unconditionally and fully guaranteed by the United States of America; (b) obligations of any agency or department of the United States of America which represent the full faith and credit of the United States of America or the timely payment of the principal of and interest on which are secured or guaranteed by the full faith and credit of the United States of America; and (c) any obligations issued by the State of California or any political subdivision thereof the payment of and interest and premium (if any) on which are fully secured by Federal Securities described in the preceding clauses (a) or (b), as verified by an independent certified public accountant, and rated "AAA" and "Aaa" by S&P and Moody's, respectively.

"Fiscal Year" means any twelve-month period beginning on July 1 in any year and extending to the next succeeding June 30, both dates inclusive, or any other twelve-month period selected and designated by the Successor Agency to the Trustee in writing as its official fiscal year period.

"Former Agency" means the former Community Redevelopment Agency of the City of Hawthorne.

"Indenture" means this Indenture of Trust, by and between the Successor Agency and the Trustee, as originally entered into or as it may be amended or supplemented by any Supplemental Indenture entered into pursuant to the provisions hereof.

"Independent Accountant" means any accountant or firm of such accountants duly licensed or registered or entitled to practice and practicing as such under the laws of the State, appointed by the Successor Agency, and who, or each of whom: (a) is in fact independent and not under domination of the Successor Agency; (b) does not have any substantial interest, direct or indirect, with the Successor Agency; and (c) is not connected with the Successor Agency as an officer or employee of the Successor Agency, but who may be regularly retained to make reports to the Successor Agency.

"Independent Financial Consultant" means any financial consultant or firm of such consultants appointed by the Successor Agency, and who, or each of whom: (a) is in fact independent and not under domination of the Successor Agency; (b) does not have any substantial interest, direct or indirect, with the Successor Agency, other than as original purchaser of the Bonds or any Parity Debt; and (c) is not connected with the Successor Agency as an officer or employee of the Successor Agency, but who may be regularly retained to make reports to the Successor Agency.

"Independent Redevelopment Consultant" means any consultant or firm of such consultants appointed by the Successor Agency, and who, or each of whom: (a) is judged by the Successor Agency to have experience in matters relating to the collection of Tax Revenues or otherwise with respect to the financing of redevelopment projects; (b) is in fact independent and not under domination of the Successor Agency; (c) does not have any substantial interest, direct or indirect, with the Successor Agency; and (d) is not connected with the Successor Agency as an officer or employee of the Successor Agency, but who may be regularly retained to make reports to the Successor Agency.

"Information Services" means the Electronic Municipal Market Access System (referred to as "EMMA"), a facility of the Municipal Securities Rulemaking Board (at http://emma.msrb.org) or, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/ or such other national information services providing information with respect to called bonds as the Successor Agency may designate in a Written Certificate of the Successor Agency delivered to the Trustee.

["Insured Bonds" means the Bonds issued on the Closing Date maturing on September 1 in the years 20__ through 20__, inclusive.]

"Interest Account" means the account by that name established and held by the Trustee pursuant to Section 4.03(a).

"Interest Payment Date" means March 1 and September 1 in each year, commencing [March 1, 2026], so long as any of the Bonds remain Outstanding hereunder.

"Last and Final ROPS" means a Last and Final Recognized Obligation Payment Schedule authorized by Section 34191.6 of the Dissolution Act.

"Law" means the Community Redevelopment Law of the State, constituting Part 1 of Division 24 of the California Health and Safety Code, and the acts amendatory thereof and supplemental thereto.

"Maximum Annual Debt Service" means, as of the date of calculation, the largest Annual Debt Service for the current or any future Bond Year following the anticipated issuance of Bonds and Parity Debt.

"Moody's" means Moody's Investors Service, its successors and assigns.

["Municipal Bond Insurance Policy" means the Municipal Bond Insurance Policy issued by the Bond Insurer that guarantees the scheduled payment of principal of and interest on the Insured Bonds when due.]

"Negotiated Pass-Through Amounts" means amounts paid to affected taxing agencies pursuant to the Pass-Through Agreements

"*Original Purchaser*" means Samuel A. Ramirez & Co., Incorporated, the original purchaser of the Bonds upon their delivery by the Trustee on the Closing Date.

"Outstanding" when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 10.05) all Bonds except: (a) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation; (b) Bonds paid or deemed to have been paid within the meaning of Section 10.03; and (c) Bonds in lieu of or in substitution for which other Bonds shall have been authorized, executed, issued and delivered by the Successor Agency pursuant hereto.

"Oversight Board" means the oversight board to the Successor Agency duly constituted from time to time pursuant to section 34179 of the Dissolution Act.

"Owner" or *"Bondowner"* or *"Bond Owner,"* when used with respect to the Bonds, means the person in whose name the ownership of the Bonds shall be registered on the Bond Registration Books.

"Parity Debt" means any loans, advances or indebtedness issued or incurred by the Successor Agency, secured by a pledge of Tax Revenues on a parity with the Bonds pursuant to Section 3.04.

"Participating Underwriter" has the meaning ascribed thereto in the Continuing Disclosure Certificate.

"Pass-Through Agreements" means, collectively, (a) the Agreement for Reimbursement of Tax Increment Funds (City of Hawthorne Redevelopment Project No. 2), approved by the Former Agency on June 9, 1986, among the Former Agency, the County and the Consolidated Fire Protection District; (b) the Fiscal Detriment Alleviation Agreement Between the Hawthorne School District, the Community Redevelopment Agency of the City of Hawthorne, and the City of Hawthorne, dated as of January 27, 1986, among the Hawthorne School District, the Former Agency and the City; and (c) the Fiscal Detriment Alleviation Agreement Between the El Camino Community College District, the Community Redevelopment Agency of the City of Hawthorne, and the City of Hawthorne, dated as of December 22, 1986, among the El Camino Community College District, the Former Agency and the City.

"Permitted Investments" means the following, but only to the extent that the same are acquired at Fair Market Value:

(a) Federal Securities.

(b) Bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following federal agencies and provided such obligations are backed by the full faith and credit of the United States of America (stripped securities are only permitted if they have been stripped by the agency itself):

1. U.S. Export-Import Bank (Eximbank)

Direct obligations or fully guaranteed certificates of beneficial ownership

2. Federal Housing Administration Debentures (FHA)

3. General Services Administration

Participation Certificates

4. Government National Mortgage Association (GNMA or Ginnie Mae)

GNMA—guaranteed mortgage-backed bonds

GNMA—guaranteed pass-through obligations

5. U.S. Maritime Administration

Guaranteed Title XI financing

6. U.S. Department of Housing and Urban Development (HUD)

Project Notes

Local Authority Bonds

New Communities Debentures - U.S. government guaranteed debentures

U.S. Public Housing Notes and Bonds - U.S. government guaranteed public housing notes and bonds

(c) Bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following federal agencies which are not backed by the full faith and credit of the United States of America (stripped securities are only permitted if they have been stripped by the agency itself):

1. Federal Home Loan Bank System

Senior debt obligations

2. Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac)

Participation Certificate

Senior debt obligations

3. Federal National Mortgage Association

(FNMA or Fannie Mae) Mortgage-backed securities and senior debt obligations

4. Resolution Funding Corp. (REFCORP) obligations

5. Farm Credit System

Consolidated systemwide bonds and notes

(d) Money market funds registered under the Federal Investment Company Act of 1940, whose shares are registered under the Federal Securities Act of 1933, which invest solely in Federal Securities, if rated by S&P, having a rating at the time of investment of AAAm-G; and if rated by Moody's having a rating at the time of investment of Aaa, including funds for which the Trustee, its parent holding company, if any, or any affiliates or subsidiaries provide investment advisory or other management services or for which the Trustee or an affiliate of the Trustee serves as investment administrator,

shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (i) the Trustee or an affiliate of the Trustee receives fees from funds for services rendered, (ii) the Trustee collects fees for services rendered pursuant to this Indenture, which fees are separate from the fees received from such funds, and (iii) services performed for such funds and pursuant to this Indenture may at times duplicate those provided to such funds by the Trustee or an affiliate of the Trustee.

(e) Certificates of deposit secured at all times by collateral described in (a) and/or (b) above. Such certificates must be issued by commercial banks or savings and loan associations (including the Trustee or its affiliates). The collateral must be held by a third party and the bondholders must have a perfected first security interest in the collateral.

(f) Certificates of deposit, savings accounts, deposit accounts or money market deposits which are fully insured by FDIC including those of the Trustee and its affiliates.

(g) Commercial paper rated, at the time of purchase, "Prime-1" by Moody's and "A-1" or better by S&P.

(h) money market deposits, Federal funds or bankers acceptances with a maximum term of 180 days of any bank which at the time of investment has an unsecured, uninsured and unguaranteed obligation rating of "Prime-1" or better by Moody's and "A-1" or better by S&P.

(i) The Local Agency Investment Fund (LAIF) of the State, created pursuant to section 16429.1 of the California Government Code.

(j) Any other lawful investment for Successor Agency funds.

"Principal Account" means the account by that name established and held by the Trustee pursuant to Section 4.03.

"Principal Corporate Trust Office" means such corporate trust office of the Trustee as may be designated from time to time by written notice from the Trustee to the Successor Agency, initially being at 633 West 5th Street, 24th Floor, Los Angeles, California 90071, except that, with respect to presentation of Bonds for payment or for registration of transfer and exchange, such term shall mean the office or agency of the Trustee at which, at any particular time, its corporate trust agency business shall be conducted.

"Project Area No. 2 Redevelopment Plan" means the Redevelopment Plan of the City for the Former Agency's Project Area No. 2 approved by Ordinance No. 1330 enacted by the City Council of the City on November 26, 1984, together with any amendments thereto.

"Project Area No. 2 Redevelopment Project" means the Former Agency's Project No. 2, as described in the Project Area No. 2 Redevelopment Plan. The Project Area No. 2 Redevelopment Project includes the area annexed to the Redevelopment Project pursuant to Ordinance No. 1785, adopted by the City Council of the City on September 22, 2003.

"Recognized Obligation Payment Schedule" means a Recognized Obligation Payment Schedule, prepared and approved from time to time pursuant to subdivision (1) of section 34177 of the Dissolution Act.

"Record Date" means, with respect to any Interest Payment Date, the close of business on the fifteenth (15th) calendar day of the month preceding such Interest Payment Date, whether or not such fifteenth (15th) calendar day is a Business Day.

"Redemption Account" means the account by that name established and held by the Trustee pursuant to Section 4.03.

"Redevelopment Obligation Retirement Fund" means the fund by that name established pursuant to section 34170.5 of the Dissolution Act and referenced in Section 4.02.

"Redevelopment Plans" means, collectively, the Project Area No. 2 Redevelopment Plan.

"Redevelopment Projects" means the Project Area No. 2 Redevelopment Project.

"Redevelopment Property Tax Trust Fund" means the fund established under section 34170.5(b) of the Redevelopment Law and administered by the Los Angeles County Auditor-Controller.

"Refunding Bond Law" means, collectively, section 34177.5(g) of the Dissolution Act and section 53580 *et seq.* of the California Government Code.

"Registration Books" means the records maintained by the Trustee pursuant to Section 2.08 for the registration and transfer of ownership of the Bonds.

"Report" means a document in writing signed by an Independent Financial Consultant or an Independent Redevelopment Consultant and including: (a) a statement that the person or firm making or giving such Report has read the pertinent provisions of this Indenture to which such Report relates; (b) a brief statement as to the nature and scope of the examination or investigation upon which the Report is based; and (c) a statement that, in the opinion of such person or firm, sufficient examination or investigation was made as is necessary to enable said consultant to express an informed opinion with respect to the subject matter referred to in the Report.

"Reserve Account" means the account by that name established and held by the Trustee pursuant to Section 4.03.

"Reserve Account Insurance Policy" means the municipal bond debt service reserve insurance policy issued by the Bond Insurer in lieu of a cash funded reserve fund for the Bonds in an amount equal to the Reserve Requirement as of the Closing Date, to be held for the credit of the Reserve Account. The Reserve Account Insurance Policy shall constitute a permitted Reserve Account investment instrument for purposes of the Indenture.

"Reserve Requirement" means, as of any date of calculation, an amount equal to the least of (a) Maximum Annual Debt Service on the Bonds (not including any Parity Debt) for the then current or every subsequent Bond Year, (b) 125% of average Annual Debt Service on the Bonds (not including any Parity Debt) for the then current and every subsequent Bond Year, and (c) 10% of the original principal amount of the Bonds (without regard to any Parity Debt).

"Responsible Officer" means any Vice President, Assistant Vice President or Trust Officer of the Trustee with responsibility for matters related to this Indenture.

"ROPS" means a Recognized Obligation Payment Schedule, as contemplated by the Dissolution Act.

"ROPS Payment Period" means the six-month fiscal period (commencing on each January 1 and July 1) during which monies distributed on a RPTTF Distribution Date are permitted to be expended under the Dissolution Act.

"ROPS Period" means the twelve-month fiscal period (commencing on each July 1) covered by a ROPS; provided, that if the Dissolution Act is hereafter amended, such that each ROPS covers a fiscal period of a different length, or if the Successor Agency adopts a Last and Final ROPS that is approved by the Bond Insurer, the Oversight Board and the State Department of Finance, then "ROPS Period" shall mean such other fiscal period per the Dissolution Act, as amended, or the fiscal period covered by the Last and Final ROPS, as applicable.

"RPTTF Distribution Date" means each January 2 and June 1, as specified in Section 34183 of the Dissolution Act, on which the County Auditor-Controller allocates and distributes to the Successor Agency monies from the Redevelopment Property Tax Trust Fund for payment on enforceable obligations pursuant to an approved ROPS.

"S&P" means Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc., New York, New York, or its successors.

"Securities Depositories" means The Depository Trust Company, and, in accordance with then current guidelines of the Securities and Exchange Commission, such other securities depositories as the Successor Agency may designate in a Certificate of the Successor Agency delivered to the Trustee.

"State" means the State of California.

"Statutory Pass-Through Amounts" means all amounts required to be paid to affected taxing agencies pursuant to sections 33676(b) and/or 33607.7 of the Law and section 34183 of the Dissolution Act.

"Successor Agency" means the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, as successor to the Former Agency, a public body corporate and politic duly organized and existing under the Law.

"Supplemental Indenture" means any resolution, agreement or other instrument which has been duly adopted or entered into by the Successor Agency, but only if and to the extent that such Supplemental Indenture is specifically authorized hereunder.

"Tax Revenues" means all monies that are deposited from time to time into the Redevelopment Property Tax Trust Fund established pursuant to subdivision (c) of Section 34172 of the Dissolution Act, and as provided in Section 34183(a)(2) of the Dissolution Act, for transfer to the Successor Agency for deposit into the Redevelopment Obligation Retirement Fund, excluding (a) Statutory Pass-Through Amounts, and (b) Negotiated Pass-Through Amounts to the extent not subordinated to the use of Tax Revenues to repay the Bonds. It is acknowledged that the Negotiated Pass-Through Amounts have been subordinated to the use of Tax Revenues to repay the Bonds issued on the Closing Date.

If, and to the extent, that the provisions of section 34172 or paragraph (2) of subdivision (a) of section 34183 of the Dissolution Act are invalidated by a final judicial decision, then Tax Revenues shall include all tax revenues allocated to the payment of indebtedness of the Successor Agency pursuant to Health & Safety Code Section 33670 or such other section as may be in effect at the time providing for the allocation of tax increment revenues to the Successor Agency in accordance with Article XVI, Section 16 of the California Constitution, subject to the exclusion stated in the foregoing sentence.

"Trustee" means U.S. Bank Trust Company, National Association, as trustee hereunder, or any successor thereto appointed as trustee hereunder in accordance with the provisions of Article VI.

"2016 Bonds" means the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, Subordinate Tax Allocation Refunding Bonds, Series 2016, outstanding in the principal amount of $15,625,000 as of the Closing Date.

"Written Request of the Successor Agency" or *"Written Certificate of the Successor Agency"* means a request or certificate, in writing signed by the Chair, the Executive Director or the Treasurer of the Successor Agency or by any other officer of the Successor Agency duly authorized by the Successor Agency for that purpose.

. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture, and the words "herein," "hereof," "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II

AUTHORIZATION AND TERMS

. Bonds in the aggregate principal amount of _____ dollars ($[principal amount]) are hereby authorized to be issued by the Successor Agency under and subject to the terms of this Indenture and the Refunding Bond Law. The Bonds shall be designated the "Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Tax Allocation Refunding Bonds, Series 2025."

This Indenture constitutes a continuing agreement with the Owners of all of the Bonds issued or to be issued hereunder and then Outstanding to secure the full and final payment of principal and redemption premium (if any) and the interest on all Bonds which may from time to time be executed and delivered hereunder, subject to the covenants, agreements, provisions and conditions herein contained.

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(a) The Bonds shall be issued in fully registered form without coupons in the denomination of $5,000 or any integral multiple thereof. The Bonds shall mature on September 1 in the years and shall bear interest (calculated on the basis of a 360-day year of twelve 30-day months) at the rates per annum as follows:

Maturity (September 1)	Principal Amount	Interest Rate
	$	%

_____

[*Indicates the Insured Bonds.]

(b) Interest on the Bonds (including the final interest payment upon maturity or earlier redemption) shall be payable on each Interest Payment Date to the person whose name appears on the Registration Books as the Owner thereof as of the Record Date immediately preceding each such Interest Payment Date, such interest to be paid by check of the Trustee mailed by first class mail, postage prepaid, on the Interest Payment Date, to such Owner at the address of such Owner as it appears on the Registration Books as of such Record Date; *provided however,* that payment of interest may be by wire transfer to an account in the United States of America to any registered owner of Bonds in the aggregate principal amount of $1,000,000 or more who shall furnish written wire instructions to the Trustee on or before the applicable Record Date. Such instructions shall remain in effect until rescinded in writing by the Owner. Principal of and redemption premium (if any) on any Bond shall be paid upon presentation and surrender thereof, at maturity or redemption, at the Principal Corporate Trust Office. Both the principal of and interest and premium (if any) on the Bonds shall be payable in lawful money of the United States of America.

(c) The Bonds shall be dated as of their date of delivery and shall bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless (a) it is authenticated after a Record Date and on or before the following Interest Payment Date, in which event it shall bear interest from such Interest Payment Date; or (b) the Bonds are authenticated on or before August 15, 2025, in which event they shall bear interest from their date of delivery; *provided, however,* that if, .as of the date of authentication of the Bonds, interest thereon is in default, the Bonds shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

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(a) *Optional Redemption.* The Bonds maturing on or after September 1, 20__, are subject to redemption, at the option of the Successor Agency on any date on or after September 1, 20__, as a whole or in part, among such maturities as shall be determined by the Successor Agency (and, in lieu of such determination, *pro rata* among maturities), and by lot within a maturity, from any available source of funds, at a redemption price equal to the principal amount thereof to be redeemed, together with accrued interest to the date fixed for redemption, without premium.

The Successor Agency shall be required to give the Trustee written notice of its intention to redeem Bonds under this subsection (a) with a designation of the maturities to be redeemed at least 45 days prior to the date fixed for such redemption, or such lesser number of days as shall be agreed to by the Trustee.

(b) [intentionally omitted]

(c) *Notice of Redemption.* The Trustee on behalf of and at the expense of the Successor Agency will mail (by first class mail, postage prepaid) notice of any redemption at least thirty (30) but not more than sixty (60) days prior to the redemption date, to (i) the Owners of any Bonds designated for

redemption at their respective addresses appearing on the Registration Books, and (ii) to the Securities Depositories and to the Information Services designated in a Written Request of the Successor Agency filed with the Trustee at the time the Successor Agency notifies the Trustee of its intention to redeem Bonds; but such mailing will not be a condition precedent to such redemption and neither failure to receive any such notice nor any defect therein will affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Such notice will state the redemption date and the redemption price, will designate the CUSIP number of the Bonds to be redeemed, state the individual number of each Bond to be redeemed or state that all Bonds between two stated numbers (both inclusive) or all of the Bonds Outstanding (or all Bonds of a maturity) are to be redeemed, and will require that such Bonds be then surrendered at the Trust Office of the Trustee for redemption at the said redemption price, giving notice also that further interest on such Bonds will not accrue from and after the redemption date.

Notwithstanding the foregoing, in the case of any redemption of the Bonds under paragraph (a) above, the notice of redemption shall state that the redemption is conditioned upon receipt by the Trustee of sufficient moneys to redeem the Bonds on the anticipated redemption date, and that the redemption shall not occur if, by no later than the scheduled redemption date, sufficient moneys to redeem the Bonds have not been deposited with the Trustee. In the event that the Trustee does not receive sufficient funds by the scheduled redemption date to so redeem the Bonds to be redeemed, such event shall not constitute an Event of Default; the Trustee shall send written notice to the Owners to the effect that the redemption did not occur as anticipated, and the Bonds for which notice of redemption was given shall remain Outstanding for all purposes of this Indenture.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(d) *Effect of Redemption.* From and after the date fixed for redemption, if funds available for the payment of the redemption price of and interest on the Bonds so called for redemption shall have been duly deposited with the Trustee, such Bonds so called shall cease to be entitled to any benefit under this Indenture other than the right to receive payment of the redemption price and accrued interest to the redemption date, and no interest shall accrue thereon from and after the redemption date specified in such notice.

(e) *Selection of Bonds for Redemption.* Whenever provision is made in this Indenture for the redemption of Bonds and less than all Bonds then currently outstanding are called for redemption, the Trustee will select Bonds for redemption from- Bonds then currently Outstanding and not previously called for redemption, at the written direction of the Successor Agency in such order of maturity as shall be designated by the Successor Agency, and in the absence of such direction, *pro rata* among maturities and by lot within a maturity. The Trustee will promptly notify the Successor Agency in writing of the Bonds so selected for redemption. Whenever any Bonds or portions thereof are to be selected for redemption by lot, the Trustee shall make such selection, in such manner as the Trustee shall deem appropriate, and shall notify the Successor Agency thereof. All Bonds redeemed or purchased pursuant to this Section 2.03 shall be canceled.

. The Bonds, the form of Trustee's Certificate of Authentication, and the form of Assignment to appear thereon, shall be substantially in the form set forth in Exhibit A, which is attached

hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Indenture.

. The Bonds shall be executed on behalf of the Successor Agency by the signature of its Chair and the signature of its Secretary who are in office on the date of execution and delivery of this Indenture or at any time thereafter. Either or both of such signatures may be made manually or may be affixed by facsimile thereof. If any officer whose signature appears on any Bond ceases to be such officer before delivery of the Bonds to the purchaser, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the Bonds to the purchaser. Any Bond may be signed and attested on behalf of the Successor Agency by such persons as at the actual date of the execution of such Bond shall be the proper officers of the Successor Agency although on the date of such Bond any such person shall not have been such officer of the Successor Agency.

Only such of the Bonds as shall bear thereon a Certificate of Authentication in the form hereinafter set forth, manually executed and dated by the Trustee, shall be valid or obligatory for any purpose or entitled to the benefits of this Indenture, and such Certificate shall be conclusive evidence that such Bonds have been duly authenticated and delivered hereunder and are entitled to the benefits of this Indenture. In the event temporary Bonds are issued pursuant to Section 2.09 hereof, the temporary Bonds may bear thereon a Certificate of Authentication executed and dated by the Trustee, may be initially registered by the Trustee, and, until so exchanged as provided under Section 2.09 hereof, the temporary Bonds shall be entitled to the same benefits pursuant to this Indenture as definitive Bonds authenticated and delivered hereunder.

. Any Bond may, in accordance with its terms, be transferred, upon the Registration Books, by the person in whose name it is registered, in person or by a duly authorized attorney of such person, upon surrender of such Bond to the Trustee at its Principal Corporate Trust Office for cancellation, accompanied by delivery of a written instrument of transfer in a form acceptable to the Trustee, duly executed. Whenever any Bond or Bonds shall be surrendered for registration of transfer, the Successor Agency shall execute and the Trustee shall deliver a new Bond or Bonds, of like series, interest rate, maturity and principal amount of authorized denominations. The Trustee shall collect from the Owner any tax or other governmental charge on the transfer of any Bonds pursuant to this Section 2.06. The cost of printing Bonds and any services rendered or expenses incurred by the Trustee in connection with any transfer shall be paid by the Successor Agency.

The Trustee may refuse to transfer, under the provisions of this Section 2.06, either (a) any Bonds during the period fifteen (15) days prior to the date established by the Trustee for the selection of Bonds for redemption, or (b) any Bonds selected by the Trustee for redemption.

. Bonds may be exchanged at the Principal Corporate Trust Office for a like aggregate principal amount of Bonds of other authorized denominations of the same series, interest rate and maturity. The Trustee shall collect any tax or other governmental charge on the exchange of any Bonds pursuant to this Section 2.07. The cost of printing Bonds and any services rendered or expenses incurred by the Trustee in connection with any exchange shall be paid by the Successor Agency.

The Trustee may refuse to exchange, under the provisions of this Section 2.07, either (a) any Bonds during the fifteen (15) days prior to the date established by the Trustee for the selection of Bonds for redemption or (b) any Bonds selected by the Trustee for redemption.

. The Trustee will keep or cause to be kept, at its Principal Corporate Trust Office, sufficient records for the registration and registration of transfer of the Bonds, which shall at all times during normal business hours be open to inspection by the Successor Agency, upon reasonable prior notice to the Trustee; and, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on the Registration Books Bonds as hereinbefore provided.

. The Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the Successor Agency, and may contain such reference to any of the provisions of this Indenture as may be appropriate. Every temporary Bond shall be executed by the Successor Agency upon the same conditions and in substantially the same manner as the definitive Bonds. If the Successor Agency issues temporary Bonds, it will execute and furnish definitive Bonds without delay, and thereupon the temporary Bonds shall be surrendered, for cancellation, in exchange therefor at the Principal Corporate Trust Office, and the Trustee shall deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations, interest rates and like maturities. Until so exchanged, the temporary Bonds shall be entitled to the same benefits pursuant to this Indenture as definitive Bonds authenticated and delivered hereunder.

. If any Bond shall become mutilated, the Successor Agency, at the expense of the Owner of such Bond, shall execute, and the Trustee shall thereupon deliver, a new Bond of like tenor and amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Trustee of the Bond so mutilated. Every mutilated Bond so surrendered to the Trustee shall be canceled by it. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence be satisfactory to the Trustee and indemnity for the Successor Agency and the Trustee satisfactory to the Trustee shall be given, the Successor Agency, at the expense of the Owner, shall execute, and the Trustee shall thereupon deliver, a new Bond of like tenor and amount in lieu of and in substitution for the Bond so lost, destroyed or stolen (or if any such Bond has matured or has been called for redemption, instead of issuing a substitute Bond, the Trustee may pay the same without surrender thereof upon receipt of indemnity satisfactory to the Trustee and the Successor Agency). The Successor Agency may require payment by the Owner of a sum not exceeding the actual cost of preparing each new Bond issued under this Section 2.10 and of the expenses which may be incurred by the Successor Agency and the Trustee in the premises. Any Bond issued under the provisions of this Section 2.10 in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the Successor Agency whether or not the Bond so alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Indenture with all other Bonds issued pursuant to this Indenture.

. The Trustee and the Successor Agency shall not be liable for any defect or inaccuracy in the CUSIP number that appears on any Bond, check, advise of payment or redemption notice and any such document may contain a statement to the effect that CUSIP numbers have been assigned by an independent service for convenience of reference and that neither the Successor Agency nor the Trustee shall be liable for any inaccuracy in such numbers.

. It is intended that the Bonds, be registered so as to participate in a securities depository system with DTC (the "DTC System"), as set forth herein. The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds in the name of Cede & Co., as nominee of DTC. The Successor Agency and the Trustee are authorized to execute and deliver such

letters to or agreements with DTC as shall be necessary to effectuate the DTC System, including a representation letter in the form required by DTC (the "Representation Letter"). In the event of any conflict between the terms of any such letter or agreement, including the Representation Letter, and the terms of this Indenture, the terms of this Indenture shall control. DTC may exercise the rights of a Bondholder only in accordance with the terms hereof applicable to the exercise of such rights.

With respect to the Bonds registered in the books of the Trustee in the name of Cede & Co., as nominee of DTC, the Successor Agency and the Trustee, shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "DTC Participant") or to any person on behalf of whom such a DTC Participant directly or indirectly holds an interest in the Bonds (each such person being herein referred to as an "Indirect Participant"). Without limiting the immediately preceding sentence, Successor Agency and the Trustee shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (b) the delivery to any DTC Participant or any Indirect Participant or any other person, other than a Bondholder, as shown in the Register, of any notice with respect to the Bonds, including any notice of redemption, (c) the payment to any DTC Participant or Indirect Participant or any other Person, other than a Bondholder, as shown in the Register, of any amount with respect to principal of, premium, if any, or interest on, the Bonds or (d) any consent given by DTC as registered owner. So long as certificates for the Bonds are not issued pursuant to Section 2.12 and the Bonds are registered to DTC, the Successor Agency, and the Trustee shall treat DTC or any successor securities depository as, and deem DTC or any successor securities depository to be, the absolute owner of the Bonds for all purposes whatsoever, including without limitation (i) the payment of principal and interest on the Bonds, (ii) giving notice of redemption and other matters with respect to the Bonds, (iii) registering transfers with respect to the Bonds and (iv) the selection of Bonds for redemption. While in the DTC System, no person other than Cede & Co., or any successor thereto, as nominee for DTC, shall receive a Bond certificate with respect to any Bond. Notwithstanding any other provision of this Indenture to the contrary, so long as any of the Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the Representation Letter.

Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks being mailed to the registered owner at the close of business on the Record Date applicable to any Interest Payment Date, the name "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Successor Agency and the Trustee and discharging its responsibilities with respect thereto under applicable law. The Successor Agency, without the consent of any other person, but following written notice to the Successor Agency and the Trustee, may terminate the services of DTC with respect to the Bonds. Upon the discontinuance or termination of the services of DTC with respect to the Bonds pursuant to the foregoing provisions, unless a substitute securities depository is appointed to undertake the functions of DTC hereunder, the Successor Agency, at the expense of the Successor Agency, is obligated to deliver Bond certificates to the beneficial owners of the Bonds, as described in this Indenture, and the Bonds shall no longer be restricted to being registered in the books of the Trustee in the name of Cede & Co. as nominee of DTC, but may be registered in whatever name or

name Bondowner transferring or exchanging Bonds shall designate to the Trustee in writing, in accordance with the provisions of this Indenture. The Successor Agency may determine that the Bonds shall be registered in the name of and deposited with a successor depository operating a securities depository system, qualified to act as such under Section 17(a) of the Securities Exchange Act of 1934, as amended, as may be acceptable to the Successor Agency, or such depository's agent or designee.

ARTICLE III

DEPOSIT AND APPLICATION OF PROCEEDS OF BONDS; PARITY DEBT

. Upon the execution and delivery of this Indenture, the Successor Agency shall execute and deliver the Bonds to the Trustee in the aggregate principal amount of twenty-nine million seven hundred eighty-five thousand dollars ($[principal amount]) and the Trustee shall authenticate and deliver the Bonds upon the Written Request of the Successor Agency.

. The proceeds of purchase of the Bonds by the Original Purchaser (being $_____), [less the premium for the Municipal Bond Insurance Policy and the premium for the for the Reserve Account Insurance Policy (for a total of $____) which premiums were wired by the Original Purchaser directly to the Bond Insurer on the Closing Date], shall be remitted to the Trustee (being $_____ so paid to the Trustee), who shall deposit and transfer such amount on the Closing Date as follows:

(a) The Trustee shall deposit the amount of $_____ in the Costs of Issuance Fund;

(b) The Trustee shall transfer the amount of $_____ to the Escrow Bank for deposit in the Escrow Fund.

[The Trustee shall hold the Reserve Account Insurance Policy for the benefit of the Reserve Account.]

The Trustee may establish, as it deems necessary, a temporary fund or account on its records to facilitate the deposits and transfers set forth herein.

. There is hereby established a separate fund to be known as the "Costs of Issuance Fund," which shall be held by the Trustee in trust. The moneys in the Costs of Issuance Fund shall be used and withdrawn by the Trustee from time to time to pay the Costs of Issuance upon submission of a Written Request of the Successor Agency stating the person to whom payment is to be made, the amount to be paid, the purpose for which the obligation was incurred and that such payment is a proper charge against said fund. Each such Written Request of the Successor Agency shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts. On the date three months following the Closing Date, or upon the earlier Written Request of the Successor Agency stating that all known Costs of Issuance have been paid, all amounts, if any, remaining in the Costs of Issuance Fund shall be withdrawn therefrom by the Trustee and transferred to the Interest Account and the Costs of Issuance Fund shall be closed.

. In addition to the Bonds, the Successor Agency may issue or incur Parity Debt only to refund the Bonds, or previously issued Parity Debt in such principal amount as shall be determined by the Successor Agency, pursuant to a separate or Supplemental Indenture adopted or entered into by the Successor Agency and Trustee. The Successor Agency may issue or incur such Parity Debt subject to the following specific conditions precedent:

(a) The Successor Agency will be in compliance with all covenants set forth in this Indenture;

(b) The Oversight Board shall have approved the issuance of the Parity Debt;

(c) The Parity Debt will be on such terms and conditions as may be set forth in a separate or Supplemental Indenture, which will provide for the issuance of bonds substantially in accordance with this Indenture;

(d) Receipt of a certificate or opinion of an Independent Financial Consultant stating that the total net interest cost to maturity of the Parity Debt plus the principal amount of the Parity Debt will not exceed the total net interest cost to maturity of the Bonds or previously issued Parity Debt to be refunded plus the principal amount of the Bonds or previously issued Parity Debt to be refunded;

(e) The Parity Debt will mature on and interest will be payable on the same dates as the Bonds (except the first interest payment may be from the date of the Parity Debt until either the next succeeding March 1 or September 1); and

(f) The Successor Agency shall take all actions necessary to subordinate the Negotiated Pass-Through Amounts to the use of Tax Revenues to repay the Parity Debt.

. The validity of the authorization and issuance of the Bonds shall not be dependent upon the completion of the Redevelopment Projects or upon the performance by any person of his obligation with respect to the Redevelopment Projects.

ARTICLE IV

SECURITY OF BONDS; FLOW OF FUNDS

. Except as provided in Sections 4.02 and 6.06, the Bonds and any additional Parity Debt shall be equally secured by a pledge and lien on all of the Tax Revenues and by a first and exclusive pledge and lien upon all of the moneys in the Debt Service Fund (including the Interest Account, the Principal Account, the Sinking Account and the Redemption Account therein) and the Redevelopment Obligation Retirement Fund without preference or priority for series, issue, number, dated date, sale date, date of execution or date of delivery. The Bonds (exclusive of any Parity Debt) are also secured by an exclusive pledge of, security interest in and lien on amounts in the Reserve Account. Except for the Tax Revenues and such moneys, no funds or properties of the Successor Agency shall be pledged to, or otherwise liable for, the payment of principal of or interest or redemption premium (if any) on the Bonds.

In consideration of the acceptance of the Bonds by those who shall own the same from time to time, this Indenture shall be deemed to be and shall constitute a contract between the Successor Agency and the Trustee for the benefit of the Bond Insurer and the Owners from time to time of the Bonds, and the covenants and agreements herein set forth to be performed on behalf of the Successor Agency shall be for the equal and proportionate benefit, security and protection of all Owners of the Bonds without preference, priority or distinction as to security or otherwise of any of the Bonds over any of the others by reason of the number or date thereof or the time of sale, execution and delivery thereof, or otherwise for any cause whatsoever, except as expressly provided therein or herein.

. There has been established a special trust fund known as the "Redevelopment Obligation Retirement Fund," which shall be held by the Successor Agency pursuant to section 34170.5 of the Dissolution Act. There is hereby established a special trust fund known as the "Debt Service Fund" and the accounts therein referred to below which shall be held by the Trustee. The Successor Agency shall deposit any amounts remitted to it by the Escrow Bank pursuant to the Escrow Agreement, and all of the Tax Revenues received in any Bond Year, in the Redevelopment Obligation Retirement Fund in each case promptly upon receipt thereof by the Successor Agency, and promptly thereafter shall transfer amounts received therein (a) to the Debt Service Fund established and held by the Trustee under this Indenture until such time during such Bond Year as the amounts so transferred to the Debt Service Fund hereunder equal the aggregate amounts required to be deposited by the Trustee into the Interest Account, the Principal Account, the Reserve Account [(including amounts due to the Bond Insurer as issuer of the Reserve Account Insurance Policy)] and the Redemption Account of the Debt Service Fund in such Bond Year pursuant to Section 4.03 of this Indenture; (b) for deposit in such Bond Year in the funds and accounts established with respect to Parity Debt, as provided in any Supplemental Indenture; and (c) to the Bond Insurer such amounts owing to it and not provided for in (a) above.

Any Tax Revenues received during a Bond Year and held in the Redevelopment Obligation Retirement Fund, to the extent remaining after making the foregoing transfers to the Debt Service Fund in such Bond Year, shall be released from the pledge and lien under this Indenture which secures the Bonds and any Parity Debt and may be applied for any lawful purposes of the Successor Agency, including but not limited to administrative costs of the Successor Agency.

. There are hereby created accounts within the Debt Service Fund as set forth below, to be known respectively as the Interest Account, the Principal Account, the Reserve Account and the Redemption Account. Moneys in the Debt Service Fund will be transferred by the Trustee in the following amounts at the following times, for deposit by the Trustee in the following respective accounts within the Debt Service Fund, in the following order of priority:

(a) *Interest Account.* On or before the fifth Business Day preceding each Interest Payment Date, commencing with the fifth Business Day prior to September 1, 2025, to the extent there are moneys available, the Trustee shall transfer funds from the Debt Service Fund for deposit in the Interest Account an amount which, when added to the amount contained in the Interest Account on that date, will be equal to the aggregate amount of the interest becoming due and payable on the Outstanding Bonds and Parity Debt on such Interest Payment Date. No such transfer and deposit need be made to the Interest Account if the amount contained therein is at least equal to the interest to become due on the next succeeding Interest Payment Date upon all of the Outstanding Bonds and Parity Debt. Subject to this Indenture, all moneys in the Interest Account will be used and withdrawn by the Trustee solely for the purpose of paying the interest on the Bonds and Parity Debt as it becomes due and payable (including accrued interest on any Bonds and Parity Debt redeemed prior to maturity pursuant to this Indenture).

(b) *Principal Account.* On or before the fifth Business Day preceding each Interest Payment Date, commencing September 1, [2026], to the extent there are moneys available, the Trustee shall transfer funds from the Debt Service Fund for deposit in the Principal Account an amount equal to one-half of the principal payments becoming due and payable on Outstanding Bonds and Parity Debt on the next September 1, to the extent monies on deposit in the Debt Service Fund are available therefor. No such transfer and deposit need be made to the Principal Account if the amount contained therein is at least equal to the principal payments to become due on the next September 1 on all Outstanding Bonds and Parity Debt. Subject to this Indenture, all moneys in the Principal Account will be used and withdrawn

by the Trustee solely for the purpose of paying the principal payments of the Bonds and Parity Debt as it becomes due and payable.

(c) Reserve *Account*. In lieu of a cash deposit to the Reserve Account, the Reserve Account Insurance Policy shall be delivered to the Trustee on the Closing Date, and shall be held by the Trustee for the credit of the Reserve Account solely for the benefit of the Bonds issued on the Closing Date (and not for the benefit of any Parity Debt).

If, on any Interest Payment Date, the moneys available in the Interest Account and/or the Principal Account, do not equal the amount of the principal and interest on the Bonds (not including any Parity Debt) then coming due and payable, the Trustee shall first apply any moneys available in the Reserve Account to make delinquent amounts with respect to the Bonds (not including any Parity Debt) by transferring the amount necessary for this purpose to the Interest Account and/or the Principal Account, and then shall (subject to Section 4.03(d)(iii) below) draw on the Reserve Account Insurance Policy to the extent an insufficiency still exists and apply amounts received from such draw to make delinquent amounts on the Bonds (and not on any Parity Debt) by transferring the amount necessary for this purpose to the Interest Account and /or the Principal Account. To the extent there is cash or investments on deposit in the Reserve Account, such cash or investments shall be applied first before there is any draw on the Reserve Account Insurance Policy or any other credit facility credited to the Reserve Account in lieu of cash (a "Credit Facility"). Payment of any Reserve Account Insurance Policy Costs (hereinafter defined) shall be made prior to replenishment of any such cash amounts.

Draws on all Credit Facilities (including the Reserve Account Insurance Policy) on which there is available coverage shall be made on a *pro rata* basis (calculated by reference to the coverage then available thereunder) after applying all available cash and investments in the Reserve Account. Payment of Reserve Account Insurance Policy Costs and reimbursement of amounts with respect to other Credit Facilities shall be made on a *pro rata* basis prior to replenishment of any cash drawn from the Reserve Account. For the avoidance of doubt, "available coverage" means the coverage then available for disbursement pursuant to the terms of the applicable alternative credit instrument without regard to the legal or financial ability or willingness of the provider of such instrument to honor a claim or draw thereon or the failure of such provider to honor any such claim or draw. Upon receipt of any delinquent amount with respect to which moneys have been advanced from the Reserve Account or there has been a draw on the Reserve Account Insurance Policy, such amount shall be deposited in the Reserve Account to the extent of such advance and first applied to reimburse a draw on the Reserve Account Insurance Policy and then to replenish any cash drawn therefrom.

The Trustee shall ascertain the necessity for a claim upon the Reserve Account Insurance Policy, and provide notice to the Bond Insurer in accordance with the terms of the Reserve Account Insurance Policy at least five (5) business days prior to each date upon which interest or principal is due with respect to the Bonds issued on the Closing Date.

The Successor Agency has no obligation to replace the Reserve Account Insurance Policy or to fund the Reserve Account with cash if, at any time the Bonds are outstanding, amounts are unavailable under the Reserve Account Insurance Policy.

(i) The Successor Agency agrees to repay any draws under the Reserve Account Insurance Policy and pay all related reasonable expenses incurred by the Bond Insurer. Interest shall accrue and be payable on such draws and expenses from the date

of payment by the Bond Insurer at the Late Payment Rate. "Late Payment Rate" means the lesser of (A) the greater of (x) the per annum rate of interest, publicly announced from time to time by JPMorgan Chase Bank at its principal office in the City of New York, as its prime or base lending rate ("Prime Rate") (any change in such Prime Rate to be effective on the date such change is announced by JPMorgan Chase Bank) plus 3%, and (y) the then applicable highest rate of interest on the Bonds issued on the Closing Date and (B) the maximum rate permissible under applicable usury or similar laws limiting interest rates. The Late Payment Rate shall be computed on the basis of the actual number of days elapsed over a year of 360 days. In the event JPMorgan Chase Bank ceases to announce its Prime Rate publicly, Prime Rate shall be the publicly announced prime or base lending rate of such national bank as the Bond Insurer shall specify. If the interest provisions of this subparagraph shall result in an effective rate of interest which, for any period, exceeds the limit of the usury or any other laws applicable to the indebtedness created herein, then all sums in excess of those lawfully collectible as interest for the period in question shall, without further agreement or notice between or by any party hereto, be applied as additional interest for any later periods of time when amounts are outstanding hereunder to the extent that interest otherwise due hereunder for such periods plus such additional interest would not exceed the limit of the usury or such other laws, and any excess shall be applied upon principal immediately upon receipt of such moneys by the Bond Insurer, with the same force and effect as if the Successor Agency had specifically designated such extra sums to be so applied and the Bond Insurer had agreed to accept such extra payment(s) as additional interest for such later periods. In no event shall any agreed-to or actual exaction as consideration for the indebtedness created herein exceed the limits imposed or provided by the law applicable to this transaction for the use or detention of money or for forbearance in seeking its collection.

The Successor Agency shall diligently make payments for draws and payment of expenses and the interest accrued thereon at the Late Payment Rate (collectively, "Reserve Account Insurance Policy Costs") commencing in the first month following each draw, and each such monthly payment from funds available to the Successor Agency to the extent permitted by law. The Successor Agency hereby agrees to amend its then current Recognized Obligation Payment Schedule in order to include any Reserve Account Insurance Policy Costs not so included on such Recognized Obligation Payment Schedule. To the extent that such repayment and payment cannot be made in full within the current Recognized Obligation Payment Schedule period, the Successor Agency shall include the payment and repayment on the next available Recognized Obligation Payment Schedule and on successive Recognized Obligation Payment Schedules until such payment and repayment have been made in full.

The obligation of the Successor Agency to pay all amounts due to the Bond Insurer shall be an absolute and unconditional obligation of the Successor Agency and will be paid or performed irrespective of (A) any lack of validity or enforceability of or any amendment or other modifications of, or waiver with respect to the Insured Bonds or this Indenture; (B) any amendment or other modification of, or waiver with respect to the Reserve Account Insurance Policy; (C) any exchange, release or non-perfection of any security interest in property securing the Insured Bonds or this Indenture; (D) whether or not such Insured Bonds are contingent or matured, disputed or undisputed, liquidated or unliquidated; (E) any amendment, modification or waiver of or any consent to departure from the Reserve Account Insurance Policy or this Indenture; (F) the existence of any claim, setoff, defense (other than the defense of payment in full), reduction, abatement or other right which the Successor Agency may have at any time against the Trustee or any other person or entity other than the Bond Insurer, whether in connection with the transactions

contemplated herein or any unrelated transactions; (G) any statement or any other document presented under or in connection with the Reserve Account Insurance Policy proving in any and all respects invalid, inaccurate, insufficient, fraudulent or forged or any statement therein being untrue or inaccurate in any respect; or (H) any payment by the Bond Insurer under the Reserve Account Insurance Policy against presentation of a certificate or other document which does not strictly comply with the terms of the Reserve Account Insurance Policy.

Amounts in respect of Reserve Account Insurance Policy Costs paid to the Bond Insurer shall be credited first to interest due, then to the expenses due and then to principal due. As and to the extent that payments are made to the Bond Insurer on account of principal due, the coverage under the Reserve Account Insurance Policy will be increased by a like amount, subject to the terms of the Reserve Account Insurance Policy. The obligation of the Successor Agency to pay Reserve Account Insurance Policy Costs shall be secured by a valid lien on the Tax Revenues, the Redevelopment Obligation Retirement Fund and all moneys in the Debt Service Fund, subject only to the priority of payment provisions set forth in this Indenture (including Sections 4.02 and 8.02, and this Section 4.03).

(ii) Draws under the Reserve Account Insurance Policy or on any funds in the Reserve Account may only be used to make payments on Bonds issued on the Closing Date.

(iii) If the Successor Agency shall fail to pay any Reserve Account Insurance Policy Costs in accordance with the requirements of paragraph (c)(ii) above, the Bond Insurer shall be entitled to exercise any and all legal and equitable remedies available to it, including those provided under this Indenture other than (A) acceleration of the maturity of the Bonds, or (B) remedies which would adversely affect owners of the Bonds.

(iv) This Indenture shall not be discharged until all amounts due and owing to the Bond Insurer (including any Reserve Account Insurance Policy Costs) shall have been paid in full. The Successor Agency's obligation to pay such amounts shall expressly survive payment in full of the Bonds.

(v) The Reserve Account Insurance Policy shall expire on the earlier of the date the Bonds issued on the Closing Date are no longer outstanding and the final maturity date of the Bonds issued on the Closing Date.

(d) *Redemption Account.* On or before any date on which Bonds are to be redeemed pursuant to Section 2.03(a), the Trustee shall withdraw from the Debt Service Fund and transfer to the Redemption Account an amount required to pay the principal of and interest on the Bonds to be redeemed on such date, taking into account any funds then on deposit in the Redemption Account. The Trustee shall also deposit in the Redemption Account any other amounts received by it from the Successor Agency designated by the Successor Agency in writing to be deposited in the Redemption Account. All moneys in the Redemption Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal of and interest on the Bonds to be redeemed on the respective dates set for such redemption.

ARTICLE V

COVENANTS OF THE SUCCESSOR AGENCY

. As long as the Bonds are outstanding and unpaid, the Successor Agency shall (through its proper members, officers, agents or employees) faithfully perform and abide by all of the covenants, undertakings and provisions contained in this Indenture or in any Bond issued hereunder, including the following covenants and agreements for the benefit of the Bondowners which are necessary, convenient and desirable to secure the Bonds and any Parity Debt and will tend to make them more marketable; *provided, however,* that the covenants do not require the Successor Agency to expend any funds other than the Tax Revenues:

(a) *Use of Proceeds; Management and Operation of Properties.* The Successor Agency 'covenants and agrees that the proceeds of the sale of the Bonds will be deposited and used as provided in this Indenture and that it will manage and operate all properties owned by it comprising any part of the Redevelopment Projects in a sound and businesslike manner.

(b) *No Priority.* The Successor Agency covenants and agrees that it will not issue any obligations payable, either as to principal or interest, from the Tax Revenues which have any lien upon the Tax Revenues prior or superior to the lien of the Bonds. Except as permitted by Section 3.04 hereof, it will not issue any obligations, payable as to principal or interest, from the Tax Revenues, which have any lien upon the Tax Revenues on a parity with the Bonds authorized herein. Notwithstanding the foregoing, nothing in this Indenture shall prevent the Successor Agency (i) from issuing and selling pursuant to law, refunding obligations payable from and having any lawful lien upon the Tax Revenues, if such refunding obligations are issued for the purpose of, and are sufficient for the purpose of, refunding all or a portion of the Outstanding Bonds and Parity Debt upon meeting the requirements of section 34177.5(a) of the Dissolution Act, (ii) from issuing and selling obligations which have, or purport to have, any lien upon the Tax Revenues which is junior to the Bonds or (iii) from issuing and selling bonds or other obligations which are payable in whole or in part from sources other than the Tax Revenues. As used herein "obligations" includes, without limitation, bonds, notes, interim certificates, debentures or other obligations.

(c) *Punctual Payment.* The Successor Agency covenants and agrees that it will duly and punctually pay or cause to be paid the principal of and interest on each of the Bonds on the date, at the place and in the manner provided in the Bonds.

(d) *Payment of Taxes and Other Charges.* The Successor Agency covenants and agrees that it will from time to time pay and discharge, or cause to be paid and discharged, all payments in lieu of taxes, service charges, assessments or other governmental charges which may lawfully be imposed upon the Successor Agency or any of the properties then owned by it in the Redevelopment Projects, or upon the revenues and income therefrom, and will pay all lawful claims for labor, materials and supplies which if unpaid might become a lien or charge upon any of the properties, revenues or income or which might impair the security of the Bonds or the use of Tax Revenues or other legally available funds to pay the principal of and interest on the Bonds, all to the end that the priority and security of the Bonds shall be preserved; provided, however, that nothing in this covenant shall require the Successor Agency to make any such payment so long as the Successor Agency in good faith shall contest the validity of the payment.

(e) *Books and Accounts; Financial Statements.* The Successor Agency covenants and agrees that it will at all times keep, or cause to be kept, proper and current books and accounts (separate from all other records and accounts) in which complete and accurate entries shall be made of all transactions

relating to the Redevelopment Projects and the Tax Revenues relating to the Redevelopment Project. The Successor Agency will prepare within one hundred eighty (180) days after the close of each of its Fiscal Years a post-audit of the financial transactions and records of the Successor Agency for the Fiscal Year to be made by an Independent Accountant appointed by the Successor Agency, and will furnish a copy of the post-audit to the Trustee and any rating agency which maintains a rating on the Bonds, and, upon written request, to any Bondowner. The Trustee shall have no duty to review such post-audits.

(f) *Eminent Domain Proceeds.* The Successor Agency covenants and agrees that if all or any part of the Redevelopment Projects should be taken from it without its consent, by eminent domain proceedings or other proceedings authorized by law, for any public or other use under which the property will be tax exempt, it shall take all steps necessary to adjust accordingly the base year property tax roll of the Redevelopment Projects.

(g) *Disposition of Property.* The Successor Agency covenants and agrees that it will not dispose of land area in the Redevelopment Projects (except property in effect on the date this Indenture is adopted as planned for public use, or property to be used for public streets, public off-street parking, sewage facilities, parks, easements or right-of-way for public utilities, or other similar uses) to public bodies or other persons or entities whose property is tax exempt, unless such disposition will not result in Tax Revenues to be less than 1.25 times Maximum Annual Debt Service, based upon the certificate or opinion of an Independent Financial Consultant appointed by the Successor Agency.

(h) *Protection of Security and Rights of Bondowners.* The Successor Agency covenants and agrees to preserve and protect the security of the Bonds and the rights of the Bondowners and to contest by court action or otherwise (i) the assertion by any officer of any government unit or any other person whatsoever against the Successor Agency that (A) the Law is unconstitutional or (B) that the Tax Revenues pledged under this Indenture cannot be paid to the Successor Agency for the debt service on the Bonds or (ii) any other action affecting the validity of the Bonds or diluting the security therefor, including, with respect to the Tax Revenues, the senior lien position of the Bonds to the Negotiated Pass-Through Agreements.

(i) *Tax Covenants.* The Successor Agency covenants and agrees to contest by court action or otherwise any assertion by the United States of America or any departments or agency thereof that the interest received by the Bondowners is includable in gross income of the recipient under federal income tax laws on the date of issuance of the Bonds. Notwithstanding any other provision of this Indenture, absent an opinion of Bond Counsel that the exclusion from gross income of interest with respect to the Bonds and tax-exempt Parity Debt will not be adversely affected for federal income tax purposes, the Successor Agency covenants to comply with all applicable requirements of the Code necessary to preserve such exclusion from gross income and specifically covenants, without limiting the generality of the foregoing, as follows:

(j) *Rebate Requirement*. The Successor Agency shall take any and all actions necessary to assure compliance with section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government. In the event that the Successor Agency shall determine that any amounts are due and payable to the United States of America hereunder and that the Trustee has on deposit an amount of available moneys (excluding moneys on deposit in the Interest Account, the Principal Account, the Reserve Account and the Redemption Account, and excluding any other moneys required to pay the principal of or interest or redemption premium, if any, on the Bonds) to make such payment, the Successor Agency shall promptly pay from available Tax Revenues or any other source of

legally available funds the sum of (a) one hundred percent (100%) of the amounts determined to be due and payable to the United States of America as a result of the investment of amounts on deposit in any fund or account established hereunder, plus (b) any other amounts then due and payable to the United States of America. The Trustee shall be deemed conclusively to have complied with such provisions if it follows the Written Request of the Successor Agency, and shall have no liability or responsibility to enforce compliance by the Successor Agency with the terms of the Code. The Trustee may rely conclusively upon the Successor Agency's determinations, calculations and certifications required by this Section. The Trustee shall have no responsibility to independently make any calculation or determination or to review the Successor Agency's calculations hereunder.

(k) *Private Business Use Limitation*. The Successor Agency shall assure that the proceeds of the Bonds are not used in a manner which would cause the Bonds or any of the 2016 Bonds to become "private activity Bonds" within the meaning of section 141(a) of the Code.

(i) Private Loan Limitation. The Successor Agency shall assure that no more than five percent (5%) of the net proceeds of the Bonds are used, directly or indirectly, to make or finance a loan (other than loans constituting nonpurpose obligations as defined in the Code or constituting assessments) to persons other than state or local government units.

(ii) Federal Guarantee Prohibition. The Successor Agency shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause the Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code.

(iii) No Arbitrage. The Successor Agency shall not take, or permit or suffer to be taken by the Trustee or otherwise, any action with respect to the Bond proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date, would have caused the Bonds or any of the 2016 Bonds to be "arbitrage bonds" within the meaning of section 148(a) of the Code.

(l) *Further Assurances.* The Successor Agency covenants and agrees to adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture, and for the better assuring and confirming unto the Owners of the rights and benefits provided in this Indenture.

(m) *Compliance with Dissolution Act.* The Successor Agency covenants that it will comply with the requirements of the Dissolution Act. Without limiting the generality of the foregoing, the Successor Agency covenants and agrees to file all required statements and hold all public hearings required under the Dissolution Act to assure compliance by the Successor Agency with its covenants hereunder.

(n) *Processing ROPs.* The Successor Agency covenants and agrees that it will take all actions required under the Dissolution Act to include scheduled debt service on the Bonds (including any Parity Debt), as well as any amount required under this Indenture to replenish the Reserve Account of the Debt Service Fund, in Recognized Obligation Payment Schedules for each ROPS Period so as to enable the County's Auditor-Controller to distribute from the Redevelopment Property Tax Trust Fund to the Redevelopment Obligation Retirement Fund on each RPTTF Distribution Date amounts required for the Successor Agency to pay principal of, and interest on, the Bonds and any Parity Bonds coming due in the respective ROPS Payment Period corresponding to such RPTTF Distribution Date pursuant to the Dissolution Act (including but not limited to Section 34177 therein).

Without limiting the generality of the foregoing, the Successor Agency additionally covenants and agrees that it will place on each periodic Recognized Obligation Payment Schedule for distribution to the Successor Agency on the January 2 RPTTF Distribution Date covered by such Recognized Obligation Payment Schedule and for approval by the Oversight Board and the State Department of Finance, amounts equal to the Annual Debt Service (including any amounts required to replenish the Reserve Account or to pay amounts due to the Bond Insurer in connection with its issuance of the Reserve Account Insurance Policy) coming due and payable on the Bonds (including any then outstanding Parity Debt) in the then current Bond Year that commenced on the September 2 immediately succeeding such January 2 (which includes the March 1 interest payment and the September 1 principal and interest payment on the Bonds, including any then outstanding Parity Debt for such Bond Year). The Successor Agency further covenants and agrees that it will categorize and describe, as a separate line item, the portion of such Annual Debt Service that is due and payable on September 1 of such Bond Year on such Recognized Obligation Payment Schedule (and with respect to the January 2 RPTTF Distribution Date) as a "reserve" to be held by the Successor Agency until the ROPS Payment Period corresponding to the next RPTTF Distribution Date, as contemplated by paragraph (1)(A) of subdivision (d) of Section 34171 of the Dissolution Act. To the extent amounts actually allocated to the Successor Agency on any January 2 RPTTF Distribution Date are insufficient for the Annual Debt Service for the applicable Bond Year, the Successor Agency will place the amount of the insufficiency for funding from the Redevelopment Property Tax Trust Fund on the next Recognized Obligation Payment Schedule, relating to the succeeding June 1 RPTTF Distribution Date, for approval by the Oversight Board and the State Department of Finance.

In addition, the Successor Agency covenants that, if the amount of Tax Revenues expected to be available with respect to a ROPS Payment Period will be insufficient to pay required debt service on the Bonds and all other required amounts payable from the Redevelopment Obligation Retirement Fund during such ROPS Payment Period, it shall, on or before the May 1 or December 1, as applicable, preceding such ROPS Payment Period (or such other date as otherwise may be specified in the Dissolution Act), file a Notice of Insufficiency with the County Auditor-Controller in accordance with the Dissolution Act (including, but not limited to, paragraph (b) of Section 34183 therein).

The Successor Agency shall not submit a Last and Final ROPS without the prior written consent of the Bond Insurer.

(o) *Dissolution Act Invalid; Maintenance of Tax Revenues.* In the event that the applicable property tax revenues provisions of the Dissolution Act are determined by a court in a final judicial decision to be invalid and, in place of the invalid provisions, provisions of the Law or the equivalent become applicable to the Bonds, the Successor Agency shall comply with all requirements of the Law or the equivalent to insure the allocation and payment to it of the Tax Revenues, including without limitation the timely filing of any necessary statements of indebtedness with appropriate officials of the County and, in the case of amounts payable by the State, appropriate officials of the State.

(p) *Continuing Disclosure.* The Successor Agency hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Indenture, failure of the Successor Agency to comply with the Continuing Disclosure Certificate shall not be an Event of Default hereunder. However, any Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Successor Agency to comply with its obligations under this Section 5.01(n).

ARTICLE VI

THE TRUSTEE

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(a) The Trustee shall, prior to the occurrence of an Event of Default, and after the curing or waiver of all Events of Default which may have occurred, perform such duties and only such duties as are specifically set forth in this Indenture and no implied covenants, duties or obligations shall be read into this Indenture against the Trustee. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a reasonable person would exercise or use under the circumstances in the conduct of its own affairs.

(b) The Successor Agency may remove the Trustee at any time, and shall remove the Trustee (i) if at any time requested to do so by an instrument or concurrent instruments in writing signed by the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding (or their attorneys duly authorized in writing), or (ii) if at any time the Successor Agency has knowledge that the Trustee shall cease to be eligible in accordance with subsection (e) of this Section 6.01, or shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or a receiver of the Trustee or its property shall be appointed, or any public officer shall take control or charge of the Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation. In each case such removal shall be accomplished by the giving of written notice of such removal by the Successor Agency to the Trustee, whereupon the Successor Agency shall immediately appoint a successor Trustee by an instrument in writing.

(c) The Trustee may at any time resign by giving written notice of such resignation to the Successor Agency and by giving the Owners notice of such resignation by first class mail, postage prepaid, at their respective addresses shown on the Registration Books. Upon receiving such notice of resignation, the Successor Agency shall promptly appoint a successor Trustee by an instrument in writing.

(d) Any removal or resignation of the Trustee and appointment of a successor Trustee shall become effective upon acceptance of appointment by the successor Trustee. If no successor Trustee shall have been appointed and have accepted appointment within forty-five (45) days of giving notice of removal or notice of resignation as aforesaid, the resigning Trustee or any Owner (on behalf of such Owner and all other Owners) may petition any court of competent jurisdiction at the expense of the Successor Agency for the appointment of a successor Trustee, and such court may thereupon, after such notice (if any) as it may deem proper, appoint such successor Trustee. Any successor Trustee appointed under this Indenture shall signify its acceptance of such appointment by executing, acknowledging and delivering to the Successor Agency and to its predecessor Trustee a written acceptance thereof, and thereupon such successor Trustee, without any further act, deed or conveyance, shall become vested with all the moneys, estates, properties, rights, powers, trusts, duties and obligations of such predecessor Trustee, with like effect as if originally named Trustee herein; but, nevertheless at the Written Request of the Successor Agency or the request of the successor Trustee, such predecessor Trustee shall execute and deliver any and all instruments of conveyance or further assurance and do such other things as may reasonably be required for more fully and certainly vesting in and confirming to such successor Trustee all the right, title and interest of such predecessor Trustee in and to any property held by it under this Indenture and shall pay over, transfer, assign and deliver to the successor Trustee any money or other property subject to the

trusts and conditions herein set forth. Upon request of the successor Trustee, the Successor Agency shall execute and deliver any and all instruments as may be reasonably required for more fully and certainly vesting in and confirming to such successor Trustee all such moneys, estates, properties, rights, powers, trusts, duties and obligations. Upon acceptance of appointment by a successor Trustee as provided in this subsection, the Successor Agency shall mail a notice of the succession of such Trustee to the trusts hereunder to each rating agency which then has a current rating on the Bonds and to the Owners at their respective addresses shown on the Registration Books. If the Successor Agency fails to mail such notice within fifteen (15) days after acceptance of appointment by the successor Trustee, the successor Trustee shall cause such notice to be mailed at the expense of the Successor Agency.

(e) Any Trustee appointed under the provisions of this Section 6.01 in succession to the Trustee shall be a financial institution having a trust office in the State, having (or in the case of a corporation, national banking association or trust company included in a bank holding company system, the related bank holding company shall have) a combined capital and surplus of at least $75,000,000, and subject to supervision or examination by federal or state authority. If such financial institution publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this subsection the combined capital and surplus of such financial institution shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this subsection (e), the Trustee shall resign immediately in the manner and with the effect specified in this Section 6.01.

. Any bank, national banking association, corporation or trust company into which the Trustee may be merged or converted or with which either of them may be consolidated or any bank, national banking association, corporation or trust company resulting from any merger, conversion or consolidation to which it shall be a party or any bank, national banking association, corporation or trust company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided such bank, national banking association, corporation or trust company shall be eligible under subsection (e) of Section 6.01, shall be the successor to such Trustee without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding.

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(a) The recitals of facts herein and in the Bonds contained shall be taken as statements of the Successor Agency, and the Trustee shall not assume responsibility for the correctness of the same, nor make any representations as to the validity or sufficiency of this Indenture or of the security for the Bonds or the tax status of interest thereon nor shall incur any responsibility in respect thereof, other than as expressly stated herein. The Trustee shall, however, be responsible for its representations contained in its certificate of authentication on the Bonds. The Trustee shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or intentional misconduct. The Trustee shall not be liable for the acts of any agents of the Trustee selected by it with due care. The Trustee and its officers and employees may become the Owner of any Bonds with the same rights it would have if they were not Trustee and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of the Owners, whether or not such committee shall represent the Owners of a majority in principal amount of the Bonds then Outstanding.

(b) The Trustee shall not be liable for any error of judgment made by a responsible employee or officer, unless the Trustee shall have been negligent in ascertaining the pertinent facts.

(c) The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Owners of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

(d) The Trustee shall not be liable for any action taken by it and believed by it to be authorized or within the discretion or rights or powers conferred upon it by this Indenture, except for actions arising from the negligence or intentional misconduct of the Trustee. The permissive right of the Trustee to do things enumerated hereunder shall not be construed as a mandatory duty.

(e) The Trustee shall not be deemed to have knowledge of any Event of Default hereunder unless and until a Responsible Officer shall have actual knowledge thereof, or shall have received written notice thereof from the Successor Agency at its Principal Corporate Trust Office. In the absence of such actual knowledge or notice, the Trustee may conclusively assume that no default has occurred and is continuing under this Indenture. Except as otherwise expressly provided herein, the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions, covenants or agreements herein or of any of the documents executed in connection with the Bonds, or as to the existence of an Event of Default thereunder. The Trustee shall not be responsible for the validity or effectiveness of any collateral given to or held by it. Without limiting the generality of the foregoing, the Trustee may rely conclusively on the Successor Agency's certificates to establish the Successor Agency's compliance with its financial covenants hereunder, including, without limitation, its covenants regarding the deposit of Tax Revenues into the Redevelopment Obligation Retirement Fund and the investment and application of moneys on deposit in the Redevelopment Obligation Retirement Fund (other than its covenants to transfer such moneys to the Trustee when due hereunder).

The Trustee shall have no liability or obligation to the Bond Owners with respect to the payment of debt service by the Successor Agency or with respect to the observance or performance by the Successor Agency to the other conditions, covenants and terms contained in this Indenture, or with respect to the investment of any moneys in any fund or account established, held or maintained by the Successor Agency pursuant to this Indenture or otherwise.

No provision of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers. The Trustee shall be entitled to interest on all amounts advanced by it at the maximum rate permitted by law.

The Trustee may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or by or through agents, attorneys or receivers and shall be entitled to opinion and advice of counsel concerning all matters of trust and its duties hereunder. The Trustee shall not be responsible for any action taken or not taken on the part of any agent, attorney or receiver appointed with due care by it hereunder.

The Trustee shall have no responsibility, opinion, or liability with respect to any information, statements or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds.

Before taking any action under Article VIII or this Article at the written request of a majority of the Owners, the Trustee may require that a satisfactory indemnity bond be furnished by the Owners for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its negligence or willful misconduct in connection with any action so taken.

Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds. The Trustee shall not be accountable for the use or application by the Successor Agency or any other party of any funds which the Trustee has released in accordance with the terms of this Indenture. The immunities and exceptions from liability of the Trustee shall extend to its officers, directors, employees, agents and attorneys. Whether or not expressly so provided, every provision of this Indenture relating to the conduct or affecting the liability of the Trustee shall be subject to the provisions of this Article VI.

The Trustee shall not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources of energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/ or occurrences beyond the control of the Trustee.

. The Trustee shall be protected in acting upon any notice, resolution, request, consent, order, certificate, report, facsimile transmission, electronic mail, opinion or other paper or document believed by it to be genuine and to have been signed or prescribed by the proper party or parties, and shall not be required to make any investigation into the facts or matters contained thereon. The Trustee may consult with counsel, including, without limitation, counsel of or to the Successor Agency, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by the Trustee hereunder in accordance therewith.

Whenever in the administration of the trusts imposed upon it by this Indenture the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a Written Certificate of the Successor Agency, which shall be full warrant to the Trustee for any action taken or suffered under the provisions of this Indenture in reliance upon such Written Certificate, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may deem reasonable. The Trustee may conclusively rely on any certificate or Report of any Independent Accountant or Independent Redevelopment Consultant appointed by the Successor Agency.

The Trustee agrees to accept and act upon instructions or directions pursuant to this Indenture sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that, the Trustee shall have received an incumbency certificate listing persons designated to give such instructions or directions and containing specimen signatures of such designated persons, which such incumbency certificate shall be amended and replaced whenever a person is to be added or deleted

from the listing. If the Successor Agency elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Trustee acts upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Successor Agency agrees to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

. All documents received by the Trustee under the provisions of this Indenture shall be retained in its possession and shall be subject at all reasonable times upon reasonable notice to the inspection of the Successor Agency and any Owner, and their agents and representatives duly authorized in writing, during regular business hours and under reasonable conditions.

. The Successor Agency shall pay to the Trustee from time to time reasonable compensation for all services rendered under this Indenture in accordance with the letter proposal from the Trustee approved by the Successor Agency and also all reasonable expenses, charges, legal and consulting fees and other disbursements and those of its attorneys (including the allocated costs and disbursement of in-house counsel to the extent such services are not redundant with those provided by outside counsel), agents and employees, incurred in and about the performance of its powers and duties under this Indenture. The Trustee shall have a first lien on the Tax Revenues and all funds and accounts held by the Trustee hereunder to secure the payment to the Trustee of all fees, costs and expenses, including reasonable compensation to its experts, attorneys and counsel (including the allocated costs and disbursement of in-house counsel to the extent such services are not redundant with those provided by outside counsel).

The Successor Agency further covenants and agrees to indemnify, defend and save the Trustee and its officers, directors, agents and employees, harmless against any loss, expense and liabilities, including legal fees and expenses, which it may incur arising out of or in connection with the exercise and performance of its powers and duties hereunder, including the costs and expenses of defending against any claim of liability, but excluding any and all losses, expenses and liabilities which are due to the negligence or intentional misconduct of the Trustee, its officers, directors, agents or employees. The obligations of the Successor Agency and the rights of the Trustee under this Section 6.06 shall survive resignation or removal of the Trustee under this Indenture and payment of the Bonds and discharge of this Indenture.

. Subject to the provisions of Article V hereof, all moneys held by the Trustee in the Debt Service Fund or Costs of Issuance Fund shall, at the written direction of the Successor Agency, be invested only in Permitted Investments. If the Trustee receives no written directions from the Successor Agency as to the investment of moneys held in any fund or account, the Trustee shall request such written direction from the Successor Agency and, pending receipt of instructions, shall invest such moneys solely in Permitted Investments described in subsection (d) of the definition thereof; provided, however, that any such investment shall be made by the Trustee only if, prior to the date on which such investment is to be made, the Trustee shall have received a written direction from the Successor Agency specifying a specific money market fund and, if no such written direction is so received, the Trustee shall hold such moneys uninvested.

(a) Moneys in the Redevelopment Obligation Retirement Fund shall be invested by the Successor Agency only in obligations permitted by the Law which will by their terms mature not later than the date the Successor Agency estimates the moneys represented by the particular investment will be needed for withdrawal from the Redevelopment Obligation Retirement Fund.

(b) Moneys in the Interest Account, the Principal Account, the Sinking Account and the Redemption Account of the Debt Service Fund shall be invested only in obligations which will by their terms mature on such dates as to ensure that before each interest and principal payment date, there will be in such account, from matured obligations and other moneys already in such account, cash equal to the interest and principal payable on such payment date.

(c) Moneys in the Reserve Account shall be invested in (i) obligations which will by their terms mature on or before the date of the final maturity of the Bonds or five (5) years from the date of investment, whichever is earlier or (ii) an investment agreement which permits withdrawals or deposits without penalty at such time as such moneys will be needed or in order to replenish the Reserve Account.

Obligations purchased as an investment of moneys in any of the funds or accounts shall be deemed at all times to be a part of such respective Fund or Account and the interest accruing thereon and any gain realized from an investment shall be credited to such Fund or Account and any loss resulting from any authorized investment shall be charged to such Fund or Account without liability to the Trustee. The Successor Agency or the Trustee, as the case may be, shall sell or present for redemption any obligation purchased whenever it shall be necessary to do so in order to provide moneys to meet any payment or transfer from such Fund or Account as required by this Indenture and shall incur no liability for any loss realized upon such a sale. All interest earnings received on any monies invested in the Interest Account, Principal Account, Redemption Account or Reserve Account, to the extent they exceed the amount required to be in such Account, shall be transferred on each Interest Payment Date to the Debt Service Fund. The Trustee may purchase or sell to itself or any affiliate, as principal or agent, investments authorized by this Section 6.07. The Trustee shall not be responsible or liable for any loss suffered in connection with any investment of funds made by it in accordance with Section 6.07 hereof. The Successor Agency acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Successor Agency the right to receive brokerage confirmations of security transactions as they occur, the Successor Agency specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Successor Agency periodic cash transaction statements which shall include detail for all investment transactions made by the Trustee hereunder.

The Trustee or any of its affiliates may act as sponsor, advisor or manager in connection with any investments made by the Trustee hereunder.

The value of Permitted Investments shall be determined as follows: (i) as to investments the bid and asked prices of which are published on a regular basis in *The Wall Street Journal* (or, if not there, then in *The New York Times):* the average of the bid and asked prices for such investments so published on or most recently prior to such time of determination; (ii) as to investments the bid and asked prices of which are not published on a regular basis in *The Wall Street Journal* or *The New York Times:* the average bid price at such time of determination for such investments by any two nationally recognized government securities dealers (selected by the Trustee in its absolute discretion) at the time making a market in such investments or the bid price published by a nationally recognized pricing service; (iii) as to certificates of deposit and bankers acceptances: the face amount thereof, plus accrued interest; and (iv) as to any investment not specified above: the value thereof established by prior agreement between the Successor

Agency and the Trustee. If more than one provision of this definition of "value" shall apply at any time to any particular investment, the value thereof at such time shall be determined in accordance with the provision establishing the lowest value for such investment; provided, notwithstanding the foregoing, in making any valuations hereunder, the Trustee may utilize and conclusively rely upon such pricing services as may be regularly available to it, including, without limitation, those within its regular accounting system.

. The Trustee shall at all times keep, or cause to be kept, proper books of record and account, prepared in accordance with corporate trust industry standards, in which complete and accurate entries shall be made of all transactions relating to the proceeds of the Bonds made by it and all funds and accounts held by the Trustee established pursuant to this Indenture. Such books of record and account shall be available for inspection by the Successor Agency upon reasonable prior notice, at reasonable hours and under reasonable circumstances. The Trustee shall furnish the Successor Agency periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the Successor Agency. Upon the Successor Agency's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provided only upon request. The Successor Agency waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, to the extent permitted by law. The Successor Agency further understands that trade confirmations for securities transactions effected by the Trustee will be available upon request and at no additional cost and other trade confirmations may be obtained from the applicable broker. The Trustee shall maintain and store such records for a period of one year after the stated maturity of the Bonds.

. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the law of the State) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in the case of litigation under this Indenture, and in particular in case of the enforcement of the rights of the Trustee on default, or in the case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to the Trustee or hold title to the properties, in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee appoint an additional individual or institution as a separate trustee or co-trustee. The following provisions of this Section 6.09 are adopted to these ends.

In the event that the Trustee appoints an additional individual or institution as a separate or co-trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be exercised by or vested in or conveyed to the Trustee with respect thereto shall be exercisable by and vest in such separate or co-trustee but only to the extent necessary to enable such separate or co-trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-trustee shall run to and be enforceable by either of them; *provided, however,* in no event shall the Trustee be responsible or liable for the acts or omissions of any co-trustee.

Should any instrument in writing from the Successor Agency be required by the separate trustee or co-trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Successor Agency. In case any separate trustee or co-trustee, or a successor to either, shall become incapable of acting, resign or be removed, all the

estates, properties, rights, powers, trusts, duties and obligations of such separate trustee or co-trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such separate trustee or co-trustee.

. The Trustee, either as principal or agent, may engage in or be interested in any financial or other transaction with the Successor Agency.

ARTICLE VII

MODIFICATION OR AMENDMENT OF THIS INDENTURE

. This Indenture and the rights and obligations of the Successor Agency and of the Owners may be modified or amended at any time by a Supplemental Indenture which shall become binding upon adoption, without the consent of any Owners, to the extent permitted by law and only for any one or more of the following purposes:

(a) to add to the covenants and agreements of the Successor Agency in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or powers herein reserved to or conferred upon the Successor Agency; or

(b) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in any other respect whatsoever as the Successor Agency may deem necessary or desirable, provided under any circumstances that such modifications or amendments shall not, in the reasonable determination of the Successor Agency, materially adversely affect the interests of the Owners; or

(c) to provide for the issuance of Parity Debt in accordance with Section 3.04; or

(d) to amend any provision hereof relating to the requirements of or compliance with the Code, to any extent whatsoever but only if and to the extent such amendment will not adversely affect the exemption from federal income taxation of interest on any of the Bonds, in the opinion of nationally recognized bond counsel.

Except as set forth in the preceding paragraph, this Indenture and the rights and obligations of the Successor Agency and of the Owners may be modified or amended at any time by a Supplemental Indenture which shall become binding when the written consent of the Owners of a majority in aggregate principal amount of the Bonds then Outstanding are filed with the Trustee. No such modification or amendment shall (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Successor Agency to pay the principal, interest or redemption premiums (if any) at the time and place and at the rate and in the currency provided therein of any Bond without the express written consent of the Owner of such Bond, or (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification. In no event shall any Supplemental Indenture modify any of the rights or obligations of the Trustee without its prior written consent. In addition, the Trustee shall be entitled to an opinion of counsel concerning the Supplemental Indenture's lack of any material adverse effect on the Owners and that all conditions precedent for any supplement or amendment have been satisfied.

. From and after the time any Supplemental Indenture becomes effective pursuant to this Article VII, this Indenture shall be deemed to be modified and amended in accordance therewith, the

respective rights, duties and obligations of the parties hereto or thereto and all Owners, as the case may be, shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modification and amendment, and all the terms and conditions of any Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

. After the effective date of any amendment or modification hereof pursuant to this Article VII, the Successor Agency may determine that any or all of the Bonds shall bear a notation, by endorsement in form approved by the Successor Agency, as to such amendment or modification and in that case upon demand of the Successor Agency, the Owners of such Bonds shall present such Bonds for that purpose at the Principal Corporate Trust Office, and thereupon a suitable notation as to such action shall be made on such Bonds. In lieu of such notation, the Successor Agency may determine that new Bonds shall be prepared at the expense of the Successor Agency and executed in exchange for any or all of the Bonds, and in that case, upon demand of the Successor Agency, the Owners of the Bonds shall present such Bonds for exchange at the Principal Corporate Trust Office, without cost to such Owners.

. The provisions of this Article VII shall not prevent any Owner from accepting any amendment as to the particular Bond held by such Owner, provided that due notation thereof is made on such Bond.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES OF OWNERS

. The following events shall constitute Events of Default hereunder:

(a) if default shall be made by the Successor Agency in the due and punctual payment of the principal payment of or interest or redemption premium (if any) on any Bond when and as the same shall become due and payable, whether at maturity as therein expressed, by declaration or otherwise;

(b) if default shall be made by the Successor Agency in the observance of any of the covenants, agreements or conditions on its part in this Indenture or in the Bonds contained, other than a default described in the preceding clause (a), and such default shall have continued for a period of sixty (60) days following receipt by the Successor Agency of written notice from the Trustee or any Owner of the occurrence of such default provided that if in the reasonable opinion of the Successor Agency the failure stated in the notice can be corrected, but not within such 60 day period, such failure will not constitute an event of default if corrective action is instituted by the Successor Agency within such 60 day period and the Successor Agency thereafter diligently and in good faith cures such failure within 120 days; or

(c) if the Successor Agency files a petition seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law of the United States of America, or if a court of competent jurisdiction will approve a petition seeking reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or, if under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction will approve a petition, seeking reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or, if under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction will assume custody or control of the Successor Agency or of the whole or any substantial part of its property.

If an Event of Default has occurred under this Section 8.01 and is continuing, the Trustee may, and, if requested in writing by the Owners of a majority in aggregate principal amount of the Bonds then Outstanding the Trustee shall, (a) declare the principal of the Bonds, together with the accrued interest thereon, to be due and payable immediately, and upon any such declaration the same shall become immediately due and payable, anything in this Indenture or in the Bonds to the contrary notwithstanding, and (b) the Trustee shall, subject to the provisions of Section 8.06, exercise any other remedies available to the Trustee and the Bond Owners in law or at equity.

Promptly upon receiving written notice or actual knowledge (of a Responsible Officer) of the occurrence of an Event of Default, the Trustee shall give notice of such Event of Default to the Successor Agency by telephone confirmed in writing. With respect to any Event of Default described in clauses (a) or (c) above the Trustee shall, and with respect to any Event of Default described in clause (b) above the Trustee in its sole discretion may, also give such notice to the Owners by mail, which shall include the statement that interest on the Bonds shall cease to accrue from and after the date, if any, on which the Trustee shall have declared the Bonds to become due and payable pursuant to the preceding paragraph (but only to the extent that principal and any accrued, but unpaid, interest on the Bonds is actually paid on such date).

This provision, however, is subject to the condition that if, at any time after the principal of the Bonds shall have been so declared due and payable, and before any judgment or decree for the payment of the moneys due shall have been obtained or entered, the Successor Agency shall deposit with the Trustee a sum sufficient to pay all principal on the Bonds matured prior to such declaration and all matured installments of interest (if any) upon all the Bonds, with interest on such overdue installments of principal and interest (to the extent permitted by law), and the reasonable expenses of the Trustee, (including the allocated costs and disbursements of its in-house counsel) to and any and all other defaults of which the Trustee has notice (other than in the payment of principal of and interest on the Bonds due and payable solely by reason of such declaration) shall have been made good or cured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate shall have been made therefor, then, and in every such case, with the prior written approval of the Owners of at least a majority in aggregate principal amount of the Bonds then Outstanding, by written notice to the Successor Agency and to the Trustee, may, on behalf of the Owners of all of the Bonds, rescind and annul such declaration and its consequences. However, no such rescission and annulment shall extend to or shall affect any subsequent default or shall impair or exhaust any right or power consequent thereon.

. All of the Tax Revenues and all sums in the funds and accounts established and held by the Trustee hereunder upon the date of the declaration of acceleration as provided in Section 8.01, and all sums thereafter received by the Trustee hereunder, shall be applied by the Trustee in the following order upon presentation of the several Bonds, and the stamping thereon of the payment if only partially paid, or upon the surrender thereof if fully paid:

First, to the payment of the fees, costs and expenses of the Trustee in declaring such Event of Default and in exercising the rights and remedies set forth in this Article VIII, including reasonable compensation to its agents, attorneys (including the allocated costs and disbursements of its in-house counsel to the extent such services are not redundant with those provided by outside counsel) and counsel and any outstanding fees, expenses of the Trustee;

Second, to the payment of the whole amount then owing and unpaid upon the Bonds for principal and interest, with interest on the overdue principal and installments of interest at the net effective rate

then borne by the Outstanding Bonds (to the extent that such interest on overdue installments of principal and interest shall have been collected), and in case such moneys shall be insufficient to pay in full the whole amount so owing and unpaid upon the Bonds, then to the payment of such principal and interest without preference or priority of principal over interest, or interest over principal, or of any installment of interest over any other installment of interest, ratably to the aggregate of such principal and interest; and

Third, to the payment of amounts due to the Bond Insurer not paid pursuant to *Second* above.

. No Owner of any Bond issued hereunder shall have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless (a) such Owner shall have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the Owners of a majority in aggregate principal amount of all the Bonds then Outstanding shall have made a written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners shall have tendered to the Trustee indemnity reasonably acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee shall have refused or omitted to comply with such request for a period of sixty (60) days after such written request shall have been received by, and said tender of indemnity shall have been made to, the Trustee.

Such notification, request, tender of indemnity and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of any remedy hereunder; it being understood and intended that no one or more Owners shall have any right in any manner whatever by his or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision of this Indenture shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners of the Outstanding Bonds.

The right of any Owner of any Bond to receive payment of the principal of (and premium, if any) and interest on such Bond as herein provided, shall not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section 8.03 or any other provision of this Indenture.

. Nothing in this Article VIII or in any other provision of this Indenture or in the Bonds, shall affect or impair the obligation of the Successor Agency, which is absolute and unconditional, to pay from the Tax Revenues and other amounts pledged hereunder, the principal of and interest and redemption premium (if any) on the Bonds to the respective Owners on the respective Interest Payment Dates, as herein provided, or affect or impair the right of action, which is also absolute and unconditional, of the Owners or the Trustee to institute suit to enforce such payment by virtue of the contract embodied in the Bonds.

A waiver of any default by any Owner or the Trustee shall not affect any subsequent default or impair any rights or remedies on the subsequent default. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein, and every power and remedy conferred upon the Owners and the Trustee by the Law or by this Article VIII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Owners and the Trustee.

If a suit, action or proceeding to enforce any right or exercise any remedy shall be abandoned or determined adversely to the Owners or the Trustee, the Successor Agency, the Trustee and the Owners

shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

. Any suit, action or proceeding which any Owner shall have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners similarly situated and the Trustee is hereby appointed (and the successive respective Owners by taking and holding the Bonds or Parity Debt shall be conclusively deemed so to have appointed it) the true and lawful attorney-in-fact of the respective Owners for the purpose of bringing any such suit, action or proceeding and to do and perform any and all acts and things for and on behalf of the respective Owners as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney-in-fact; *provided, however,* the Trustee shall have no duty or obligation to exercise any such right or remedy unless it has been indemnified to its satisfaction from any loss, liability or expense (including fees and expenses of its outside counsel and the allocated costs and disbursements of its in-house counsel).

. No remedy herein conferred upon or reserved to the Owners is intended to be exclusive of any other remedy. Every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing, at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Law or any other law.

. Nothing in this Indenture expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the Successor Agency, the Trustee, their officers, employees and agents, and the Owners any right, remedy or claim under or by reason of this Indenture, or any covenant, condition or stipulation of this Indenture, and all covenants, stipulations, promises and agreements in this Indenture shall be for the sole and exclusive benefit of the Successor Agency, the Trustee, their officers, employees and agents, and the Owners.

ARTICLE IX

[PROVISIONS RELATING TO THE BOND INSURER AND THE MUNICIPAL BOND INSURANCE POLICY]

ARTICLE X

MISCELLANEOUS

. Nothing in this Indenture, expressed or implied, is intended to give to any person other than the Successor Agency, the Trustee, the Bond Insurer and the Owners, any right, remedy or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture contained by and on behalf of the Successor Agency shall be for the sole and exclusive benefit of the Trustee, the Bond Insurer and the Owners.

. Whenever in this Indenture or any Supplemental Indenture either the Successor Agency or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the Successor Agency or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

. If the Successor Agency shall pay and discharge the entire indebtedness on all Bonds and any Parity Debt or any portion thereof in any one or more of the following ways:

(a) by well and truly paying or causing to be paid the principal of and interest and premium (if any) on all or the applicable portion of Outstanding Bonds and Parity Debt, as and when the same become due and payable;

(b) by irrevocably depositing with the Trustee or another fiduciary, in trust, at or before maturity, money which, together with the available amounts then on deposit in the funds and accounts established pursuant to this Indenture, is fully sufficient to pay all or the applicable portion of Outstanding Bonds and Parity Debt, including all principal, interest and redemption premiums; or

(c) by irrevocably depositing with the Trustee or another fiduciary, in trust, Defeasance Obligations in such amount as an Independent Accountant shall determine will, together with the interest to accrue thereon and available moneys then on deposit in the funds and accounts established pursuant to this Indenture, be fully sufficient to pay and discharge the indebtedness on all Bonds and Parity Debt or the applicable portion of (including all principal, interest and redemption premiums) at or before maturity;

and, if such Bonds or Parity Debt are to be redeemed prior to the maturity thereof, notice of such redemption shall have been given pursuant to Section 2.03(c) or the instrument pursuant to which the Parity Debt was issued or incurred, as applicable, or provision satisfactory to the Trustee shall have been made for the giving of such notice, then, at the election of the Successor Agency, and notwithstanding that any such Bonds or Parity Debt shall not have been surrendered for payment, the pledge of the Tax Revenues and other funds provided for in this Indenture and all other obligations of the Trustee and the Successor Agency under this Indenture shall cease and terminate with respect to all Outstanding Bonds and Parity Debt or, if applicable, with respect to that portion of the Bonds and Parity Debt which has been paid and discharged, except only (a) the covenants of the Successor Agency hereunder with respect to the Code, (b) the obligation of the Trustee to transfer and exchange Bonds and Parity Debt hereunder or the instrument pursuant to which the Parity Debt was issued or incurred, as applicable, (c) the obligations of the Successor Agency under Section 6.06 hereof, and (d) the obligation of the Successor Agency to pay or cause to be paid to the Owners, from the amounts so deposited with the Trustee, all sums due thereon and to pay the Trustee all fees, expenses and costs of the Trustee. In the event the Successor Agency shall, pursuant to the foregoing provision, pay and discharge any portion or all of the Bonds then Outstanding and any outstanding Parity Debt, the Trustee shall be authorized to take such actions and execute and deliver to the Successor Agency all such instruments as may be necessary or desirable to evidence such discharge, including, without limitation, selection by lot of Bonds of any maturity of the Bonds that the Successor Agency has determined to pay and discharge in part.

In the case of a defeasance or payment of all of the Bonds Outstanding and any outstanding Parity Debt, any funds thereafter held by the Trustee which are not required for said purpose or for payment of amounts due to the Trustee pursuant to Section 6.06 shall be paid over to the Successor Agency.

To accomplish defeasance the Successor Agency shall cause to be delivered (i) a Report of an Independent Accountant verifying the sufficiency of the escrow established to pay the Bonds in full on the maturity or earlier redemption date ("Verification"), (ii) an escrow deposit agreement, and (iii) an opinion of nationally recognized bond counsel to the effect that the Bonds are no longer "Outstanding" under this

Indenture; each Verification and defeasance opinion shall be acceptable in form and substance, and addressed, to the Successor Agency and the Trustee.

. Any request, declaration or other instrument which this Indenture may require or permit to be executed by any Owner may be in one or more instruments of similar tenor, and shall be executed by such Owner in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

The ownership of Bonds and the amount, maturity, number and date of ownership thereof shall be proven by the Registration Books.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the Successor Agency or the Trustee and in accordance therewith, *provided, however,* that the Trustee shall not be deemed to have knowledge that any Bond is owned by or for the account of the Successor Agency unless the Successor Agency is the registered Owner or the Trustee has received written notice that any other registered Owner is such an affiliate.

. In determining whether the Owners of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Bonds which are owned or held by or for the account of the Successor Agency or the City (but excluding Bonds held in any employees' retirement fund) shall be disregarded and deemed not to be Outstanding for the purpose of any such determination. Upon request of the Trustee, the Successor Agency shall specify to the Trustee those Bonds disqualified pursuant to this Section 10.05.

. No member, officer, agent or employee of the Successor Agency shall be individually or personally liable for the payment of the principal of or interest or any premium on the Bonds; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

. Whenever in this Indenture provision is made for the surrender to the Trustee of any Bonds which have been paid or canceled pursuant to the provisions of this Indenture, the Trustee shall destroy such bonds and provide the Successor Agency a certificate of destruction. The Successor Agency shall be entitled to rely upon any statement of fact contained in any certificate with respect to the destruction of any such Bonds therein referred to.

. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given and shall be deemed given when delivered or mailed by first class, registered or certified mail, postage prepaid, or sent by telegram, addressed as follows:

If to the Successor Agency:	Successor Agency to the Community Redevelopment Agency of the City of Hawthorne 4455 West 126th Street Hawthorne, CA 90250 Attention: Executive Director
If to the Trustee:	U.S. Bank Trust Company, National Association 633 West 5th Street, 24th Floor Los Angeles, CA 90071 Attention: Global Corporate Trust Services

The Successor Agency and the Trustee, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

. If any Section, paragraph, sentence, clause or phrase of this Indenture shall for any reason be held illegal, invalid or unenforceable. such holding shall not affect the validity of the remaining portions of this Indenture. The Successor Agency hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid or unenforceable. If, by reason of the judgment of any court, the Trustee is rendered unable to perform its duties hereunder, all such duties and all of the rights and powers of the Trustee hereunder shall, pending appointment of a successor Trustee in accordance with the provisions of Section 6.01 hereof, be assumed by and vest in the Treasurer of the Successor Agency in trust for the benefit of the Owners. The Successor Agency covenants for the direct benefit of the Owners that its Treasurer in such case shall be vested with all of the rights and powers of the Trustee hereunder, and shall assume all of the responsibilities and perform all of the duties of the Trustee hereunder, in trust for the benefit of the Bonds, pending appointment of a successor Trustee in accordance with the provisions of Section 6.01 hereof.

. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of the interest or premium (if any) on or principal of the Bonds which remains unclaimed for two (2) years after the date when the payments of such interest, premium and principal have become payable, if such money was held by the Trustee at such date, or for two (2) years after the date of deposit of such money if deposited with the Trustee after the date when the interest and premium (if any) on and principal of such Bonds have become payable, shall be repaid by the Trustee to the Successor Agency as its absolute property free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the Successor Agency for the payment of the principal of and interest and redemption premium (if any) on of such Bonds.

. If the date for making any payment as provided in this Indenture is not a Business Day, such payment may be made on the next succeeding Business Day with the same force and effect as if done on the date provided therefore herein.

. This Indenture may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

. This Indenture shall be construed and governed in accordance with the laws of the State applicable to contracts made and performed in the State.

IN WITNESS WHEREOF, the SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE, has caused this Indenture to be signed in its name by its Executive Director, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION in token of its acceptance of the trusts created hereunder, has caused this Indenture to be signed in its corporate name by its officer thereunto duly authorized, all as of the day and year first above written.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

By: _____
Vontray Norris
Executive Director

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____

EXHIBIT A

FORM OF BOND

United States of America
State of California

County of Los Angeles

SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE
Tax ALLOCATION REFUNDING BOND, SERIES 2025

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____	September 1, ____	June ____, 2025	42051P ____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE, a public body duly organized and existing under and by virtue of the laws of the State of California (the "Agency"), for value received hereby promises to pay to the Registered Owner stated above, or registered assigns (the "Registered Owner"), on the Maturity Date stated above (subject to any right of prior redemption hereinafter provided for), the Principal Sum stated above, in lawful money of the United States of America, and to pay interest thereon in like lawful money from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication of this Bond, unless (i) this Bond is authenticated on or before an Interest Payment Date and after the close of business on the fifteenth (15th) day of the month immediately preceding an Interest Payment Date (the "Record Date"), in which event it shall bear interest from such Interest Payment Date, or (ii) this Bond is authenticated on or before August 15, 2025, in which event it shall bear interest from the Dated Date above; *provided however,* that if at the time of authentication of this Bond, interest is in default on this Bond, this Bond shall bear interest from the interest payment date to which interest has previously been paid or made available for payment on this Bond, until payment of such Principal Sum in full, at the Interest Rate per annum stated above, payable semiannually on each March 1 and September 1, commencing [March 1, 2026], or, if such day is not a Business Day (as such term is defined in the Indenture, hereinafter defined), on the next succeeding Business Day (each an "Interest Payment Date"), calculated on the basis of 360-day year comprised of twelve 30-day months.

Principal hereof and premium, if any, upon early redemption hereof are payable upon surrender of this Bond at the Principal Corporate Trust Office (as such term is defined in the Indenture) of U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), or at such other place as designated by the Trustee. Interest hereon (including the final interest payment upon maturity or earlier redemption) is payable by check of the Trustee mailed by first class mail, postage prepaid, on the Interest Payment Date to the Registered Owner hereof at the Registered Owner's address as it appears on the registration books maintained by the Trustee as of the Record Date for which such Interest Payment Date occurs; provided

however, that payment of interest may be by wire transfer to an account in the United States of America to any registered owner of Bonds in the aggregate principal amount of $1,000,000 or more upon written instructions of any such registered owner filed with the Trustee for that purpose on or before the Record Date preceding the applicable Interest Payment Date.

This Bond is one of a duly authorized issue of bonds of the Successor Agency designated as "Successor Agency to the Community Redevelopment Agency of the City of Hawthorne Tax Allocation Refunding Bonds, Series 2025" (the "Bonds"), of an aggregate principal amount of ____ dollars ($[principal amount]), all of like tenor and date (except for such variation, if any, as may be required to designate varying series, numbers, maturities, interest rates, or redemption and other provisions) and all issued pursuant to the provisions of section 34177.5 of the California Health and Safety Code and section 53580 *et seq.* of the California Government Code and pursuant to resolutions of the Successor Agency adopted on [March 11], 2025, and May ___, 2025, a resolution of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, adopted on [March 18], 2025 and an Indenture of Trust, dated as of [June] 1, 2025, entered into by and between the Successor Agency and the Trustee (the "Indenture"), authorizing the issuance of the Bonds. Additional bonds, or other obligations may be issued on a parity with the Bonds ("Parity Debt"), but only subject to the terms of the Indenture. Reference is hereby made to the Indenture (copies of which are on file at the office of the Successor Agency) and all indentures supplemental thereto and to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the California Health and Safety Code (the "Redevelopment Law") for a description of the terms on which the Bonds are issued, the provisions with regard to the nature and extent of the Tax Revenues (as that term is defined in the Indenture), and the rights thereunder of the registered owners of the Bonds and the rights, duties and immunities of the Trustee and the rights and obligations of the Successor Agency thereunder, to all of the provisions of which Indenture the Registered Owner of this Bond, by acceptance hereof, assents and agrees.

The Bonds are being issued for the purpose of (a) refunding the Successor Agency's Subordinate Tax Allocation Refunding Bonds, Series 2016, (b) [purchasing a reserve fund municipal bond insurance policy in lieu of cash funding a reserve fund for the Bonds, (c) obtaining a municipal bond insurance policy for the Bonds maturing on September 1 in the years 20__ through 20__, inclusive,]and (d) paying the costs of issuing the Bonds.

The Bonds are limited obligations of the Successor Agency and this Bond and the interest hereon and on all other Bonds and the interest thereon (to the extent set forth in the Indenture), are payable from, and are secured by a pledge of, security interest in and lien on the Tax Revenues being the moneys deposited from time to time in the Redevelopment Property Tax Trust Fund established pursuant to subdivision (c) of section 34172 the California Health and Safety Code, as provided in paragraph (2) of subdivision (a) of section 34183 of the California Health and Safety Code. If, and to the extent, that the provisions of section 34172 or paragraph (2) of subdivision (a) of section 34183 the California Health and Safety Code are invalidated by a final judicial decision, then Tax Revenues shall include all tax revenues allocated to the payment of indebtedness pursuant to section 33670 of the California Health and Safety Code or such other section as may be in effect at the time providing for the allocation of tax increment revenues in accordance with Article XVI, Section 16 of the California Constitution.

There has been created and will be maintained by the Successor Agency, the Redevelopment Obligation Retirement Fund (as defined in the Indenture) into which Tax Revenues shall be deposited and from which the Successor Agency shall transfer amounts to the Trustee for payment of the principal of and the interest and redemption premium, if any, on the Bonds and any Parity Debt when due. As and to

the extent set forth in the Indenture, all such Tax Revenues are exclusively and irrevocably pledged to and constitute a trust fund, in accordance with the terms hereof and the provisions of the Indenture and the Redevelopment Law, for the security and payment or redemption of, including any premium upon early redemption, and for the security and payment of interest on, the Bonds and any Parity Debt. In addition, the Bonds shall be additionally secured at all times by a first and exclusive pledge of, security interest in and lien upon all of the moneys in the Redevelopment Obligation Retirement Fund, the Debt Service Fund, the Interest Account, the Principal Account and the Redemption Account (as such terms are defined in the Indenture). Except for the Tax Revenues and such moneys, no funds or properties of the Successor Agency shall be pledged to, or otherwise liable for, the payment of principal of or interest or redemption premium, if any, on the Bonds.

The Bonds maturing on or after September 1, 20__, are subject to redemption, at the option of the Successor Agency on any date on or after September 1, 20__, as a whole or in part, by such maturities as shall be determined by the Successor Agency (and, in lieu of such determination, *pro rata* among maturities), and by lot within a maturity, from any available source of funds, at a redemption price equal to the principal amount thereof, together with accrued interest to the date fixed for redemption, without premium.

As provided in the Indenture, notice of redemption shall be given by first class mail no less than thirty (30) nor more than sixty (60) days prior to the redemption date to the respective registered owners of any Bonds designated for redemption at their addresses appearing on the Bond registration books maintained by the Trustee, but neither failure to receive such notice nor any defect in the notice so mailed shall affect the sufficiency of the proceedings for redemption. Notice of any redemption of Bonds may be conditioned upon receipt by the Trustee of sufficient funds to pay the redemption price of the Bonds on or before the scheduled redemption date.

If this Bond is called for redemption and payment is duly provided therefor as specified in the Indenture, interest shall cease to accrue hereon from and after the date fixed for redemption.

If an Event of Default, as defined in the Indenture, shall occur, the principal of all Bonds may be declared due and payable upon the conditions, in the manner and with the effect provided in the Indenture, but such declaration and its consequences may be rescinded and annulled as further provided in the Indenture.

The Bonds are issuable as fully registered Bonds without coupons in denominations of $5,000 and any integral multiple thereof. Subject to the limitations and conditions and upon payment of the charges, if any, as provided in the Indenture, Bonds may be exchanged for a like aggregate principal amount of Bonds of other authorized denominations and of the same maturity.

This Bond is transferable by the Registered Owner hereof, in person or by his attorney duly authorized in writing, at the Principal Corporate Trust Office of the Trustee, but only in the manner and subject to the limitations provided in the Indenture, and upon surrender and cancellation of this Bond. Upon registration of such transfer a new fully registered Bond or Bonds, of any authorized denomination or denominations, for the same aggregate principal amount and of the same maturity will be issued to the transferee in exchange herefor. The Trustee may refuse to transfer or exchange (a) any Bonds during the fifteen (15) days prior to the date established for the selection of Bonds for redemption, or (b) any Bonds selected for redemption.

The Successor Agency and the Trustee may treat the Registered Owner hereof as the absolute owner hereof for all purposes, and the Successor Agency and the Trustee shall not be affected by any notice to the contrary.

The rights and obligations of the Successor Agency and the registered owners of the Bonds may be modified or amended at any time in the manner, to the extent and upon the terms provided in the Indenture, but no such modification or amendment shall (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Successor Agency to pay the principal, interest or redemption premiums (if any) at the time and place and at the rate and in the currency provided herein of any Bond without the express written consent of the registered owner of such Bond, (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification or (c) without its written consent thereto, modify any of the rights or obligations of the Trustee.

This Bond is not a debt of the City of Hawthorne, the State of California, or any of its political subdivisions, and neither said City, said State, nor any of its political subdivisions is liable hereon, nor in any event shall this Bond be payable out of any funds or properties other than those of the Successor Agency. The Bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

It is hereby certified that all of the things, conditions and acts required to exist, to have happened or to have been performed precedent to and in the issuance of this Bond do exist, have happened or have been performed in due and regular time and manner as required by the Redevelopment Law and the laws of the State of California, and that the amount of this Bond, together with all other indebtedness of the Successor Agency, does not exceed any limit prescribed by the Redevelopment Law or any laws of the State of California, and is not in excess of the amount of Bonds permitted to be issued under the Indenture.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Trustee for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

This Bond shall not be entitled to any benefit under the Indenture or become valid or obligatory for any purpose until the Trustee's Certificate of Authentication hereon shall have been manually signed by the Trustee.

IN WITNESS WHEREOF, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne has caused this Bond to be executed in its name and on its behalf with the facsimile signature of its Chair and attested by the facsimile signature of its Secretary, all as of Dated Date stated above.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

By _____
Chair

ATTEST:

Secretary

TRUSTEE'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within-mentioned Indenture.

Authentication Date: _____

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Signatory

ASSIGNMENT

For value received, the undersigned do(es) hereby sell, assign and transfer unto

_____

(Name, Address and Tax Identification or Social Security Number of Assignee)

_____

_____

the within Bond and do(es) hereby irrevocably constitute and appoint

attorney, to transfer the same on the registration books of the Trustee, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution (banks, stock brokers, savings and loan associations and credit unions with membership in an approved signature guarantee medallion program) pursuant to Securities and Exchange Commission Rule 17 Ad-15.

NOTICE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

[STATEMENT OF INSURANCE FOR THE INSURED BONDS]

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
Successor Agency
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

Exec. Director: **Legal Counsel:**

SUBJECT:
RESOLUTION NO. 2025-02 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CITY OF HAWTHORNE, APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY.

RECOMMENDED MOTION:
Staff recommends that the Board of Directors adopt Resolution No. 2025-02.

DISCUSSION:
Pursuant to the Joint Exercise of Powers Act, Government Code Section 6500, et seq. (the "Joint Powers Act"), the City and the Redevelopment Agency in 1992 created the Hawthorne Public Financing Authority (the "Financing Authority"), by entering into a Joint Exercise of Powers Agreement (the "JPA Agreement"). Under the Joint Powers Act, the Financing Authority has all of the powers common to its members, as well as additional, independent powers under the Joint Powers Act. The Joint Powers Act authorizes the Financing Authority to assist public agencies, such as the City and its related entities, in the financing and refinancing of public capital improvements.

The Financing Authority has assisted the City in the issuance of bonds for various capital improvement projects. Most recently, the Financing Authority issued its 2024 Lease Revenue Bonds (the "2024 Bonds") in order to assist the City with financing various capital improvement projects, including the City Hall expansion and new public works yard. It is expected that the assistance of the Financing Authority may be needed again in the future to assist the City in securing financing for the construction of new projects.

The former Redevelopment Agency's interest in the JPA Agreement was assigned to the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne by operation of AB X1 26, which enacted the Dissolution Act. The Dissolution Act, as amended by AB 1484, enacted by the State Legislature on June 27, 2012, and as amended further by SB 107, enacted by the State Legislature on September 22, 2015, introduces complications to certain bond financing assisted by the Financing Authority. California Health and Safety Code Section 34187 specifies that the Successor Agency's existence will terminate within a few months after the final payment of debt of the former Redevelopment Agency (or the disposal of all real property and resolution of all outstanding litigation). The last debt of the Successor Agency matures in 2036, and assuming that all real property has been disposed of and that there is no litigation at the time, the Successor Agency's existence will terminate within approximately 11 years from now.

To finance or refinance public capital improvements of the City and its related entities, it is expected that additional bonded indebtedness or obligations will be issued with the assistance of the Financing Authority, and having terms and maturities extending beyond termination of the Successor Agency. Amendment of the JPA Agreement to add another member is necessary in order to preserve the continued existence of the Financing Authority after the termination of the Successor Agency's existence. The 2024 Bonds will have a term of longer than 11 years. Therefore, it is necessary to add

the Parking Authority as a member to the Financing Authority to assure the financial feasibility of these important projects proposed to be financed by bonds, as well as other future capital improvement projects of the City.
Attached Amendment No. 1 to the JPA Agreement would add the Parking Authority of the City of Hawthorne as a member of the Financing Authority and withdraw and terminate the Successor Agency as a member of the Financing Authority. Amendment No. 1 would facilitate the continued existence of the Financing Authority beyond the termination of the Successor Agency. In addition, the Successor Agency would no longer be subject to provisions of the JPA Agreement that could require the Successor Agency to contribute funds in the future. To date, no financial contributions have been required from the former Redevelopment Agency or the Successor Agency under such provisions.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
By withdrawal of the Successor Agency from the Financing Authority, the Successor Agency will no longer be subject to potential financial contribution requirements under the JPA Agreement. By addition of the Parking Authority of the City of Hawthorne to the JPA Agreement, the Financing Authority will continue in existence beyond the termination of the Successor Agency, thereby allowing the Financing Authority to continue to assist the City and its related entities in bond financings for significant public benefits, including (a) demonstrable savings in effective interest rate or bond issuance costs, (b) significant reductions in effective user charges levied, (c) employment benefits from undertaking the project in a timely fashion, or (d) more efficient delivery of local agency services to residential and commercial development.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution No. 2025-02
Fin. Auth. JPA (1992)
1st Amend. Fin. Auth. JPA

RESOLUTION NO. 2025-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CITY OF HAWTHORNE APPROVING AMENDMENT NO. 1 TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE HAWTHORNE PUBLIC FINANCING AUTHORITY

RECITALS:

A. The City of Hawthorne (the "City") and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") entered into a Joint Exercise of Powers Agreement, dated November 23, 1992 (the "Original Agreement"), establishing the Hawthorne Public Financing Authority (the "Financing Authority") as a joint powers agency pursuant to the Joint Exercise of Powers Act (Government Code Sections 6500 et seq.) (the "Act").

B. The Original Agreement was made pursuant to the Act, to provide for the joint exercise of powers common to the members of the Financing Authority, and the financing of the acquisition, construction and improvement of public capital improvements, working capital requirements, or liability or other insurance programs for the members of the Financing Authority and other public agencies within the State.

C. Pursuant to Part 1.85 of Division 24 of the Health and Safety Code (enacted by Chapter 5 of the Statutes of 2011, ABX1 26), all redevelopment agencies in the State of California, including the Former Agency, dissolved as of February 1, 2012, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency") was established as the successor entity to the Former Agency, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted.

D. The Successor Agency is tasked with the wind-down of the Former Agency's affairs.

E. There has been prepared an Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment"), by and among the City, the Successor Agency and the Parking Authority of the City of Hawthorne (the "Parking Authority"), pursuant to which: (i) the Successor Agency will withdraw as a member of the Financing Authority and the Parking Authority will become a new member of the Financing Authority, and (ii) certain provisions of the Original Agreement will be updated.

F. The Successor Agency's withdrawal as a member of the Financing Authority is in furtherance of the wind-down of the Former Agency's affairs.

G. The Financing Authority has previously issued bonds, some of which remain outstanding as of the date hereof.

H. The inclusion of the Parking Authority as a member to the Financing Authority will preserve the existence of the Financing Authority (thereby avoiding any disruption with respect

to the outstanding Financing Authority bonds), while allowing the Successor Agency to withdraw its membership.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The form of Amendment No. 1 to Joint Exercise of Powers Agreement (the "Amendment No. 1"), dated as of March 1, 2025, by and among the City, the Successor Agency, and the Parking Authority, is hereby approved, and the Chair of the Parking Authority is hereby authorized and directed, for and on behalf of the Parking Authority, to execute and deliver the Amendment No. 1 in substantially the form on file with the Secretary of the Parking Authority and presented to this meeting, with such changes therein as the Chair of the Parking Authority may approve, such approval to be conclusively evidenced by his execution and delivery thereof; *provided however*, that such execution and delivery shall occur after the effectiveness (pursuant to Health and Safety Code Section 34179(h)) of the Oversight Board's resolution approving the execution and delivery of the Amendment No. 1

Section 2. This Resolution shall take effect upon its adoption.

PASSED, APPROVED, AND ADOPTED, this 11th day of March, 2025.

_____

ALEX VARGAS, CHAIR

ATTEST:

_____

DAYNA WILLIAMS HUNTER, SECRETARY

JOINT EXERCISE OF POWERS AGREEMENT

HAWTHORNE PUBLIC FINANCING AUTHORITY

This ***JOINT EXERCISE OF POWERS AGREEMENT,*** dated as of November 23, 1992, is by and between the City of Hawthorne, a municipal corporation organized and existing under the laws of the State of California (the "City"), and the Community Redevelopment Agency of the City of Hawthorne, a public body corporate and politic organized and existing under the laws of the State of California (the "Agency");

WITNESSETH:

WHEREAS, agencies formed under Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the "Joint Powers Law") are permitted to provide financing for any of their members or other local public agencies in the State of California in connection with the acquisition, construction and improvement of public capital improvements, working capital requirements or insurance programs of such members or other local agencies; and

WHEREAS, the Agency and the City wish to form an agency under the Joint Powers Law, to be known as the Hawthorne Public Financing Authority, for the purpose of providing an entity which can assist in providing financing for purposes which are authorized under the Joint Powers Law;

NOW, THEREFORE, in consideration of the above premises and of the mutual promises herein contained, the City and the Agency do hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. Unless the context otherwise requires, the words and terms defined in this Article shall, for the purpose hereof, have the meanings herein specified.

"Authority" means the Hawthorne Public Financing Authority established pursuant to Section 2.02.

"Agreement" means this Joint Exercise of Powers Agreement, as originally entered into or as amended from time to time in accordance with Section 5.06.

"Board" means the Board of Directors referred to in Section 2.03, which shall be the governing body of the Authority.

"Bond Act" means the provisions of Article 4 of the Joint Powers Law (commencing with Section 6584), as now or hereafter amended.

"Bonds" means bonds, notes or other obligations of the Authority issued pursuant to the Bond Act or pursuant to any other provision of law to finance the acquisition, construction and improvement of Public Capital Improvements, Working Capital Requirements, or liability or other insurance needs of any Local Agency.

"Fiscal Year" means the period from July 1 in any calendar year to and including June 30 in the succeeding calendar year.

"Joint Powers Law" means Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California.

"Local Agency" means each of the Members, and any other city, county, city and county, authority, district or public corporation of the State of California.

"Members" means, collectively, the City and the Agency.

"Public Capital Improvements" has the meaning given such term in Section 6585(g) of the Bond Act.

"Working Capital Requirements" means the requirements of any Local Agency for funds to be used by, or on behalf of, such Local Agency for any purpose for which such Local Agency may borrow money pursuant to Section 53852 of the Government Code of the State of California.

ARTICLE II

GENERAL PROVISIONS

Section 2.01. Purpose. This Agreement is entered into pursuant to the Joint Powers Law. The purpose of this Agreement is to provide for the financing for the acquisition, construction and improvement of Public Capital Improvements of any Local Agency, Working Capital Requirements of any Local Agency, or liability or other insurance programs of any Local Agency.

Section 2.02. Creation of Authority. Pursuant to the Joint Powers Law, there is hereby created a joint powers agency to be known as the "Hawthorne Public Financing Authority". The Authority shall be a public entity separate and apart from the Members, and shall administer this Agreement.

Section 2.03. Board.

(a) Composition of Board. The Authority shall be governed by a Board of five (5) directors, unless and until changed by amendment of this Agreement. The members of the City Council of the City shall constitute the directors of the Authority. The Board shall be called the "Board of Directors of the Hawthorne Public Financing Authority". All voting power of the Authority shall reside in the Board.

(b) Call, Notice and Conduct of Meetings. All meetings of the Board, including without limitation, regular, adjourned regular and special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act of the Government Code of the State of California.

(c) Quorum. Directors holding a majority of the votes shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time. The affirmative votes of at least a majority of the Directors present at any meeting at which a quorum is present shall be required to take any action by the Board.

Section 2.04. Chief Financial Officer. Pursuant to Section 6505.6 of the Joint Powers Law, the Finance Director of the City is hereby designated as the Chief Financial Officer of the Authority and, as such, shall perform the functions of the treasurer of the Authority and the functions of the auditor of the Authority, as such functions are set forth in Section 6505.5 of the Joint Powers Law. Pursuant to Section 6505.1 of the Joint Powers Law, the Chief Financial Officer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto. As treasurer of the Authority, the Chief Financial Officer shall have custody of all of the accounts, funds and money of the Authority from whatever source and shall verify and report in writing on the first day of July, October, January and April of each year to the Authority and the Members the amount of money held by the Chief Financial Officer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report. As auditor of the Authority, the Chief Financial Officer shall draw warrants to pay demands against the Authority when the demands have been approved by the Board and shall assure that there shall be strict accountability of all funds and reporting of all receipts and disbursements of the Authority.

Section 2.05. Other Officers of the Authority. The officers of the Authority shall consist of a Chairman, Vice-Chairman, Executive Director and Secretary, who shall consist of the Mayor, Mayor Pro Tem, City Manager and City Clerk of the City, respectively. Said officers shall perform such functions as shall be customary in the exercise of such positions, and as may be more specifically provided in the By-Laws. The City Attorney of the City shall act as the legal advisor of the Authority, and shall perform such duties as may be prescribed by the Board.

Section 2.06. Bonding of Officers. From time to time, the Board may designate officers of the Authority having charge of, handling or having access to any records, funds or accounts or other assets of the Authority, and the respective amounts of the official bonds of such officers and such other persons pursuant to Section 6505.1 of the Joint Powers Law.

Section 2.07. By-laws. The Board may adopt, from time to time, by-laws providing for the conduct of its meetings and the designation and duties of the officers of the Authority, as the Board may deem necessary or advisable for the purposes hereof.

ARTICLE III

POWERS

Section 3.01. General Powers. The Authority shall exercise the powers granted to it under the Joint Powers Law, including but not limited to the powers set forth in the Bond Act and the powers common to each of the Members, as may be necessary to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.03. As provided in the Joint Powers Law, the Authority shall be a public entity separate from the Members.

Section 3.02. Specific Powers. The Authority is hereby authorized, in its own name, to do all acts necessary for the exercise of the foregoing powers, including but not limited to any or all of the following:

(a) to make and enter into contracts;

(b) to acquire, construct, manage, maintain or operate any Public Capital Improvement, including the common power of any of the Members to acquire any Public Capital Improvement by any lawful means;

(c) to sue and be sued in its own name;

(d) to issue Bonds and otherwise to incur debts, liabilities or obligations;

(e) to apply for, accept, receive and disburse grants, loans and other assistance from any agency of the United States of America or of the State of California;

(f) to invest any money in the treasury pursuant to Section 6505.5 of the Joint Powers Law that is not required for the immediate necessities of the Authority, as the Authority determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;

(g) to make and enter into agreements, assignments and other documents of any nature whatsoever as may be necessary or convenient in the exercise of its powers hereunder or under the Joint Powers Law;

(h) to make loans to any Local Agency for the purposes hereof, or to refinance indebtedness incurred by any Local Agency in connection with any of the purposes hereof; and

(i) to exercise any and all other powers as may be provided in the Joint Powers Law or in the Bond Act.

Section 3.03. Restrictions on Exercise of Powers. The powers of the Authority shall be exercised in the manner provided in the Joint Powers Law and in the Bond Act, and, except for the exercise of those powers set forth in the Bond Act, shall be subject (in accordance with Section 6509 of the Joint Powers Law) to the restrictions upon the manner of exercising such powers that are imposed upon the City in the exercise of similar powers.

Section 3.04. Non-Liability of Members and Directors For Obligations of Authority. The debts, liabilities and obligations of the Authority shall not be the debts, liabilities

and obligations of any of the Members. No member, officer, agent or employee of the Authority shall be individually or personally liable for the payment of the principal of or premium or interest on any obligations of the Authority or be subject to any personal liability or accountability by reason of any obligations of the Authority; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Authority.

ARTICLE IV

CONTRIBUTIONS; ACCOUNTS AND REPORTS; FUNDS

Section 4.01. Contributions. The Members may, but are not required to: (a) make contributions from their treasuries for any of the purposes set forth herein, (b) make payments of public funds to defray the cost of such purposes, (c) make advances of public funds for such purposes, such advances to be repaid as provided herein, or (d) use their personnel, equipment or property in lieu of other contributions or advances. The provisions of Government Code 6513 are hereby incorporated into this Agreement by reference.

Section 4.02. Accounts and Reports. To the extent not covered by the duties assigned to a trustee chosen by the Authority, the Chief Financial Officer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust instrument entered into with respect to the proceeds of any Bonds issued by the Authority. The books and records of the Authority in the hands of a trustee or the Chief Financial Officer shall be open to inspection at all reasonable times by representatives of any of the Members. The trustee appointed under any trust indenture or trust agreement shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said trust agreement. Said trustee may be given such duties in said trust instrument as may be desirable to carry out this Agreement.

Section 4.03. Funds. Subject to the applicable provisions of any instrument or agreement which the Authority may enter into, which may provide for a trustee to receive, have custody of and disburse Authority funds, the Chief Financial Officer of the Authority shall receive, have the custody of and disburse Authority funds as nearly as possible in accordance with generally accepted accounting practices, shall make the disbursements required by this Agreement or to carry out any of the provisions or purposes of this Agreement.

ARTICLE V

MISCELLANEOUS PROVISIONS

Section 5.01. Term. This Agreement shall become effective, and the Authority shall come into existence, upon the adoption by the Agency and the City Council of their respective resolutions approving this Agreement and authorizing and directing the execution and delivery hereof. This Agreement and the Authority shall thereafter continue in full force and effect so long as either (a) any Bonds remain outstanding or any material contracts to which the Authority is a party remain in effect, or (b) the Authority shall own any interest in any Public Capital Improvements.

Section 5.02. Disposition of Assets. Upon the termination of this Agreement, all property of the Authority, both real and personal, shall be divided between the Members in such manner as shall be agreed upon by the Members.

Section 5.03. Notices. Notices hereunder shall be in writing and shall be sufficient if delivered to:

City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: City Manager

Community Redevelopment Agency
of the City of Hawthorne
4455 West 126th Street
Hawthorne, California 90250
Attention: Executive Director

Section 5.04. Section Headings. All section headings in this Agreement are for convenience of reference only and are not to be construed as modifying or governing the language in the section referred to or to define or limit the scope of any provision of this Agreement.

Section 5.05. Law Governing. This Agreement is made in the State of California under the Constitution and laws of the State of California, and is to be so construed.

Section 5.06. Amendments. This Agreement may be amended at any time, or from time to time, except as limited by contract with the owners of Bonds issued by the Authority or by applicable regulations or laws of any jurisdiction having authority, by one or more supplemental agreements executed by all of the parties to this Agreement either as required in order to carry out any of the provisions of this Agreement or for any other purpose, including without limitation addition of new parties (including any legal entities or taxing areas heretofore or hereafter created) in pursuance of the purposes of this Agreement.

Section 5.07. Enforcement by Authority. The Authority is hereby authorized to take any or all legal or equitable actions, including but not limited to injunction and specific performance, necessary or permitted by law to enforce this Agreement.

Section 5.08. Severability. Should any part, term or provision of this Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

Section 5.09. Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the respective Members. No Member may assign any right or obligation hereunder without the written consent of the other Member.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized and their official seals to be hereto affixed, on the day and year set opposite the name of each of the parties.

CITY OF HAWTHORNE

Mayor

Attest:

City Clerk

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

Chairman

Attest:

Secretary

Approved
as to form
City Attorney
By
Date: 12/1/92

AMENDMENT NO. 1 TO JOINT EXERCISE OF POWERS AGREEMENT

with respect to the

HAWTHORNE PUBLIC FINANCING AUTHORITY

This Amendment No. 1 to Joint Exercise of Powers Agreement (this "Amendment No. 1") is dated as of March 1, 2025 for reference purposes, and is made by and among the City of Hawthorne (the "City"), the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne (the "Successor Agency"), and the Parking Authority of the City of Hawthorne (the "Parking Authority"), to amend that certain Joint Exercise of Powers Agreement, dated November 23, 1992 (the "JPA Agreement").

RECITALS:

A. The Joint Exercise of Powers Act, being California Government Code Section 6500, et seq. (the "Joint Powers Act"), provides that public agencies by agreement may jointly exercise any power common to the contracting parties. The Parking Authority is a "public agency" within the meaning of that term under Section 6502 of the Joint Powers Act, and as such, is eligible to enter into this Agreement.

B. Pursuant to Article 4 of the Joint Powers Act (also known as the Marks-Roos Local Bond Pooling Act of 1985), an authority created pursuant to Article 1 of the Joint Powers Act has additional, independent powers under the Joint Powers Act, including the power to issue bonds to pay the cost of any public capital improvement, and the power to make secured or unsecured loans to a local agency, including the City and the Parking Authority, in connection with the financing of public capital improvements and to refinance indebtedness incurred in connection with public capital improvements undertaken and completed, and may purchase bonds issued by any local agency at a public or private sale and such bonds may be held by the authority or sold to public or private purchasers at public or negotiated sales.

C. Pursuant to the Joint Powers Act, the City and the Community Redevelopment Agency of the City of Hawthorne (the "Former Agency") have heretofore entered into the JPA Agreement, pursuant to which the public entity known as the "Hawthorne Public Financing Authority" was created.

D. On June 29, 2011, Assembly Bill No. 16 was enacted as Chapter 5 of Statutes of 2011 ("AB 26"), pursuant to which all redevelopment agencies in the State of California were statutorily dissolved as of February 1, 2012, including the Former Agency, and the Former Agency's interests in and obligations under the JPA Agreement were assigned to the Successor Agency by operation of the law enacted by AB 26, including but not limited to California Health and Safety Code Section 34178(b)(3).

E. California Health and Safety Code Section 34187(b) provides for the dissolution of the Successor Agency within several months of the final retirement or payment of all enforceable

obligations of the Former Agency, disposal of all real property, and resolution of all outstanding litigation of the Successor Agency.

F. There continues to be a need within the City, consistent with the need described in the declarations of the State Legislature set forth in Article 4 of the Joint Powers Act, to expand, upgrade, and otherwise improve the public capital facilities of local government necessary to support the rehabilitation and construction of residential and economic development. The needs of local government for financing these facilities greatly exceed the amount of funds available from existing state, local, and federal sources.

G. The needs of the City to expand, upgrade, and otherwise improve the public capital facilities are expected to continue beyond the termination of the Successor Agency, and bonded indebtedness or other obligations that may be issued with the assistance of the Hawthorne Public Financing Authority are expected to have terms and maturities extending beyond the termination of the Successor Agency, so it is necessary to add the Parking Authority as a member of the JPA Agreement in order to continue the existence of the Authority.

H. The common powers of the City and the Parking Authority include the power to issue revenue bonds for the purpose of financing the acquisition, construction, rehabilitation, refinancing, or development of public parking facilities and for the provision of capital improvements in connection with and determined necessary to the public parking facilities; the power to purchase bonds, notes or other obligations; the power to acquire and dispose of real and personal property; the power to pay for the cost of publicly owned improvements in connection with and determined necessary to the public parking facilities; and the power to accept financial assistance from various public sources. The City and the Parking Authority desire to jointly exercise certain powers common to the parties, as set forth herein, including the foregoing and including the expansion, upgrading and improvement of said public capital improvements, and to facilitate the continued existence of the Hawthorne Public Financing Authority, which may also exercise its independent powers authorized by the Joint Powers Act.

I. The Parking Authority desires to enter into this Amendment No. 1 to become a party to the JPA Agreement in furtherance of the Joint Powers Act, including Article 4 thereof, and the Successor Agency desires to withdraw from the JPA Agreement.

J. The inclusion of the Parking Authority as a member to the Authority will preserve the existence of the Authority (thereby avoiding any disruption with respect to the outstanding Authority bonds), while allowing the Successor Agency to withdraw its membership.

K. In furtherance of the purposes of the JPA Agreement and the Joint Powers Act, including Article 4 thereof, and pursuant to Section 5.06 of the JPA Agreement, the City and the Successor Agency desire to enter into this Amendment No. 1 to: (i) add the Parking Authority as a party to the JPA Agreement, (ii) provide for the withdrawal of the Successor Agency from the Hawthorne Public Financing Authority and the JPA Agreement, and (iii) update the JPA Agreement, including clarifying changes necessitated by all of the foregoing.

NOW, THEREFORE, the City, the Successor Agency, and the Parking Authority agree as follows:

Section 1. Amendments to the JPA Agreement.

A. The JPA Agreement is hereby amended to include the Parking Authority as a party to the JPA Agreement. By its signature to this Amendment No. 1, the Parking Authority agrees to be a party to the JPA Agreement and accepts the terms of the JPA Agreement.

B. The JPA Agreement is hereby amended to remove the Former Agency as succeeded by the Successor Agency, as assignee by operation of law to the Former Agency, as a member of the Hawthorne Public Financing Authority and as a party of the JPA Agreement and thus terminate its membership in the Hawthorne Public Financing Authority.

C. The recitals of the JPA Agreement are hereby amended to add the following recital:

> WHEREAS, this Agreement has been amended by that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated November 23, 1992, to reflect the addition of the Parking Authority of the City of Hawthorne as a member of the Authority and as a party to this Agreement and to reflect the withdrawal of the Successor Agency to the Hawthorne Redevelopment Agency, as successor to the Agency by operation of law upon the Agency's statutory dissolution, from membership of the Authority and the JPA Agreement."

D. Section 1.01 of the JPA Agreement is hereby amended to add the following additional defined terms:

> "Amendment No. 1" means that certain Amendment No. 1 to Joint Exercise of Powers Agreement, dated as of November 23, 1992, by and among the City, the Successor Agency to the Community Redevelopment Agency of the City of Hawthorne, as successor to the former Agency, and the Parking Authority.
>
> "Parking Authority" means the Parking Authority of the City of Hawthorne, a public body, corporate and politic, duly organized and validly existing pursuant to the Constitution of the State of California and the Parking Law of 1949.
>
> "Parking Law of 1949" means the Parking Law of 1949, being California Streets and Highways Code Section 32500, et seq., as amended from time to time.

E. The definition of "Members" in Section 1.01 of the JPA Agreement is hereby amended as follows:

> ‘‘Members" means, as of the effective date of Amendment No. 1, the City and the Parking Authority, and any other member who may be become a member of the Authority.

F. Subsection (d) is hereby added to Section 2.03 of the JPA Agreement to read as follows:

> "(d). Regular Meetings of the Board. Regular meetings of the Board shall be held on the same day and at the same time and place as the regular meetings of the City Council of the City of Hawthorne, so long as an agenda for such meeting is posted at least 72 hours in advance of such meeting (or such other length of period as required by the Ralph M. Brown Act). If the Board of Directors has no business to conduct on a date when a Regular Meeting would otherwise be held, no agenda for the Board of Directors meeting shall be posted and such Regular Meeting shall be automatically cancelled."

G. Section 5.03 of the JPA Agreement is hereby amended to replace the notice requirement to the "Community Redevelopment Agency of the City of Hawthorne" with the "Parking Authority of the City of Hawthorne" at the same address.

Section 2. JPA Agreement to Remain in Effect. Save and except as expressly amended by this Amendment No. 1, the JPA Agreement shall remain in full force and effect.

Section 3. Filing with Secretary of State and State Controller. The Executive Director of the Authority shall cause to be filed, or shall confirm the filing of: (1) a notice of this Amendment No. 1 with the office of the Secretary of State within 30 days of its effective date, as required by Section 6503.5 of the Joint Powers Act, and (ii) a copy of this Amendment No. 1 together with the JPA Agreement with the Controller and the local agency formation commission in the County of Los Angeles as required by Section 6503.6 of the Joint Powers Act.

Section 4. Counterparts. This Amendment No. 1 may be executed in counterparts, and photocopies or facsimile copies of this Amendment No. 1 may be used as originals.

Section 5. Effective Date. The effective date of this Amendment No. 1 shall be the date upon which the resolution of the Oversight Board for the Successor Agency approving this Amendment No. 1 is effective pursuant to Sections 34179(h) and 34181(f) of the California Health and Safety Code.

[signatures on next page]

IN WITNESS WHEREOF, the undersigned have executed this Amendment No. 1 as of the date first written above.

CITY OF HAWTHORNE

_____
Mayor

ATTEST:

_____

City Clerk

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

PARKING AUTHORITY OF THE CITY OF HAWTHORNE

_____
Chair

ATTEST:

_____

Secretary

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

City Manager: **Department Head:**

SUBJECT:
ORDINANCE NO. 2255 (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 12.31.010 (DEPOSIT OF BULKY WASTE ON SIDEWALKS, STREETS OR PUBLIC RIGHT-OF-WAY) OF CHAPTER 12.31 (BULKY WASTE ON SIDEWALKS OR STREETS) TO TITLE 12 (STREETS AND SIDEWALKS) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
Introduce Ordinance No. 2255 on February 25, 2025, and Adopt Ordinance No. 2255 on March 11, 2025.

DISCUSSION:
In response to residents who have complained about numerous incidents of contractors dumping construction waste on the City's public streets and alleys near residential areas, the City Council directed the City Attorney to amend the ordinance and maximize the penalties as authorized by state law. The act of maximizing the penalties is consistent with Hawthorne Municipal Code (H.M.C.) section 1.20.030, which enables the City Attorney to exercise his or her discretion and deem any violation of the City's Municipal Code a misdemeanor or, in the alternative, pursue a civil administrative action. This amendment to section 12.31.010 adds subsection D, which expressly adds the maximum punishment under state law.

At the February 25, 2025, City Council meeting, the City Council further asked the City Attorney to look into how other cities, such as Torrance, Recondo Beach, Manhattan Beach, and the City of Palos Verdes enforce bulky trash violations. Generally, all of these cities first attempt to informally resolve the concern with the offending party on a voluntary basis or perhaps with a warning. If this does not obtain the desired result, these cities then utilize progressive administrative fines to attempt to obtain compliance. Finally, as a last resort, if the administrative fines have not been paid or have caused the offending party to come into compliance, these same cities will typically issue misdemeanor criminal citations, which have a maximum penalty of $1,000 dollars or 6 months in county jail.

CEQA: The City Council hereby finds that the adoption of this Ordinance is not a "project" under the California Environmental Quality Act because the Ordinance does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15373(b)(4).

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not applicabe.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Ordinance No. 2255

ORDINANCE NO. 2255

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 12.31.010 (DEPOSIT OF BULKY WASTE ON SIDEWALKS, STREETS OR PUBLIC RIGHT-OF-WAY), OF CHAPTER 12.31 (BULKY WASTE ON SIDEWALKS OR STREETS) TO TITLE 12 (STREETS AND SIDEWALKS) AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the State of California and the City of Hawthorne have consistently promoted and encouraged public peace, morals, and welfare of the general public.

WHEREAS, the City of Hawthorne has seen an increase in the number of individuals willing to violate Section 12.31.010 by depositing or discarding bulky waste onto city streets, curbs, portions of streets, the public right-of-way, or sidewalks.

WHEREAS, pursuant to Hawthorne Municipal Code Section 1.20.030, the City Attorney has discretion to deem any violation of the City's Municipal Code a misdemeanor and to pursue a civil administrative action.

WHEREAS, in order to further deter individuals from violating Section 12.31.010, the City Attorney hereby exercises his discretion and declares that any violation of Section 12.31.010 by any person and/or directing any other person to do the same is a misdemeanor, punishable by a jail term of up to six months, a fine of up to $1,000, or both, as well as, in the alternative, be subject to a one thousand dollar ($1,000) administrative fine.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Section 12.31.010 (Deposit of Bulky Waste on Sidewalks, Streets or Public Right-of-Way, of Chapter 12.31 (Bulky Waste on Sidewalks or Streets) to Title 12 (Streets and Sidewalks) of the City of Hawthorne Municipal Code is hereby amended as follows (in bold):

12.31.010 Deposit of bulky waste on sidewalks, streets or public right-of way.

A. No person shall willfully deposit or discard any bulky waste onto any street, curb, portion of street, public right-of-way or sidewalk.

B. "Bulky waste" means solid waste that cannot be contained with a can or cart, including discarded furniture (such as chairs, sofas, mattresses and rugs); appliances (including refrigerators, ranges, washers, dryers, water heaters, dishwashers, plumbing, small household appliances and other similar items, commonly known as "white goods"); electronic equipment (including stereos, computers, and VCRs and other items commonly known as "brown goods"); residential wood waste (including tree branches and scrap wood); and tires.

C. "Sidewalk" means the strip of property in front of and between the curb line and property line of the adjoining or abutting lot, piece or parcel of land within the city and bounded on the side or sides by the prolongation n a straight line of the sideline or lines of the lot, piece or parcel of land, in front of which such strip exists.

D. Any person violating any of the provisions of this chapter is guilty of a misdemeanor and is punishable by a fine or not more than one thousand dollars or an imprisonment in the count jail for a period of not more than six months, or by both such fine and imprisonment, as well as, in the alternative, be subject to a one thousand dollar ($1,000) administrative fine.

SECTION 3. Any provision of the City of Hawthorne Municipal Code or appendices thereto inconsistent with the provisions of this Chapter, to the extent of such inconsistencies and no further, are hereby repealed or modified to the extent necessary to affect the provisions of this Chapter.

SECTION 4. CEQA. The City Council hereby concurs with staff's determination and hereby finds that the adoption of this Ordinance is a type of organizational activity involving the administration of the City that does not have the possibility to have a direct or indirect effect on the environment and is therefore exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations, Section 15379(b)(5). In addition, the actions taken by this Ordinance are not a "project" under CEQA because the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment and is also exempt from CEQA pursuant to the "common sense" exemption because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Title 14, California Code of Regulations, Section 15061(b)(3).

SECTION 5. **Severability**. If any section, subsection, phrase or clause of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. **City Clerk**. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 7. **Effective Date**. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 8. **Publication**. The City Clerk is directed to forward a copy of Ordinance No. 2255 to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824.

PASSED, APPROVED AND ADOPTED this 25th day of February, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
ROBERT M. KIM, City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 16.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
Progress Payment #1 in the amount of $780,491.54 due to PCN3, Inc of Los Alamitos, CA for City of Hawthorne Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #1 to PCN3, Inc of Los Alamitos, CA and authorize the City Manager or Director of Public Works to review and execute any change orders as necessary.

DISCUSSION:
This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations and addition to the existing Senior Center.

The work will consist of renovating the existing Hawthorne Senior Center situated on the northwest side of the existing Memorial Center facility. The renovations will bring the existing building, approximately 8,600 SF, up to current building codes and standards. The work will also consist of adding a first floor extension and a second story, approximately 9700 SF of indoor space. There will also be some exterior landscaping to integrate the building into the park and create an outdoor courtyard. The work will also consist in providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations, expansion and addition to the City of Hawthorne Senior Center located at 3901 El Segundo Blvd, Hawthorne, CA 90250

During the construction phase of the project necessary authorization will need to be granted to the City's Project Engineer(s) to conduct further testing, substitutions, and/or removal of material such as but not limited to: asbestos test/removal, paint test/removal, soil test/survey, compaction test/survey, etc.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $780,491.54 will be funded through the issuance of 2024 Lease Revenue Bonds (the "2024 Bonds"), Maxine Waters Grant, Proposition A, Budget Act of 2022 from the State of California Department of Parks and Recreation, and allocated funds

from the 2024-2025 budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
PCN3 PP#1 INVOICE
City PP#1

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **City of Hawthorne**
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT: **City of Hawthrone New Senior Center**

APPLICATION NO: **1**
PERIOD FROM: **1/21/2025**
PERIOD TO: **2/25/2025**

Distribution to:
- ☐ OWNER
- ☐ CM
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐ ENGINEER

FROM CONTRACTOR:
PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PROJECT NOS: **24-03**
CONTRACT NO: **24-03**
CONTRACT DATE: **8/28/2024**

CONTRACT FOR: 24-03

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM			14,445,000.00
2. Net change by Change Orders			-
3. CONTRACT SUM TO DATE (Line 1 ± 2)			14,445,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			821,570.04
5. RETAINAGE:			
a. 5 % of Work Completed (Column D + E on G703)	$ 41,078.50		
b. 5 % of Stored Material (Column F on G703)	$ -		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			41,078.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			780,491.54
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			
8. CURRENT PAYMENT DUE			780,491.54
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			13,664,508.46

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ -	$ -
Total approved this Month	$ -	$ -
TOTALS	$ -	$ -
NET CHANGES by Change Order	$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **PCN3, INC.**

By: _____ Date: 2/12/25

PM'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ 780,492

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

Project Manager:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONSTRUCTION MANAGER:

By: _____

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthrone New Senior Center
CITY OF Hawthrone

Schedule of Values

APPLICATION NUMBER: 1
APPLICATION DATE: 2/25/2025

PERIOD TO: 2/25/2025

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
1.00	EXISTING CONDITIONS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1.a	DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)	38,406.64	0.00	38,406.64	0.00	0.00	$0.00	$38,406.64	100%	$0.00	$1,920.33
1.b	DEMO @ EAST PARKING LOT (HAULING INCLUDED)	47,072.56	0.00	47,072.56	0.00	0.00	$0.00	$47,072.56	100%	$0.00	$2,353.63
1.c	DEMO @ NORTH PARKING LOT (HAULING INCLUDED)	32,013.40	0.00	32,013.40	0.00	0.00	$0.00	$32,013.40	100%	$0.00	$1,600.67
1.d	MISC. SITE DEMO	8,260.00	0.00	8,260.00	0.00	0.00	$0.00	$8,260.00	100%	$0.00	$413.00
2.00	EARTHWORK: SITE PREPARATION (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
2.a	SITE CLEARING	20,731.42	0.00	20,731.42	0.00	0.00	$0.00	$20,731.42	100%	$0.00	$1,036.57
2.b	ROUGH GRADING	41,462.84	0.00	41,462.84	0.00	0.00	$0.00	$41,462.84	100%	$0.00	$2,073.14
2.c	RAW CUT - PER C.E. QUANTITY	2,147.60	0.00	2,147.60	0.00	0.00	$0.00	$2,147.60	100%	$0.00	$107.38
2.d	FINE GRADING	52,204.38	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$52,204.38	$0.00
2.e	BUILDING PAD OVEREXCAVATION - WEST ADDITION	66,599.20	0.00	66,599.20	0.00	0.00	$0.00	$66,599.20	100%	$0.00	$3,329.96
2.f	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	10,431.20	0.00	10,431.20	0.00	0.00	$0.00	$10,431.20	100%	$0.00	$521.56
2.g	SCARIFY & COMPACT U/S PAVING	11,756.34	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$11,756.34	$0.00
2.h	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	16,726.50	0.00	12,500.00	0.00	0.00	$0.00	$12,500.00	75%	$4,226.50	$625.00
2.i	EROSION CONTROL	31,097.13	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$31,097.13	$0.00
3.00	EXTERIOR IMPROVEMENTS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
3.a.I	SENIOR CENTER SITE - HARDSCAPE	139,670.70	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$139,670.70	$0.00
3.a.II	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$121,197.80	$0.00
3.a.III	SENIOR CENTER SITE - LANDSCAPE	197,109.89	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$197,109.89	$0.00
3.a.IV	SENIOR CENTER SITE - SITE WALLS	43,660.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$43,660.00	$0.00
3.a.V	SENIOR CENTER SITE - ORNAMENTAL STEEL FENCING & GATES	106,412.40	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$106,412.40	$0.00
3.b	EAST PARKING LOT	109,801.36	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$109,801.36	$0.00
3.C	NORTH PARKING LOT	69,844.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$69,844.20	$0.00
3.d	SIGNAGE	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
4.00	UTILITIES (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4.a	STORM DRAINS	135,924.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$135,924.20	$0.00
4.b	FIRE WATER	203,904.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$203,904.00	$0.00
4.c	SANITARY SEWER	37,288.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$37,288.00	$0.00
4.d	NATURAL GAS	5,900.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$5,900.00	$0.00
4.e	PRIMARY/SECONDARY POWER SERVICE	102,424.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$102,424.00	$0.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$43,365.00	$0.00
4.g	SITE LIGHTING	47,200.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$47,200.00	$0.00
4.h	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
5.00	EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5.a	SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)	292,287.18	0.00	292,287.18	0.00	0.00	$0.00	$292,287.18	100%	$0.00	$14,614.36
5.b	PLUMBING DEMOLITION	4,814.40	0.00	4,814.40	0.00	0.00	$0.00	$4,814.40	100%	$0.00	$240.72
5.c	HVAC DEMOLITION	9,086.00	0.00	9,086.00	0.00	0.00	$0.00	$9,086.00	100%	$0.00	$454.30
5.d	ELECTRICAL DEMOLITION	48,757.60	0.00	48,757.60	0.00	0.00	$0.00	$48,757.60	100%	$0.00	$2,437.88
6.00	CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
6.a	FOUNDATION - INCLUDED PER SEPARATE ADDITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
6.b	ELEVATOR PIT	208,904.34	0.00	10,000.00	0.00	0.00	$0.00	$10,000.00	5%	$198,904.34	$500.00

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			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
6.c	SLAB-ON-GRADE/CURBS	99,426.80	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$99,426.80	$0.00
7.00	MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7.a	EXTERIOR CMU WALL	40,419.72	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	12%	$35,419.72	$250.00
7.b	INTERIOR CMU WALL	154,374.68	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	3%	$149,374.68	$250.00
8.00	METALS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
8.a	PERFORATED METAL PANEL SYSTEM	186,381.00	0.00	10,000.00	0.00	0.00	$0.00	$10,000.00	5%	$176,381.00	$500.00
8.b	MISC. METALS	11,800.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$11,800.00	$0.00
9	CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
9.a	FINISH CARPENTRY	166,675.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$166,675.00	$0.00
9.b	ROUGH CARPENTRY	228,092.23	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$228,092.23	$0.00
10	THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
10.a	ROOFING	186,857.25	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$186,857.25	$0.00
10.b	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11	OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11.a	EXTERIOR DOORS + H.W.	49,678.00	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	5%	$47,178.00	$125.00
11.b	WINDOWS	227,364.76	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	1%	$224,864.76	$125.00
11.c	DOORS + H.W.	100,250.44	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$97,750.44	$125.00
11.d	WINDOWS	16,903.50	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
12.00	FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12.a	EXTERIOR WALLS	167,562.36	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$167,562.36	$0.00
12.b	INTERIOR WALLS	343,807.16	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$343,807.16	$0.00
12.c	FLOOR FINISHES	150,590.42	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$150,590.42	$0.00
12.d	CEILING FINISHES	203,943.81	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$203,943.81	$0.00
12.e	VERTICAL SOFFITS	53,764.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$53,764.20	$0.00
12.f	EXTERIOR SOFFIT	738.68	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$738.68	$0.00
13	SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13.a	RESTROOM SPECIALTIES	33,722.04	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$33,722.04	$0.00
13.b	MISC. SPECIALTIES	24,965.02	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$24,965.02	$0.00
14	ALL EQUIPMENT - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15	FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15.a	WINDOW SHADES	23,564.60	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$23,564.60	$0.00
15.b	FURNISHINGS - ALL FF & E - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION) - THIS SECTION NOT APPLICABLE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
17	CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
18	FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)	121,240.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$121,240.00	$0.00
19	PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.a	PLUMBING EQUIPMENT - INCLUDED PER SEPARATE ADDITION ESTIMATE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.b	PLUMBING FIXTURES	34,220.00	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	3%	$33,220.00	$50.00

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			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19.c	COLD WATER	37,771.80	0.00	500.00	0.00	0.00	$0.00	$500.00	1%	$37,271.80	$25.00
19.d	HOT WATER	21,428.80	0.00	500.00	0.00	0.00	$0.00	$500.00	2%	$20,928.80	$25.00
19.e	SANITARY SEWER & VENT	62,315.80	0.00	500.00	0.00	0.00	$0.00	$500.00	1%	$61,815.80	$25.00
19.f	CONDENSATE DRAINS	22,007.00	0.00	500.00	0.00	0.00	$0.00	$500.00	2%	$21,507.00	$25.00
19.g	ROOF DRAINS - SEE DIVISION 7 FOR GUTTER & DOWNSPOUT	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.h	NATURAL GAS	3,352.14	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$3,352.14	$0.00
20	HVAC (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
20.a	ROOFTOP AC UNIT	115,223.46	0.00	3,000.00	0.00	0.00	$0.00	$3,000.00	3%	$112,223.46	$150.00
20.b	VRF SPLIT SYSTEM	92,712.60	0.00	3,000.00	0.00	0.00	$0.00	$3,000.00	3%	$89,712.60	$150.00
20.c	MINI SPLIT SYSTEM	30,326.00	0.00	3,000.00	0.00	0.00	$0.00	$3,000.00	10%	$27,326.00	$150.00
20.d	EXHAUST FAN	2,861.50	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$2,861.50	$0.00
20.e	CONTROLS	11,363.40	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$11,363.40	$0.00
20.f	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
21	ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
21.a	ELECTRICAL EQUIPMENT & PANELS	42,480.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$42,480.00	$0.00
21.b	PANEL "K" FEEDER	16,862.20	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	6%	$15,862.20	$50.00
21.c	BRANCH POWER	32,579.56	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$32,579.56	$0.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$89,028.99	$0.00
21.e	LIGHTING	111,156.00	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$108,656.00	$125.00
21.f	EXT	305,717.82	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$305,717.82	$0.00
21.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
22	COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
22.a	SIGNAL SYSTEM	139,118.66	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$139,118.66	$0.00
23	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23.a	FIRE ALARM	99,214.40	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$99,214.40	$0.00
23.b	SECURITY	119,057.28	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$119,057.28	$0.00
24.00	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24.a	EAST COURT	25,315.72	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$25,315.72	$0.00
25	EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - SEE SEPARATE SITEWORK FOR SITE DEMOLITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26	CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26.a	FOUNDATION	186,440.00	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	3%	$181,440.00	$250.00
26.b	SLAB-ON-GRADE/CURBS	97,168.28	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	5%	$92,168.28	$250.00
26.c	CONCRETE COLUMN	246,030.00	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	2%	$241,030.00	$250.00
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	1%	$765,999.02	$250.00
26.e	MISC. CONCRETE	7,021.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$7,021.00	$0.00
27	MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27.a	EXTERIOR CMU WALL	311,367.78	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	2%	$306,367.78	$250.00
28	METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
28.a	STRUCTURAL STEEL	358,039.14	0.00	15,000.00	0.00	0.00	$0.00	$15,000.00	4%	$343,039.14	$750.00

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
28.b	EXTERIOR METAL STAIR	108,896.30	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$108,896.30	$0.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$206,183.76	$0.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	0.00	20,000.00	0.00	0.00	$0.00	$20,000.00	2%	$1,000,169.00	$1,000.00
28.e	MISC. METALS	187,195.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$187,195.20	$0.00
29.00	CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29.a	FINISH CARPENTRY	149,270.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$149,270.00	$0.00
29.b	ROUGH CARPENTRY	232,353.80	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	1%	$229,853.80	$125.00
30.00	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30.a	ROOFING	135,812.34	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$133,312.34	$125.00
30.b	WATERPROOFING	97,783.59	0.00	1,500.00	0.00	0.00	$0.00	$1,500.00	2%	$96,283.59	$75.00
30.c	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31.a	EXTERIOR DOORS + H.W.	44,958.00	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	6%	$42,458.00	$125.00
31.b	EXTERIOR WINDOWS	149,067.13	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$146,567.13	$125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$97,750.44	$125.00
31.d	INTERIOR WINDOWS	16,903.50	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
32	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32.a	EXTERIOR WALLS	669,247.62	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$669,247.62	$0.00
32.b	INTERIOR WALLS	492,469.46	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$492,469.46	$0.00
32.c	FLOOR FINISHES	224,244.86	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$224,244.86	$0.00
32.d	CEILING FINISHES	107,511.85	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$107,511.85	$0.00
32.e	VERTICAL SOFFITS	98,997.28	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$98,997.28	$0.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$68,864.80	$0.00
33	SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
33.a	RESTROOM SPECIALTIES	87,426.31	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$87,426.31	$0.00
33.b	MISC. SPECIALTIES	42,461.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$42,461.59	$0.00
34	EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - N.I.C	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.00	FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.a	WINDOW SHADES, MOTORIZED - ALLOWANCE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.b	FURNISHINGS - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36	SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36.a	OUTDOOR DECK PEDESTAL SYSTEM	188,698.82	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	1%	$186,198.82	$125.00
36.b	OUTDOOR GREEN DECK	109,032.00	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	2%	$106,532.00	$125.00
37.00	CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
37.a	PASSENGER ELEVATOR	160,480.00	0.00	15,000.00	0.00	0.00	$0.00	$15,000.00	9%	$145,480.00	$750.00
38.00	FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38.a	FIRE SPRINKLER SYSTEM	123,489.45	0.00	12,500.00	0.00	0.00	$0.00	$12,500.00	10%	$110,989.45	$625.00
39	PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
39.a	PLUMBING EQUIPMENT	20,650.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$20,650.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
39.b	PLUMBING FIXTURES	59,000.00	0.00	2,500.00	0.00	0.00	$0.00	$2,500.00	4%	$56,500.00	$125.00
39.c	COLD WATER	70,575.80	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	1%	$69,575.80	$50.00
39.d	HOT WATER	36,509.20	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	3%	$35,509.20	$50.00
39.e	SANITARY SEWER & VENT	94,588.80	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	1%	$93,588.80	$50.00
39.f	CONDENSATE DRAINS	19,765.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$19,765.00	$0.00
39.g	ROOF DRAINS	4,845.55	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$4,845.55	$0.00
40.00	HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
40.a	VRF SPLIT SYSTEM	232,029.30	0.00	10,000.00	0.00	0.00	$0.00	$10,000.00	4%	$222,029.30	$500.00
40.b	MINI SPLIT SYSTEM	9,440.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$9,440.00	$0.00
40.c	EXHAUST FAN	19,169.10	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$19,169.10	$0.00
41	ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
41.a	ELECTRICAL EQUIPMENT	25,665.00	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	4%	$24,665.00	$50.00
41.b	PANEL BOARD	12,390.00	0.00	1,000.00	0.00	0.00	$0.00	$1,000.00	8%	$11,390.00	$50.00
41.c	SECONDARY FEEDER	53,336.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$53,336.00	$0.00
41.d	BRANCH POWER	45,496.08	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$45,496.08	$0.00
41.e	HVAC/PLUMBING EQUIPMENT POWER	44,092.12	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$44,092.12	$0.00
41.f	LIGHTING	201,952.16	0.00	5,000.00	0.00	0.00	$0.00	$5,000.00	2%	$196,952.16	$250.00
41.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
42	COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42.a	SIGNAL SYSTEM	155,747.02	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$155,747.02	$0.00
43.00	ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)		0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
43.a	FIRE ALARM	101,055.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$101,055.20	$0.00
43.b	SECURITY	121,266.24	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$121,266.24	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
								$0.00	#DIV/0!	$0.00	$0.00
	TOTALS	14,445,000.00	0.00	821,570.04	0.00	0.00	0.00	821,570.04	5.69%	13,623,429.96	41,078.50

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

11-Mar-25
Council Date

RE: PROGRESS PAYMENT NO. 1 FOR F HAWTHORNE SENIOR CENTER (Proiect#24-03)
The following is a detailed breakdown of Progress Payment No.1 due to PCN3 Inc, 10591 HURMBOLT STREET UNIT A, LOS ALAMITOS, CA, 90720 for work done on the subject project through FEBRUARY 2025.

	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	Qty or % PREVIOUS	Qty or % THIS ESTIMATE	Amount THIS ESTIMATE	Total Qty OR % TO DATE	Total Amount TO DATE
i.	sawcut (E) concrete paving	61	LF	$ 11.80	$ 719.80	0%	100%	$ 719.80	100%	$ 719.80
ii.	remove (E) concrete paving & base	2587	SF	$ 3.54	$ 9,157.98	0%	100%	$ 9,157.98	100%	$ 9,157.98
iii.	REMOVE (E) TREE	1	EA	$ 5,310.00	$ 5,310.00	0%	100%	$ 5,310.00	100%	$ 5,310.00
iv.	REMOVE (E) PLANTING/IRRIGATION	12,118	SF	$ 1.77	$ 21,448.86	0%	100%	$ 21,448.86	100%	$ 21,448.86
v.	PROTECT (E) TREE	6	EA	$ 295.00	$ 1,770.00	0%	100%	$ 1,770.00	100%	$ 1,770.00
b.	DEMO @ EAST PARKING LOT (HAULING INCLUDED)									$ -
i.	SAWCUT (E) CONCRETE PAVING	8	LF	$ 11.80	$ 94.40	0%	100%	$ 94.40	100%	$ 94.40
ii.	SAWCUT (E) ASPHALT PAVING	129	LF	$ 11.80	$ 1,522.20	0%	100%	$ 1,522.20	100%	$ 1,522.20
iii.	SAWCUT (E) CONCRETE CURB	2	EA	$ 2,832.00	$ 5,664.00	0%	100%	$ 5,664.00	100%	$ 5,664.00
iv.	222 REMOVE (E) CONCRETE WALKWAY & BASE	222	SF	$ 9.44	$ 2,095.68	0%	100%	$ 2,095.68	100%	$ 2,095.68
v.	1,158 REMOVE (E) PARKING ASPHALT PAVING & BASE	1,158	SF	$ 5.90	$ 6,832.20	0%	100%	$ 6,832.20	100%	$ 6,832.20
vi.	88 REMOVE (E) CONCRETE CURB	176	LF	$ 29.50	$ 5,192.00	0%	100%	$ 5,192.00	100%	$ 5,192.00
vii.	REMOVE (E) TREE	1	EA	$ 4,130.00	$ 4,130.00	0%	100%	$ 4,130.00	100%	$ 4,130.00
viii.	1,055 REMOVE (E) PLANTING/IRRIGATION	1,055	SF	$ 9.44	$ 9,959.20	0%	100%	$ 9,959.20	100%	$ 9,959.20
ix.	REMOVE (E) 6'L BENCH	3	EA	$ 501.50	$ 1,504.50	0%	100%	$ 1,504.50	100%	$ 1,504.50
x.	REMOVE (E) TRASH RECEPTACLE	1	EA	$ 637.20	$ 637.20	0%	100%	$ 637.20	100%	$ 637.20
xi.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	32	EA	$ 236.00	$ 7,552.00	0%	100%	$ 7,552.00	100%	$ 7,552.00
xii.	PROTECT (E) TREE	3	EA	$ 295.00	$ 885.00	0%	100%	$ 885.00	100%	$ 885.00
xiii.	PROTECT (E) PLANTING/IRRIGATION	470	SF	$ 1.18	$ 554.60	0%	100%	$ 554.60	100%	$ 554.60
xiv.	PROTECT (E) CONCRETE CURB	285	LF	$ 1.18	$ 336.30	0%	100%	$ 336.30	100%	$ 336.30
xv.	PROTECT (E) 36" CONCRETE V-GUTTER	48	LF	$ 2.36	$ 113.28	0%	100%	$ 113.28	100%	$ 113.28
c.	DEMO @ NORTH PARKING LOT (HAULING INCLUDED)									
i.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	50	EA	$ 236.00	$ 11,800.00	0%	100%	$ 11,800.00	100%	$ 11,800.00
ii.	SANDBLAST/REMOVE (E) ADA PARKING STALL STRIPING	4	EA	$ 236.00	$ 944.00	0%	100%	$ 944.00	100%	$ 944.00
iii.	SANDBLAST/REMOVE (E) WALK-AISLE STRIPING	234	SF	$ 3.54	$ 828.36	0%	100%	$ 828.36	100%	$ 828.36
iv.	REMOVE (E) ADA POLE SIGNAGE	4	EA	$ 295.00	$ 1,180.00	0%	100%	$ 1,180.00	100%	$ 1,180.00
v.	SAWCUT (E) ASPHALT PAVING	62	LF	$ 11.80	$ 731.60	0%	100%	$ 731.60	100%	$ 731.60
vi.	SAWCUT (E) 24"W CONCRETE CURB & GUTTER	6	EA	$ 1,416.00	$ 8,496.00	0%	100%	$ 8,496.00	100%	$ 8,496.00
vii.	SAWCUT (E) CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	0%	100%	$ 247.80	100%	$ 247.80
viii.	210 REMOVE (E) PARKING ASPHALT PAVING & BASE	210	SF	$ 9.44	$ 1,982.40	0%	100%	$ 1,982.40	100%	$ 1,982.40
ix.	78 REMOVE (E) 24"W CONCRETE CURB & GUTTER	39	LF	$ 59.00	$ 2,301.00	0%	100%	$ 2,301.00	100%	$ 2,301.00
x.	53 REMOVE (E) CONCRETE WALKWAY & BASE	53	SF	$ 66.08	$ 3,502.24	0%	100%	$ 3,502.24	100%	$ 3,502.24
d.	MISC. SITE DEMO									
i.	MISC. SITE DEMO & PROTECTION WORK	1	LS	$ 8,260.00	$ 8,260.00	0%	100%	$ 8,260.00	100%	$ 8,260.00
	EARTHWORK: SITE PREPARATION (SITEWORK)									
a.	SITE CLEARING	17,569	SF	$ 1.18	$ 20,731.42	0%	100%	$ 20,731.42	100%	$ 20,731.42
b.	ROUGH GRADING	17,569	SF	$ 2.36	$ 41,462.84	0%	100%	$ 41,462.84	100%	$ 41,462.84
c.	RAW CUT - PER C.E. QUANTITY	91	CY	$ 23.60	$ 2,147.60	0%	100%	$ 2,147.60	100%	$ 2,147.60
d.	FINE GRADING	14,747	SF	$ 3.54	$ 52,204.38	0%	0%	$ -	0%	$ -
e.	BUILDING PAD OVEREXCAVATION - WEST ADDITION	2,822	SF	$ 23.60	$ 66,599.20	0%	100%	$ 66,599.20	100%	$ 66,599.20
f.	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	221	SF	$ 47.20	$ 10,431.20	0%	100%	$ 10,431.20	100%	$ 10,431.20
g.	SCARIFY & COMPACT U/S PAVING	9,963	SF	$ 1.18	$ 11,756.34	0%	0%	$ -	0%	$ -
h.	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	105	CY	$ 159.30	$ 16,726.50	0%	75%	$ 12,500.00	75%	$ 12,500.00
i.	EROSION CONTROL	17,569	SF	$ 1.77	$ 31,097.13	0%	0%	$ -	0%	$ -
	EXTERIOR IMPROVEMENTS (SITEWORK)									
a.	SENIOR CENTER SITE									
I.	HARDSCAPE									
i.	CONCRETE PAVING TYPE 1 + AGG. BASE	4,521	SF	$ 29.50	$ 133,369.50	0%	0%			$ -
ii.	CONCRETE PAVING TYPE 2 (COLORED) + AGG. BASE	178	SF	$ 35.40	$ 6,301.20	0%	0%			$ -
II.	BRICK PAVERS					0%	0%			$ -
i.	JOIN CONCRETE	103	LF	$ 11.80	$ 1,215.40	0%	0%			$ -
ii.	BRICK PAVERS + SUBSTRATE + AGG. BASE	2,516	SF	$ 47.20	$ 118,755.20	0%	0%			$ -
iii.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	208	LF	$ 5.90	$ 1,227.20	0%	0%			$ -
III.	LANDSCAPE					0%	0%			$ -
i.	SHRUBS + PLANTING SOIL + IRRIGATION	2,658	SF	$ 54.28	$ 144,276.24	0%	0%			$ -
ii.	GRASS + PLANTING SOIL + IRRIGATION	1,808	SF	$ 11.40	$ 20,609.03	0%	0%			$ -
iii.	TREE, 48" BOX	5	EA	$ 2,643.20	$ 13,216.00	0%	0%			$ -
iv.	TREE, 36" BOX	1	EA	$ 1,385.32	$ 1,385.32	0%	0%			$ -
v.	RAISED PLANTERS, 4'W x 6'L + PLANTING SOIL	3	EA	$ 3,121.10	$ 9,363.30	0%	0%			$ -
vi.	90-DAY MAINTENANCE	1	LS	$ 8,260.00	$ 8,260.00	0%	0%			$ -
IV.	SITE WALLS					0%	0%			$ -
i.	12"W x 18"H CURVED BRICK SEATWALL	148	LF	$ 177.00	$ 26,196.00	0%	0%			$ -
ii.	EXTRA FOR CONCRETE FOOTING	148	LF	$ 118.00	$ 17,464.00	0%	0%			$ -
V.	ORNAMENTAL STEEL FENCING & GATES					0%	0%			$ -
i.	12'H STEEL FENCE + PAINT	31	LF	$ 731.60	$ 22,679.60	0%	0%			$ -
ii.	STEEL AWNING GATE, 3'W x 12'H + PAINT	1	EA	$ 7,504.80	$ 7,504.80	0%	0%			$ -
iii.	STEEL AWNING GATE, 4.5'W x 12'H + PAINT	1	EA	$ 7,717.20	$ 7,717.20	0%	0%			$ -
iv.	STEEL AWNING GATE, 11'W x 12'H + PAINT	1	EA	$ 15,717.60	$ 15,717.60	0%	0%			$ -
v.	CURVED STEEL AWNING GATE, 13.5'W x 12'H + PAINT	1	EA	$ 19,611.60	$ 19,611.60	0%	0%			$ -
vi.	CURVED STEEL AWNING GATE, 15'W x 12'H + PAINT	1	EA	$ 19,824.00	$ 19,824.00	0%	0%			$ -
vii.	STEEL SLIDING GATE, 10.75'W x 12'H + PAINT	1	EA	$ 13,357.60	$ 13,357.60	0%	0%			$ -
b.	EAST PARKING LOT									
i.	ASPHALT PAVING + AGG. BASE	2,186	SF	$ 9.44	$ 20,635.84	0%	0%			$ -
ii.	CONCRETE CURB	46	LF	$ 118.00	$ 5,428.00	0%	0%			$ -
iii.	24" CONCRETE CURB & GUTTER	99	LF	$ 236.00	$ 23,364.00	0%	0%			$ -
iv.	JOIN CONCRETE CURB	3	EA	$ 11.80	$ 35.40	0%	0%			$ -

v.	JOIN ASPHALT PAVING	157	LF	$ 11.80	$ 1,852.60	0%	0%			$ -
vi.	SLURRY SEAL (E) AC PAVING - ALLOWANCE	12,312	SF	$ 1.18	$ 14,528.16	0%	0%			$ -
vii.	SHRUBS + PLANTING SOIL + IRRIGATION	170	SF	$ 54.28	$ 9,227.60	0%	0%			$ -
viii.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	0%	0%			$ -
ix.	PARKING STALL STRIPING - REG	34	EA	$ 295.00	$ 10,030.00	0%	0%			$ -
x.	WALK-AISLE STRIPING - CHEVRON	558	SF	$ 4.72	$ 2,633.76	0%	0%			$ -
xi.	PAINT RED CURB	80	LF	$ 11.80	$ 944.00	0%	0%			$ -
xii.	CONCRETE WHEEL STOP	36	EA	$ 472.00	$ 16,992.00	0%	0%			$ -
xiii.	ADA PARKING SIGNAGE - WALL MOUNT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%			$ -
xiv.	POLE SIGNAGE - PARKING ENTRY/EXIT	1	EA		$ 1,180.00	0%	0%			$ -
c.	**NORTH PARKING LOT**									
i.	CONCRETE PAD FOR ELECTRICAL EQUIPMENT	240	SF	$ 35.40	$ 8,496.00	0%	0%			$ -
ii.	CONCRETE CURB RAMP + AGG. BASE	53	SF	$ 35.40	$ 1,876.20	0%	0%			$ -
iii.	48 24" CONCRETE CURB & GUTTER	24	LF	$ 236.00	$ 5,664.00	0%	0%			$ -
iv.	JOIN CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	0%	0%			$ -
v.	JOIN CONCRETE CURB & GUTTER	4	EA	$ 11.80	$ 47.20	0%	0%			$ -
vi.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	0%	0%			$ -
vii.	PARKING STALL STRIPING - EV CHARGING STATION	2	EA	$ 295.00	$ 590.00	0%	0%			$ -
viii.	PARKING STALL STRIPING - REG	24	EA	$ 295.00	$ 7,080.00	0%	0%			$ -
ix.	WALK-AISLE STRIPING - CHEVRON	90	SF	$ 4.72	$ 424.80	0%	0%			$ -
x.	PAINT RED CURB	99	LF	$ 11.80	$ 1,168.20	0%	0%			$ -
xi.	TRUNCATED DOME	12	SF	$ 59.00	$ 708.00	0%	0%			$ -
xii.	CONCRETE WHEEL STOP	24	EA	$ 472.00	$ 11,328.00	0%	0%			$ -
xiii.	ADA PARKING POLE SIGNAGE	2	EA	$ 1,180.00	$ 2,360.00	0%	0%			$ -
xiv.	FENCE/GATE FOR ELECTRICAL EQUIPMENT	62	LF	$ 472.00	$ 29,264.00	0%	0%			$ -
d.	**SIGNAGE**									
i.	STREET ADDRESS INDENTIFICATION SIGN	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
e.	**MISCELLANEOUS**									
i.	MISC SITE IMPROVEMENTS/SIGNAGE ALLOWANCE	1	LS	$ -	$ -	0%	0%			$ -
UTILITIES (SITEWORK)										
a.	**STORM DRAINS**									
i.	6" AREA DRAIN	2	EA	$ 1,475.00	$ 2,950.00	0%	0%			$ -
ii.	SDR 35 PIPE - ASSUME 4"	108	LF	$ 94.40	$ 10,195.20	0%	0%			$ -
iii.	POC TO EXISTING - ON SITE	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
iv.	POTHOLING DOMESTIC WATER	1	EA	$ 590.00	$ 590.00	0%	0%			$ -
v.	3" DOMESTIC WATER METER	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
vi.	3" RPBFP ASSEMBLY	1	EA	$ 295.00	$ 295.00	0%	0%			$ -
vii.	3" SCH 80 PVC PIPE	525	LF	$ 94.40	$ 49,560.00	0%	0%			$ -
viii.	BUILDING POC	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
ix.	POC TO EXISTING - STREET	1	EA	$ 11,800.00	$ 11,800.00	0%	0%			$ -
x.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	0%	0%			$ -
xi.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	0%	0%			$ -
xii.	POTHOLING	1	EA	$ 590.00	$ 590.00	0%	0%			$ -
xiii.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	0%	0%			$ -
xiv.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	0%	0%			$ -
xv.	TRAFFIC CONTROL	3	DAY	$ 2,950.00	$ 8,850.00	0%	0%			$ -
b.	**FIRE WATER**									
i.	6" FIRE WATER METER	1	EA	$ 2,950.00	$ 2,950.00	0%	0%			$ -
ii.	6" DDCV ASSEMBLY	1	EA	$ 8,850.00	$ 8,850.00	0%	0%			$ -
iii.	FDC 1 EA	1	EA	$ 17,700.00	$ 17,700.00	0%	0%			$ -
iv.	6" C900 PVC PIPE	530	LF	$ 177.00	$ 93,810.00	0%	0%			$ -
v.	BUILDING POC	1	EA	$ 5,900.00	$ 5,900.00	0%	0%			$ -
vi.	POC TO EXISTING - STREET	1	EA	$ 17,700.00	$ 17,700.00	0%	0%			$ -
vii.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	0%	0%			$ -
viii.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	0%	0%			$ -
ix.	POTHOLING	1	EA	$ 590.00	$ 590.00	0%	0%			$ -
x.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	0%	0%			$ -
xi.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	0%	0%			$ -
xii.	TRAFFIC CONTROL	3	LS	$ 2,950.00	$ 8,850.00	0%	0%			$ -
c.	**SANITARY SEWER**									
i.	4" SDR 35 PIPE	95	LF	$ 94.40	$ 8,968.00	0%	0%			$ -
ii.	6" SDR 35 PIPE	25	LF	$ 141.60	$ 3,540.00	0%	0%			$ -
iii.	BUILDING POC	2	EA	$ 1,180.00	$ 2,360.00	0%	0%			$ -
iv.	ALLOWANCE FOR SEWER CLEANOUT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%			$ -
v.	SITE POC (TO EXISTING 6" VCP)	2	EA	$ 2,950.00	$ 5,900.00	0%	0%			$ -
vi.	POTHOLING	1	EA	$ 590.00	$ 590.00	0%	0%			$ -
vii.	CUT & PATCH (E) CONCRETE PAVING	115	LF	$ 118.00	$ 13,570.00	0%	0%			$ -
d.	**NATURAL GAS**									
i.	SEISMIC SHUT-OFF VALVE TO (E) INCOMING GAS	1	EA	$ 5,900.00	$ 5,900.00	0%	0%			$ -
e.	**PRIMARY/SECONDARY POWER SERVICE**									
i.	PRIMARY POWER SERVICE CONDUIT, (2) - 4" PVC CONDUIT + DUCTBANK	300	LF	$ 177.00	$ 53,100.00	0%	0%			$ -
ii.	UTILITY TRANSFORMER PAD	1	EA	$ 11,800.00	$ 11,800.00	0%	0%			$ -
iii.	SECONDARY POWER FEEDER, 800A/3P + DUCTBANK	50	LF	$ 82.60	$ 4,130.00	0%	0%			$ -
iv.	MAIN SWITCHBOARD, 800A-277480V-3PH-4W, NEMA-1 + CONCRETE PAD	1	EA	$ 11,800.00	$ 11,800.00	0%	0%			$ -
v.	TRANSFORMER GROUNDING GRID	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
vi.	PROTECTIVE BOLLARDS - ALLOWANCE	10	EA	$ 1,770.00	$ 17,700.00	0%	0%			$ -
vii.	CUT & PATCH (E) CONCRETE PAVING	23	LF	$ 118.00	$ 2,714.00	0%	0%			$ -
f.	**ELECTRIC VEHICLE CHARGING STATION**									
i.	DUAL CORD EV CHARGER + PAD	2	EA	$ 7,670.00	$ 15,340.00	0%	0%			$ -
ii.	UG CIRCUIT - ASSUME 40A	85	LF	$ 88.50	$ 7,522.50	0%	0%			$ -
iii.	DUCTBANK	55	LF	$ 147.50	$ 8,112.50	0%	0%			$ -
iv.	BOLLARD + FOOTING	4	EA	$ 1,770.00	$ 7,080.00	0%	0%			$ -
v.	CUT & PATCH (E) CONCRETE PAVING	45	LF	$ 118.00	$ 5,310.00	0%	0%			$ -
g.	**SITE LIGHTING**									$ -
i.	ALLOWANCE FOR SITE LIGHTING - TYPE L19 DECO POLE LIGHT + FOOTING, COMPLETE W/ CIRCUITS	5	EA	$ 8,260.00	$ 41,300.00	0%	0%			$ -

ii.	REMOVE (E) EAST PARKING POLE LIGHT & RELOCATE + NEW FOOTING & EXTEND/POC CIRCUIT, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	0%	0%			$ -
h.	**MISCELLANEOUS**									$ -
i.	MISC. SITE UTILITY SYSTEM/TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%			$ -
EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)**									$ -
i.	REMOVE (E) EXT. DOOR/FRAME, PER LEAF	6	EA	$ 295.00	$ 1,770.00	0%	100%	$ 1,770.00		$ 1,770.00
ii.	REMOVE (E) EXT. WINDOWS	148	SF	$ 11.80	$ 1,746.40	0%	100%	$ 1,746.40		$ 1,746.40
iii.	REMOVE (E) EXT. FIXED STOREFRONT	288	SF	$ 11.80	$ 3,398.40	0%	100%	$ 3,398.40		$ 3,398.40
iv.	ENLARGE (E) 3'W x 4'D EXT. WINDOW OPENING TO CREATE A NEW 9'W x 6'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL COMPLETE	4	EA	$ 1,180.00	$ 4,720.00	0%	100%	$ 4,720.00		$ 4,720.00
v.	ENLARGE (E) 4'W x 2'D EXT. WINDOW OPENING TO CREATE A NEW 8'W x 3'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL	2	EA	$ 1,180.00	$ 2,360.00	0%	100%	$ 2,360.00		$ 2,360.00
vi.	SAWCUT/REMOVE PORTION OF (E) EXT. WALL TO CREATE A NEW 8'W x 3'D WINDOW OPENING	1	EA	$ 2,950.00	$ 2,950.00	0%	100%	$ 2,950.00		$ 2,950.00
vii.	SAWCUT/REMOVE 6.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DUAL-LEAF DOOR OPENING	2	EA	$ 2,950.00	$ 5,900.00	0%	100%	$ 5,900.00		$ 5,900.00
viii.	SAWCUT/REMOVE 3.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW SINGLE DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	0%	100%	$ 2,950.00		$ 2,950.00
ix.	REMOVE (E) EXT. WALL - CEMENT PLASTER/LATH, SHEATHING, WOOD STUD & GWB/BATT, COMPLETE	1,818	SF	$ 5.90	$ 10,726.20	0%	100%	$ 10,726.20		$ 10,726.20
x.	REMOVE (E) ROOF MATERIAL & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,002	SF	$ 5.90	$ 53,111.80	0%	100%	$ 53,111.80		$ 53,111.80
xi.	REMOVE (E) PARAPET CAP	275	LF	$ 11.80	$ 3,245.00	0%	100%	$ 3,245.00		$ 3,245.00
xii.	REMOVE (E) ROOF EQUIPMENT PAD	267	SF	$ 11.80	$ 3,150.60	0%	100%	$ 3,150.60		$ 3,150.60
xiii.	SAWCUT (E) ROOF FRAMES & SHEATHING	96	LF	$ 23.60	$ 2,265.60	0%	100%	$ 2,265.60		$ 2,265.60
xiv.	REMOVE (E) ROOF FRAMES & SHEATHING, COMPLETE	4,430	SF	$ 5.90	$ 26,137.00	0%	100%	$ 26,137.00		$ 26,137.00
xv.	EXTRA FOR SHORING @ EDGES OF (E) ROOF FRAMING	130	LF	$ 35.40	$ 4,602.00	0%	100%	$ 4,602.00		$ 4,602.00
xvi.	REMOVE (E) PIPE COLUMN & SHORE ROOF STRUCTURE	3	EA	$ 295.00	$ 885.00	0%	100%	$ 885.00		$ 885.00
xvii.	REMOVE (E) INT. DOOR/FRAME, PER LEAF	10	EA	$ 236.00	$ 2,360.00	0%	100%	$ 2,360.00		$ 2,360.00
xviii.	REMOVE (E) INT. FURRING WALL, COMPLETE	70	SF	$ 11.80	$ 826.00	0%	100%	$ 826.00		$ 826.00
xix.	REMOVE (E) INT. WALL, SINGLE STUD, COMPLETE	3,612	SF	$ 5.90	$ 21,310.80	0%	100%	$ 21,310.80		$ 21,310.80
xx.	REMOVE (E) INT. WALL, DOUBLE STUD, COMPLETE	910	SF	$ 5.90	$ 5,369.00	0%	100%	$ 5,369.00		$ 5,369.00
xxi.	SAWCUT/REMOVE 6.33'W x 7.25'H PORTION OF (E) INT. WALL FOR NEW DUAL DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	0%	100%	$ 2,950.00		$ 2,950.00
xxii.	REMOVE (E) WALL TILE	85	LF	$ 47.20	$ 4,012.00	0%	100%	$ 4,012.00		$ 4,012.00
xxiii.	REMOVE (E) STAGE FLOORING & FRAMES, COMPLETE	208	SF	$ 11.80	$ 2,454.40	0%	100%	$ 2,454.40		$ 2,454.40
xxiv.	REMOVE (E) CERAMIC FLOOR TILE & BASE, COMPLETE	272	SF	$ 5.90	$ 1,604.80	0%	100%	$ 1,604.80		$ 1,604.80
xxv.	REMOVE (E) FLOOR FINISHES & WALL BASES OTHER THAN FLOOR TILE & STAGE FLOORING	8,055	SF	$ 5.90	$ 47,524.50	0%	100%	$ 47,524.50		$ 47,524.50
xxvi.	REMOVE (E) CEILING FINISHES & FRAMES, COMPLETE	8,610	SF	$ 3.54	$ 30,479.40	0%	100%	$ 30,479.40		$ 30,479.40
xxvii.	REMOVE (E) CONCRETE CURB	113	LF	$ 23.60	$ 2,666.80	0%	100%	$ 2,666.80		$ 2,666.80
xxviii.	SAWCUT (E) SLAB-ON-GRADE	484	LF	$ 11.80	$ 5,711.20	0%	100%	$ 5,711.20		$ 5,711.20
xxix.	REMOVE (E) SLAB & BASE - PER DEDUCTED FLOOR	37	SF	$ 11.80	$ 436.60	0%	100%	$ 436.60		$ 436.60
xxx.	REMOVE (E) SLAB & BASE - PER NEW EAST COURTYARD, ELEVATOR PIT, & NEW FOUNDATIONS	1,700	SF	$ 11.80	$ 20,060.00	0%	100%	$ 20,060.00		$ 20,060.00
xxxi.	REMOVE (E) FIRE SPRINKLER SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	0%	100%	$ 10,148.00		$ 10,148.00
xxxii.	PROTECT (E) KITCHEN EQUIPMENT	342	SF	$ 3.54	$ 1,210.68	0%	100%	$ 1,210.68		$ 1,210.68
xxxiii.	PROTECT (E) INT. DOOR/FRAME, PER LEAF	2	EA	$ 118.00	$ 236.00	0%	100%	$ 236.00		$ 236.00
xxxiv.	PROTECT (E) 3' x 4' EXT. WINDOW	1	EA	$ 118.00	$ 118.00	0%	100%	$ 118.00		$ 118.00
xxxv.	PROTECT (E) PIPE COLUMNS	3	EA	$ 118.00	$ 354.00	0%	100%	$ 354.00		$ 354.00
xxxvi.	MISC. SELECTIVE DEMO & PROTECTION WORK	8,600	GSF	$ 0.30	$ 2,537.00	0%	100%	$ 2,537.00		$ 2,537.00
b.	**PLUMBING DEMOLITION**							$ -		$ -
i.	REMOVE (E) RESTROOM PLUMBING FIXTURES (ASSUME 8 FIXTURES @ EXISTING MEN & WOMEN RESTROOM) & ALL ASSOCIATED PIPING, COMPLETE	272	SF	$ 17.70	$ 4,814.40	0%	100%	$ 4,814.40		$ 4,814.40
c.	**HVAC DEMOLITION**							$ -		$ -
i.	REMOVE (E) AC ROOFTOP UNIT, COMPLETE	4	EA	$ 560.50	$ 2,242.00	0%	100%	$ 2,242.00		$ 2,242.00
ii.	REMOVE (E) ROOF EXHAUST FAN	2	EA	$ 354.00	$ 708.00	0%	100%	$ 708.00		$ 708.00
iii.	REMOVE (E) DUCTWORK, DIFFUSERS/GRILLES, & ALL RELATED COMPONENTS, COMPLETE	8,600	GSF	$ 0.55	$ 4,720.00	0%	100%	$ 4,720.00		$ 4,720.00
iv.	REMOVE (E) EQUIPMENT CONTROLS	6	EA	$ 236.00	$ 1,416.00	0%	100%	$ 1,416.00		$ 1,416.00
d.	**ELECTRICAL DEMOLITION**							$ -		$ -
i.	MISC. HVAC DEMO & PROTECTION WORK	8,600	GSF	$ 0.24	$ 2,029.60	0%	100%	$ 2,029.60		$ 2,029.60
ii.	REMOVE (E) ELECTRICAL EQUIPMENT & PANELS EXCLUDING PANEL "K", PANEL "L", & XFMR "T3"	8,600	GSF	$ 1.18	$ 10,148.00	0%	100%	$ 10,148.00		$ 10,148.00
iii.	POD/REMOVE (E) PANEL "K" FEEDER	100	LF	$ 29.50	$ 2,950.00	0%	100%	$ 2,950.00		$ 2,950.00
iv.	POD/REMOVE (E) HVAC EQUIPMENT FEEDER	6	EA	$ 590.00	$ 3,540.00	0%	100%	$ 3,540.00		$ 3,540.00
v.	REMOVE (E) BRANCH POWER SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	0%	100%	$ 10,148.00		$ 10,148.00
vi.	REMOVE (E) LIGHTING SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	0%	100%	$ 10,148.00		$ 10,148.00
vii.	REMOVE (E) COMMUNICATIONS SYSTEM	8,600	GSF	$ 0.55	$ 4,720.00	0%	100%	$ 4,720.00		$ 4,720.00
viii.	REMOVE (E) FIRE ALARM SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	0%	100%	$ 2,537.00		$ 2,537.00
ix.	REMOVE (E) SECURITY SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	0%	100%	$ 2,537.00		$ 2,537.00
CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FOUNDATION**									$ -
i.	INCLUDED PER SEPARATE ADDITION	0	0	$ -	0	0%	0%	$ -	0%	$ -
b.	**ELEVATOR PIT**									$ -
i.	BULK EXCAVATION	47	CY	$ 376.59	$ 17,699.50	0%	56%	$ 10,000.00		$ 10,000.00
ii.	WALL FOOTING	5	CY	$ 1,180.00	$ 5,900.00	0%	0%			$ -
iii.	8" CONCRETE RETAINING WALL	210	SF	$ 295.00	$ 61,950.00	0%	0%			$ -
iv.	12" CONCRETE SLAB + V.B. + AB	106	SF	$ 44.84	$ 4,753.04	0%	0%			$ -
v.	EXTRA FOR SUMP PIT + PUMP/PIPING, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	0%	0%			$ -
vi.	WATERPROOFING	326	SF	$ 324.50	$ 105,787.00	0%	0%			$ -
vii.	BACKFILL & COMPACT	20	CY	$ 236.00	$ 4,720.00	0%	0%			$ -
viii.	HAUL/EXPORT SURPLUS + 15% SWELL VOLUME	31	CY	$ 70.80	$ 2,194.80	0%	0%			$ -
ix.	TEMP. SHORING, 6.75'D + REMOVAL			$ -	$ -	0%	0%			$ -
c.	**SLAB-ON-GRADE/CURBS 55 LF**									$ -
i.	REPLACEMENT SLAB-ON-GRADE + V.B./AB, 5"/4"	1,216	SF	$ 35.40	$ 43,046.40	0%	0%			$ -
ii.	EXTENDED SLAB-ON-GRADE + V.B./AB, 5"/4"	221	SF	$ 35.40	$ 7,823.40	0%	0%			$ -
iii.	REPAIR/PATCH (E) SLAB-ON-GRADE - @ RESTROOM	272	SF	$ 47.20	$ 12,838.40	0%	0%			$ -
iv.	THICKENED SLAB OVER FOOTING	11	CY	$ 590.00	$ 6,490.00	0%	0%			$ -
v.	THICKENED SLAB EDGE	1	CY	$ 590.00	$ 590.00	0%	0%			$ -
vi.	JOIN SLAB TO EXISTING	545	LF	$ 35.40	$ 19,293.00	0%	0%			$ -
vii.	CONCRETE CURB, 4" - 6"W x 6"H	165	LF	$ 35.40	$ 5,841.00	0%	0%			$ -

viii.	CONCRETE CURB, 12"W x 6"H	15	LF	$ 42.48	$ 637.20	0%	0%		$ -
ix.	CONCRETE CMU STARTER, 8"W x 18"H	65	LF	$ 35.40	$ 2,301.00	0%	0%		$ -
x.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	0%	0%		$ -
MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**EXTERIOR CMU WALL**								$ -
i.	8" BURNISHED FACE CMU WALL	519	SF	$ 77.88	$ 40,419.72	0%	12%	$ 5,000.00	$ 5,000.00
b.	**INTERIOR CMU WALL**								$ -
i.	8" CMU WALL - PARTITION/LOAD BEARING	677	SF	$ 86.14	$ 58,316.78	0%	0%		$ -
ii.	12" CMU WALL - PARTITION/LOAD BEARING	291	SF	$ 95.58	$ 27,813.78	0%	0%		$ -
iii.	12" CMU WALL - ELEVATOR SHAFT	714	SF	$ 95.58	$ 68,244.12	0%	7%	$ 5,000.00	$ 5,000.00
METALS (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**PERFORATED METAL PANEL SYSTEM**								$ -
i.	PERFORATED METAL PANEL O/ PLASTER WALL	208	SF	$ 265.50	$ 55,224.00	0%			$ -
ii.	PERFORATED METAL PANEL O/ GLAZING	494	SF	$ 265.50	$ 131,157.00	0%	8%	$ 10,000.00	$ 10,000.00
b.	**MISC. METALS**								$ -
i.	ELEVATOR PIT LADDER + PAINT	1	EA	$ 4,720.00	$ 4,720.00	0%			$ -
ii.	ACCESS LADDER TO MECH. WELL, +/-3'H	1	EA	$ 3,540.00	$ 3,540.00	0%			$ -
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	0%			$ -
iv.	MISC. METALS ALLOWANCE	8,408	GSF	$ -	$ -	0%			$ -
CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**FINISH CARPENTRY**								$ -
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKSPLASH	48	LF	$ 1,180.00	$ 56,640.00	0%			$ -
ii.	32"W WALL-MOUNTED COMPUTER COUNTER	34	LF	$ 590.00	$ 20,060.00	0%			$ -
iii.	27"W PASS-THRU COUNTER	10	LF	$ 590.00	$ 5,900.00	0%			$ -
iv.	14"W WALL-MOUNTED COUNTER + 4"H BACKSPLASH	9	LF	$ 590.00	$ 5,310.00	0%			$ -
v.	12"W x 24"H CASEWORK W/ (3) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	0%			$ -
vi.	12"W x 24"H CASEWORK W/ (4) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	0%			$ -
vii.	12"W x 24"H CASEWORK W/ (5) UPPER SHELVES	12	LF	$ 590.00	$ 7,080.00	0%			$ -
viii.	18"W x 24"H CASEWORK	8	LF	$ 590.00	$ 4,720.00	0%			$ -
ix.	20"W x 18"H BUILT-UP SEATWALL CUSTOM LOBBY COUNTER	17	LF	$ 885.00	$ 15,045.00	0%			$ -
x.	COUNTERTOP, CUSTOM 3.5'H CURVED LOW WALL - 3 5/8" METAL STUD W/ WOOD VENEER	22	SF	$ 1,770.00	$ 38,940.00	0%			$ -
xi.	GWB BOTH SIDES + CAP 2.5'H PLAM UPPER CABINET	6	LF	$ 590.00	$ 3,540.00	0%			$ -
xii.	MISC. FINISH CARPENTRY ALLOWANCE	8,408	GSF	$ -	$ -	0%			$ -
b.	**ROUGH CARPENTRY**								$ -
i.	EXT. WOOD STUD, 2" x 6" - INFILLS	82	SF	$ 47.20	$ 3,870.40	0%			$ -
ii.	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	245	LF	$ 177.00	$ 43,365.00	0%			$ -
iii.	WOOD POST, 6" x 6"	274	LF	$ 354.00	$ 96,996.00	0%			$ -
iv.	PLYWOOD SHEATHING	82	SF	$ 11.80	$ 967.60	0%			$ -
v.	ROOF BEAM, 4" x 12"	92	LF	$ 590.00	$ 54,280.00	0%			$ -
vi.	POST HOLDOWN	17	EA	$ 295.00	$ 5,015.00	0%			$ -
vii.	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH + 1/2" ROOF PLYWOOD SHEATHING	86	SF	$ 47.20	$ 4,059.20	0%			$ -
viii.	3/4" CD APA-RATED ROOF SHEATHING @ SLOPE + 2X WOOD FRAMES/NAILERS	688	SF	$ 17.70	$ 12,177.60	0%			$ -
ix.	PREP (E) ROOF PLYWOOD SHEATHING FOR NEW ROOFING MATERIAL INSTALLATION	8,314	SF	$ 0.30	$ 2,452.63	0%			$ -
x.	ALLOWANCE FOR 5% ROOF SHEATHING REPLACEMENT	416	SF	$ 11.80	$ 4,908.80	0%			$ -
xi.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,408	GSF	$ -	$ -	0%			$ -
THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**ROOFING**								$ -
i.	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	$ 11.59	$ 95,435.470	0%			$ -
ii.	SINGLE-PLY ROOFING MEMBRANE - MECH. WELL	852	SF	$ 11.59	$ 9,872.640	0%			$ -
iii.	ROOF BOARD	9,088	SF	$ 0.91	$ 8,257.360	0%			$ -
iv.	2" thk RIGID INSULATION	9,088	SF	$ 1.82	$ 16,514.710	0%			$ -
v.	VAPOR BARRIER	9,088	SF	$ 1.14	$ 10,402.120	0%			$ -
vi.	PARAPET COPING	176	LF	$ 118.00	$ 20,768.000	0%			$ -
vii.	ROOF EDGE FLASHING	174	LF	$ 10.86	$ 1,888.940	0%			$ -
viii.	WALL-TO-ROOF FLASHING + REGLET	402	LF	$ 59.00	$ 23,718.000	0%			$ -
b.	**MISCELLANEOUS**								$ -
i.	MISC. CAULKING & SEALANTS ALLOWANCE	8,408	GSF	$ -	0	0%			$ -
ii.	MISC. FIRESTOPPING ALLOWANCE	8,408	GSF	$ -	0	0%			$ -
OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**EXTERIOR DOORS + H.W.**								$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50	$ 312.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50	$ 312.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07'W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50	$ 312.50
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50	$ 312.50
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 9,440.00	$ 9,440.00	0%	3%	$ 312.50	$ 312.50
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	2%	$ 312.50	$ 312.50
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	0%	5%	$ 625.00	$ 625.00
viii.	PAINT TO HM DOOR/FRAME, PER LEAF EXTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	$ -
b.	**WINDOWS**								$ -
i.	STOREFRONT/CURTAIN WALL SYSTEM	3,948	SF	$ 29.50	$ 116,466.00	0%	1%	$ 1,000.00	$ 1,000.00
ii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 4'H	1	EA	$ 1,155.22	$ 1,155.22	0%	0%	$ -	$ -
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	0%	3%	$ 500.00	$ 500.00
iv.	TRANSOM, 6.25'W x 3'H INTERIOR	1	EA	$ 679.68	$ 679.68	0%	0%	$ -	$ -
v.	FRITTED GLASS	282	SF	$ 332.76	$ 93,838.32	0%	1%	$ 1,000.00	$ 1,000.00
c.	**DOORS + H.W.**								$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	8%	$ 277.78	$ 277.78
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	$ 3,744.14	$ 3,744.14	0%	7%	$ 277.78	$ 277.78
iii.	HM DOOR/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	0%	1%	$ 277.78	$ 277.78
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	0%	1%	$ 555.56	$ 555.56
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	2%	$ 277.78	$ 277.78
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	2%	$ 277.78	$ 277.78
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	0%	6%	$ 277.78	$ 277.78
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	$ 188.80	$ 2,832.00	0%	10%	$ 277.78	$ 277.78
ix.	PAINT TO FRAME, PER LEAF INTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	$ -
d.	**WINDOWS**								$ -
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	0%	15%	$ 2,500.00	$ 2,500.00

FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR WALLS**									$ -
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	984	SF	$ 47.20	$ 46,444.80	0%	0%	$ -		$ -
ii.	CEMENT PLASTER + LATH/V.B. - RIBBED FINISH	200	SF	$ 47.20	$ 9,440.00	0%	0%	$ -		$ -
iii.	2" RIGID R12 INSULATION	1,184	SF	$ 5.90	$ 6,985.60	0%	0%	$ -		$ -
iv.	GLASSMAT SHEATHING	1,102	SF	$ 4.72	$ 5,201.44	0%	0%	$ -		$ -
v.	PAINT TO CEMENT PLASTER	1,184	SF	$ 4.13	$ 4,889.92	0%	0%	$ -		$ -
vi.	PATCH/PAINT TO (E) PLASTER WALL	5,064	SF	$ 4.13	$ 20,914.32	0%	0%	$ -		$ -
vii.	6" x 20 GA. METAL STUD WALL	1,102	SF	$ 23.60	$ 26,007.20	0%	0%	$ -		$ -
viii.	6" x 20 GA.METAL STUD INFILL	82	SF	$ 23.60	$ 1,935.20	0%	0%	$ -		$ -
ix.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	519	SF	$ 23.60	$ 12,248.40	0%	0%	$ -		$ -
x.	5/8" GWB + PAINT - INT. OF EXT.	1,702	SF	$ 14.16	$ 24,100.32	0%	0%	$ -		$ -
xi.	PATCH/PAINT TO (E) INT. OF EXT. WALL	3,130	SF	$ 2.36	$ 7,386.80	0%	0%	$ -		$ -
xii.	BATT INSULATION	1,702	SF	$ 1.18	$ 2,008.36	0%	0%	$ -		$ -
b.	**INTERIOR WALLS**									$ -
i.	7/8" FURRING CHANNEL	1,485	SF	$ 23.60	$ 35,046.00	0%	0%	$ -		$ -
ii.	3 5/8" x 20 GA. FURRING METAL STUD	20	SF	$ 23.60	$ 472.00	0%	0%	$ -		$ -
iii.	6" x 20 GA. FURRING METAL STUD	94	SF	$ 23.60	$ 2,218.40	0%	0%	$ -		$ -
iv.	3 5/8" x 20 GA. METAL STUD - LOW WALL	60	SF	$ 23.60	$ 1,416.00	0%	0%	$ -		$ -
v.	3 5/8" x 20 GA. METAL STUD WALL	1,180	SF	$ 23.60	$ 27,848.00	0%	0%	$ -		$ -
vi.	6" x 20 GA. METAL STUD INFILL	24	SF	$ 23.60	$ 566.40	0%	0%	$ -		$ -
vii.	6" x 20 GA. METAL STUD WALL	2,679	SF	$ 23.60	$ 63,224.40	0%	0%	$ -		$ -
viii.	8" x 20 GA. METAL STUD WALL	56	SF	$ 23.60	$ 1,321.60	0%	0%	$ -		$ -
ix.	(2) - 3 5/8" x 20 GA. METAL STUD WALL	293	SF	$ 23.60	$ 6,914.80	0%	0%	$ -		$ -
x.	(2) - 6" x 20 GA. METAL STUD WALL	282	SF	$ 23.60	$ 6,655.20	0%	0%	$ -		$ -
xi.	5/8" GWB + PAINT	10,747	SF	$ 14.16	$ 152,177.52	0%	0%	$ -		$ -
xii.	BATT INSULATION	5,089	SF	$ 1.18	$ 6,005.02	0%	0%	$ -		$ -
xiii.	PAINT CONCRETE COLUMNS	461	SF	$ 5.90	$ 2,719.90	0%	0%	$ -		$ -
xiv.	PAINT TO CMU WALLS	1,022	SF	$ 2.36	$ 2,411.92	0%	0%	$ -		$ -
xv.	PAINT TO (E) STUD WALLS	3,640	SF	$ 2.36	$ 8,590.40	0%	0%	$ -		$ -
xvi.	PAINT TO EXPOSED STEEL COLUMN	60	LF	$ 5.90	$ 354.00	0%	0%	$ -		$ -
xvii.	9'H WOOD WALL PANEL	369	SF	$ 47.20	$ 17,416.80	0%	0%	$ -		$ -
xviii.	BATHROOM TILE	179	SF	$ 47.20	$ 8,448.80	0%	0%	$ -		$ -
c.	**FLOOR FINISHES**									$ -
i.	WALK-OFF MAT (RECESSED)	100	SF	$ 59.00	$ 5,900.00	0%	0%	$ -		$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	402	SF	$ 29.50	$ 11,859.00	0%	0%	$ -		$ -
iii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-POLISHED	788	SF	$ 29.50	$ 23,246.00	0%	0%	$ -		$ -
iv.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	960	SF	$ 29.50	$ 28,320.00	0%	0%	$ -		$ -
v.	CARPET TILE	1,080	SF	$ 8.26	$ 8,920.80	0%	0%	$ -		$ -
vi.	LINOLEUM FLOORING, PATTERNED	4,670	SF	$ 14.18	$ 66,237.41	0%	0%	$ -		$ -
vii.	WALL BASE - @ VINYL/CARPET FLOOR	720	LF	$ 3.81	$ 2,744.21	0%	0%	$ -		$ -
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	570	LF	$ 5.90	$ 3,363.00	0%	0%	$ -		$ -
d.	**CEILING FINISHES**									$ -
i.	2' x 2' ACT T-BAR CEILING	2,870	SF	$ 11.10	$ 31,867.91	0%				$ -
ii.	DECO ACOUSTICAL CEILING PANEL + FRAMES	1,334	SF	$ 24.26	$ 32,363.91	0%				$ -
iii.	GWB CEILING + METAL STUD FRAMES + BATT	3,330	SF	$ 36.58	$ 121,811.40	0%				$ -
iv.	PAINT TO GWB CEILING	3,330	SF	$ 3.54	$ 11,788.20	0%				$ -
v.	PAINT TO U/S SLAB DECK	196	SF	$ 5.90	$ 1,156.40	0%				$ -
vi.	PAINT TO U/S STAIR	1	LS	$ 4,956.00	$ 4,956.00	0%				$ -
e.	**VERTICAL SOFFITS**									$ -
i.	6" x 20 GA. METAL STUD	1,787	SF	$ 23.60	$ 42,173.20	0%				$ -
ii.	5/8" GWB + PAINT	1,168	SF	$ 9.92	$ 11,591.00	0%				$ -
f.	**EXTERIOR SOFFIT**									$ -
i.	PAINT (E) PLASTER SOFFIT	313	SF	$ 2.36	$ 738.68	0%				$ -
g.	**MISCELLANEOUS**									$ -
i.	MISC. FINISHES/PAINT/TOUCH-UP ALLOWANCE	8,408	GSF	$ -	0	0%				$ -
SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**RESTROOM SPECIALTIES**									$ -
i.	TOILET PARTITION, ADA	2	EA	$ 4,852.16	$ 9,704.32	0%				$ -
ii.	TOILET PARTITION, REG.	1	EA	$ 4,852.16	$ 4,852.16	0%				$ -
iii.	ADA L-SHAPED GRAB BAR	4	EA	$ 224.20	$ 896.80	0%				$ -
iv.	COMBINATION RECESSED TOILET SEAT COVER DISPENSER, WASTE DISPOSAL & TOILET TISSUE DISPENSER	5	EA	$ 613.60	$ 3,068.00	0%				$ -
v.	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	6	EA	$ 253.70	$ 1,522.20	0%				$ -
vi.	AUTOMATIC WARM AIR HAND DRYER, RECESSED	4	EA	$ 1,516.30	$ 6,065.20	0%				$ -
viii.	ADA MIRROR, 18"W x 72"H	2	EA	$ 590.00	$ 1,180.00	0%				$ -
ix.	BEVELED EDGE MIRROR, ROUND TOP, 2.33'W x 3.67'H	6	EA	$ 1,019.52	$ 6,117.12	0%				$ -
x.	BABY CHANGING STATION	2	EA	$ 158.12	$ 316.24	0%				$ -
b.	**MISC. SPECIALTIES**									$ -
i.	COUNTER SINK ACCESSORIES, PER FIXTURE	1	EA	$ 590.00	$ 590.00	0%				$ -
ii.	FIRE EXTINGUISHER + RECESSED CABINET	3	EA	$ 1,180.00	$ 3,540.00	0%				$ -
iii.	SIGNAGE - INT./EXT.	8,408	GSF	$ 2.48	$ 20,835.02	0%				$ -
iv.	MISC. SPECIALTIES ALLOWANCE	8,408	GSF	$ -	$ -	0%				$ -
EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ALL EQUIPMENT - N.I.C.**									$ -
FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**WINDOW SHADES**									$ -
i.	WINDOW SHADES, MOTORIZED	1,721	SF	$ 11.80	$ 20,307.80	0%				$ -
ii.	WINDOW SHADES, MANUAL	460	SF	$ 7.08	$ 3,256.80	0%				$ -
b.	**FURNISHINGS**									$ -
i.	ALL FF & E - N.I.C.			$ -	0	0%				$ -
SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
	THIS SECTION NOT APPLICABLE			$ -	0	0%				$ -
CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
				$ -	0	0%				$ -
FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FIRE SPRINKLER SYSTEM**									$ -
i.	FIRE SPRINKLER WET SYSTEM + RISER, COMPLETE 8,408 GSF	8408	GSF	$ 14.42	$ 121,240.00	0%				$ -

PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**PLUMBING EQUIPMENT**								$ -
i.	INCLUDED PER SEPARATE ADDITION ESTIMATE	0		$ -	0	0%	0%	$ -	$ -
b.	**PLUMBING FIXTURES**								$ -
i.	WATER CLOSET, WALL HUNG	5	EA	$ 1,770.00	$ 8,850.00	0%	2%	$ 167.00	$ 167.00
ii.	URINAL	1	EA	$ 1,180.00	$ 1,180.00	0%	14%	$ 167.00	$ 167.00
iii.	LAVATORY SINK, WALL	6	EA	$ 1,180.00	$ 7,080.00	0%	2%	$ 167.00	$ 167.00
iv.	COUNTER SINK	2	EA	$ 1,180.00	$ 2,360.00	0%	7%	$ 167.00	$ 167.00
v.	HI-LO DRINKING FOUNTAIN	1	EA	$ 5,900.00	$ 5,900.00	0%	3%	$ 167.00	$ 167.00
vi.	ROUGH-INS AT	15	EA	$ 590.00	$ 8,850.00	0%	2%	$ 167.00	$ 167.00
c.	**COLD WATER**								$ -
i.	1/2" TPW PIPE + INSULATION - BELOW SLAB	10	LF	$ 88.50	$ 885.00	0%	4%	$ 38.46	$ 38.46
ii.	1/2" CW PIPE	104	LF	$ 47.20	$ 4,908.80	0%	1%	$ 38.46	$ 38.46
iii.	3/4" CW PIPE	48	LF	$ 59.00	$ 2,832.00	0%	1%	$ 38.46	$ 38.46
iv.	1" CW PIPE	20	LF	$ 70.80	$ 1,416.00	0%	3%	$ 38.46	$ 38.46
v.	1 1/2" CW PIPE	80	LF	$ 94.40	$ 7,552.00	0%	1%	$ 38.46	$ 38.46
vi.	2" CW PIPE	95	LF	$ 118.00	$ 11,210.00	0%	1%	$ 76.92	$ 76.92
vii.	2 1/2" CW PIPE	25	LF	$ 141.60	$ 3,540.00	0%	1%	$ 38.46	$ 38.46
viii.	HOSE BIBB, 3/4"	2	EA	$ 590.00	$ 1,180.00	0%	3%	$ 38.46	$ 38.46
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	0%	3%	$ 38.46	$ 38.46
x.	TRAP PRIMER	1	EA	$ 590.00	$ 590.00	0%	7%	$ 38.46	$ 38.46
xi.	POC 1" CW PIPE TO WATER HEATER	1	EA	$ 590.00	$ 590.00	0%	7%	$ 38.46	$ 38.46
xii.	WALL ACCESS PANEL	3	EA	$ 590.00	$ 1,770.00	0%	2%	$ 38.46	$ 38.46
xiii.	EXT. WALL PENETRATION, 3" PIPE	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	$ -
d.	**HOT WATER**								$ -
i.	1/2" HW PIPE	98	LF	$ 47.20	$ 4,625.60	0%	1%	$ 62.50	$ 62.50
ii.	3/4" HW/HWR PIPE	220	LF	$ 59.00	$ 12,980.00	0%	2%	$ 250.00	$ 250.00
iii.	1" HW PIPE	20	LF	$ 70.80	$ 1,416.00	0%	4%	$ 62.50	$ 62.50
iv.	PIPE INSULATION, 1/2" PIPE	98	LF	$ 5.90	$ 578.20	0%	11%	$ 62.50	$ 62.50
v.	PIPE INSULATION, 3/4" PIPE	220	LF	$ 5.90	$ 1,298.00	0%	5%	$ 62.50	$ 62.50
vi.	PIPE INSULATION, 1" PIPE	20	LF	$ 5.90	$ 118.00	0%	0%	$ -	$ -
vii.	POC 1" HW PIPE TO WATER HEATER	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	$ -
viii.	ROOF PENETRATION, 1" PIPE	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	$ -
e.	**SANITARY SEWER & VENT**								$ -
i.	1 1/2" VENT PIPE - WALL/CEILING	184	LF	$ 59.00	$ 10,856.00	0%	0%	$ 33.33	$ 33.33
ii.	2" VENT PIPE - WALL/CEILING	94	LF	$ 70.80	$ 6,655.20	0%	1%	$ 33.33	$ 33.33
iii.	3" VENT PIPE - WALL/CEILING	16	LF	$ 82.60	$ 1,321.60	0%	3%	$ 33.33	$ 33.33
iv.	2" WASTE PIPE - WALL	22	LF	$ 82.60	$ 1,817.20	0%	2%	$ 33.33	$ 33.33
v.	4" WASTE PIPE - WALL	10	LF	$ 94.40	$ 944.00	0%	4%	$ 33.33	$ 33.33
vi.	1 1/4" VENT PIPE - BELOW SLAB	6	LF	$ 88.50	$ 531.00	0%	6%	$ 33.33	$ 33.33
vii.	2" WASTE PIPE - BELOW SLAB	52	LF	$ 94.40	$ 4,908.80	0%	1%	$ 33.33	$ 33.33
viii.	4" WASTE PIPE - BELOW SLAB	104	LF	$ 118.00	$ 12,272.00	0%	0%	$ 33.33	$ 33.33
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	0%	1%	$ 33.33	$ 33.33
x.	2" WCO	1	EA	$ 590.00	$ 590.00	0%	6%	$ 33.33	$ 33.33
xi.	4" WCO	1	EA	$ 590.00	$ 590.00	0%	6%	$ 33.33	$ 33.33
xii.	2" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	0%	11%	$ 33.33	$ 33.33
xiii.	3" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	0%	11%	$ 33.33	$ 33.33
xiv.	CUT & PATCH (E) SLAB-ON-GRADE	150	LF	$ 118.00	$ 17,700.00	0%	0%	$ 33.33	$ 33.33
xv.	EXT. STEM WALL PENETRATION, 4" PIPE	1	EA	$ 1,180.00	$ 1,180.00	0%	3%	$ 33.33	$ 33.33
f.	**CONDENSATE DRAINS**								$ -
i.	3/4" CD PIPE	230	LF	$ 59.00	$ 13,570.00	0%	2%	$ 250.00	$ 250.00
ii.	PIPE INSULATION, 3/4" PIPE	230	LF	$ 5.90	$ 1,357.00	0%	9%	$ 125.00	$ 125.00
iii.	POC TO SINK TAILPIECE	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	$ -
iv.	POC TO HVAC UNIT W/ TRAP & VENT	11	EA	$ 590.00	$ 6,490.00	0%	2%	$ 125.00	$ 125.00
g.	**ROOF DRAINS**								$ -
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT					0%			$ -
h.	**NATURAL GAS**								$ -
i.	EXTEND & POC (E) GAS PIPE TO NEW ROOFTOP UNIT "AC-1" at MECH. WELL, COMPLETE	1	EA	$ 590.00	$ 590.00	0%			$ -
i.	**MISCELLANEOUS**								$ -
i.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	0%			$ -
ii.	MISC. PLUMBING SYSTEM	8,408	GSF	$ 0.12	$ 992.14	0%			$ -
iii.	MISC./TESTING	1	LS	$ 590.00	$ 590.00	0%			$ -
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%			$ -
HVAC (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**ROOFTOP AC UNIT**								$ -
i.	AC1 - GAS-ELECTRIC RTU, 12.5 TON, 5000 CFM	1	EA	$ 11,800.00	$ 11,800.00	0%	2%	$ 230.77	$ 230.77
ii.	EXTRA FOR MODULATING ECONOMIZER	1	EA	$ 1,770.00	$ 1,770.00	0%	13%	$ 230.77	$ 230.77
iii.	EXTRA FOR VIBRATION ISOLATION	1	SET	$ 590.00	$ 590.00	0%	0%	$ -	$ -
iv.	EXTRA FOR EQUIPMENT PLATFORM	1	EA	$ 1,770.00	$ 1,770.00	0%	13%	$ 230.77	$ 230.77
v.	DUCTWORK	2,150	LBS	$ 41.30	$ 88,795.00	0%	2%	$ 2,076.92	$ 2,076.92
vi.	DUCT INSULATION	1,585	SF	$ 4.72	$ 7,481.20	0%	3%	$ 230.77	$ 230.77
vii.	EQUIPMENT FLEXIBLE CONNECTOR	2	EA	$ 88.50	$ 177.00	0%	0%	$ -	$ -
viii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	$ 94.40	$ 472.00	0%	0%	$ -	$ -
ix.	SUPPLY REGISTER, DUCT-MOUNTED	6	EA	$ 79.06	$ 474.36	0%	0%	$ -	$ -
x.	RETURN REGISTER, SIDEWALL	2	EA	$ 118.00	$ 236.00	0%	0%	$ -	$ -
xi.	MVD	11	EA	$ 64.90	$ 713.90	0%	0%	$ -	$ -
xii.	DUCT SMOKE DETECTOR	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	$ -
xiii.	EXT. WALL PENETRATION - 30" x 20" DUCT	2	EA	$ 177.00	$ 354.00	0%	0%	$ -	$ -
b.	**VRF SPLIT SYSTEM**								$ -
i.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 2,360.00	$ 2,360.00	0%	6%	$ 150.00	$ 150.00
ii.	FC1 - 5.0 TON, CEILING MOUNT 1 EA	1	EA	$ 3,540.00	$ 3,540.00	0%	4%	$ 150.00	$ 150.00
iii.	FC6 - CEILING CASSETTE, 1.5 TON	1	EA	$ 1,770.00	$ 1,770.00	0%	8%	$ 150.00	$ 150.00
iv.	FC7 - CEILING CASSETTE, 1.0 TON	2	EA	$ 1,180.00	$ 2,360.00	0%	6%	$ 150.00	$ 150.00
v.	FC8 - CEILING CASSETTE, 0.75 TON	2	EA	$ 1,180.00	$ 2,360.00	0%	6%	$ 150.00	$ 150.00
vi.	FC9 - CEILING CASSETTE, 0.5 TON	2	EA	$ 1,180.00	$ 2,360.00	0%	6%	$ 150.00	$ 150.00

vii.	FC/OSA DUCTWORK	695	LBS	$ 41.30	$ 28,703.50	0%	3%	$ 900.00	$ 900.00
viii.	DUCT INSULATION	510	SF	$ 5.90	$ 3,009.00	0%	5%	$ 150.00	$ 150.00
ix.	CEILING DIFFUSER + FLEX CONNECTOR	2	EA	$ 59.00	$ 118.00	0%	0%	$ -	$ -
x.	SUPPLY REGISTER, DUCT-MOUNTED	4	EA	$ 106.20	$ 424.80	0%	35%	$ 150.00	$ 150.00
xi.	RETURN AIR GRILLE	1	EA	$ 94.40	$ 94.40	0%	0%	$ -	$ -
xii.	MVD	6	EA	$ 59.00	$ 354.00	0%	42%	$ 150.00	$ 150.00
xiii.	12" WALL JACK + CAP	1	EA	$ 64.90	$ 64.90	0%	0%	$ -	$ -
xiv.	REFRIGERANT PIPING - 3/4" + 1 1/8" + 1 3/8" + INSULATION	8	LF	$ 118.00	$ 944.00	0%	16%	$ 150.00	$ 150.00
xv.	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 118.00	$ 2,360.00	0%	6%	$ 150.00	$ 150.00
xvi.	REFRIGERANT PIPING - (3) PIPES + INSULATION	70	LF	$ 118.00	$ 8,260.00	0%	2%	$ 150.00	$ 150.00
xvii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	250	LF	$ 118.00	$ 29,500.00	0%	1%	$ 150.00	$ 150.00
xviii.	BRANCH SELECTOR BOX	3	EA	$ 1,180.00	$ 3,540.00	0%	4%	$ 150.00	$ 150.00
xix.	EXT. WALL PENETRATION - (3) REFRIGERANT PIPES	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	$ -
xx.	EXT. WALL PENETRATION - 12" DUCT	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	$ -
c.	**MINI SPLIT SYSTEM**								$ -
i.	CU3 - 13.78 KBTUH COOLING, 22.18 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,130.00	$ 4,130.00	0%	0%	$ -	$ -
ii.	CU4 - 13.78 KBTUH COOLING, 13.78 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 3,186.00	$ 3,186.00	0%	0%	$ -	$ -
iii.	FC11, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	$ -
iv.	FC12, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	$ -
v.	REFRIGERANT PIPING - (2) PIPES + INSULATION	170	LF	$ 118.00	$ 20,060.00	0%	15%	$ 3,000.00	$ 3,000.00
vi.	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	$ -
d.	**EXHAUST FAN**								$ -
i.	CEILING EXHAUST FAN, 190 CFM + GRILLE + BDD	2	EA	$ 413.00	$ 826.00	0%			$ -
ii.	EXHAUST DUCTWORK	25	LBS	$ 41.30	$ 1,032.50	0%			$ -
iii.	DUCT INSULATION	25	SF	$ 4.72	$ 118.00	0%			$ -
iv.	4" WALL JACK + CAP	2	EA	$ 147.50	$ 295.00	0%			$ -
v.	EXT. WALL PENETRATION - 4" DUCT	2	EA	$ 295.00	$ 590.00	0%			$ -
e.	**CONTROLS**								$ -
i.	RTU	1	EA	$ 2,360.00	$ 2,360.00	0%			$ -
ii.	VRF SPLIT (8 FANCOILS)	1	SET	$ 2,360.00	$ 2,360.00	0%			$ -
iii.	MINI SPLIT	2	PR	$ 590.00	$ 1,180.00	0%			$ -
iv.	CEILING EXHAUST FAN	2	EA	$ 590.00	$ 1,180.00	0%			$ -
v.	EXTRA FOR THERMOSTAT	11	EA	$ 389.40	$ 4,283.40	0%			$ -
vi.	EMS SYSTEM	8,408	GSF	$ -	$ -	0%			$ -
f.	**MISCELLANEOUS**								$ -
i.	MISC. HVAC SYSTEM	8,408	GSF	$ -	$ -	0%			$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%			$ -
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%			$ -
	ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)								$ -
a.	**ELECTRICAL EQUIPMENT & PANELS**								$ -
i.	MAIN SWITCHBOARD "MSB", 800A-277/480V-3PH-4W, NEMA-1 W/ U/G SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	0%			$ -
ii.	TRANSFORMER "T3"	1	EA	$ 11,800.00	$ 11,800.00	0%			$ -
iii.	PANEL BOARD "K"	1	EA	$ 11,800.00	$ 11,800.00	0%			$ -
iv.	PANEL BOARD "L"	1	EA	$ 7,080.00	$ 7,080.00	0%			$ -
b.	**PANEL "K" FEEDER**								$ -
i.	1 1/2" EMT CONDUIT W/ 4 #1 + 1 #6 GND	260	LF	$ 63.72	$ 16,567.20	0%	6%	$ 1,000.00	$ 1,000.00
ii.	POC TO NEW SWITCHBOARD	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	$ -
c.	**BRANCH POWER**								$ -
i.	DUPLEX RECEPTACLE	49	EA	$ 128.62	$ 6,302.38	0%			$ -
ii.	DUPLEX RECEPTACLE, FLUSH SLAB	3	EA	$ 394.12	$ 1,182.36	0%			$ -
iii.	DOUBLE DUPLEX RECEPTACLE	3	EA	$ 175.82	$ 527.46	0%			$ -
iv.	DUPLEX RECEPTACLE, GFI	6	EA	$ 194.70	$ 1,168.20	0%			$ -
v.	DUPLEX RECEPTACLE, GFI, WP	4	EA	$ 206.50	$ 826.00	0%			$ -
vi.	DUPLEX RECEPTACLE, GFI, WP - @ MECH. WELL	2	EA	$ 206.50	$ 413.00	0%			$ -
vii.	BRANCH POWER CIRCUIT, EMT CONDUIT/CU WIRES	1,340	LF	$ 15.30	$ 20,508.16	0%			$ -
viii.	ALLOWANCE FOR WP-GFI RECEPTACLE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 944.00	$ 944.00	0%			$ -
ix.	EXT. WALL PENETRATION - 3/4" CONDUIT	1	EA	$ 118.00	$ 118.00	0%			$ -
x.	ROOF PENETRATION - 3/4" CONDUIT 1 EA	1	EA	$ 590.00	$ 590.00	0%			$ -
d.	**HVAC/PLUMBING EQUIPMENT POWER**								$ -
i.	DISC. SWITCH, 60A/3P, WP - AC1	1	EA	$ 1,770.00	$ 1,770.00	0%			$ -
ii.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU3 & CU4	2	EA	$ 1,770.00	$ 3,540.00	0%			$ -
iii.	DISC. SWITCH - ASSUME 30A/3P FOR FC1	1	EA	$ 1,770.00	$ 1,770.00	0%			$ -
iv.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	$ 590.00	$ 5,310.00	0%			$ -
v.	60A/3P POWER CIRCUIT	120	LF	$ 185.56	$ 22,266.60	0%			$ -
vi.	30A/3P POWER CIRCUIT	70	LF	$ 15.85	$ 1,109.32	0%			$ -
vii.	30A/2P POWER CIRCUIT	140	LF	$ 14.15	$ 1,980.75	0%			$ -
viii.	20A/1P POWER CIRCUIT	360	LF	$ 132.29	$ 47,624.33	0%			$ -
ix.	CEILING EXHAUST FAN POWER	2	EA	$ 236.00	$ 472.00	0%			$ -
x.	ELECTRIC HAND DRYER POWER	4	EA	$ 590.00	$ 2,360.00	0%			$ -
xi.	EXT. WALL PENETRATION - 3/4" CONDUIT	2	EA	$ 118.00	$ 236.00	0%			$ -
xii.	ROOF PENETRATION - 1 1/2" CONDUIT	1	EA	$ 590.00	$ 590.00	0%			$ -
e.	**LIGHTING**								$ -
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	38	EA	$ 1,180.00	$ 44,840.00	0%	6%	$ 2,500.00	$ 2,500.00
ii.	L4 - 6'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	$ -
iii.	L4 - 10'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	$ -
iv.	L4 - 12'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,416.00	$ 1,416.00	0%	0%	$ -	$ -
v.	L4 - 16'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,888.00	$ 1,888.00	0%	0%	$ -	$ -
vi.	L4C - 14'L WALL ARM MOUNT WALL WASHER W/ WING RAIL, 13W/FT	1	EA	$ 1,652.00	$ 1,652.00	0%	0%	$ -	$ -
vii.	L5 - 10'L PENDANT INDIRECT LED FIXTURE, 26W/FT	4	EA	$ 1,180.00	$ 4,720.00	0%	0%	$ -	$ -
viii.	L5 - 12'L PENDANT INDIRECT LED FIXTURE, 26W/FT	1	EA	$ 1,416.00	$ 1,416.00	0%	0%	$ -	$ -
ix.	L5 - 26'L PENDANT INDIRECT LED FIXTURE, 26W/FT	5	EA	$ 3,068.00	$ 15,340.00	0%	0%	$ -	$ -
x.	L5A - 5'L SURFACE LINEAR LED FIXTURE, 13W/FT	5	EA	$ 1,180.00	$ 5,900.00	0%	0%	$ -	$ -
xi.	L5A - 10'L SURFACE LINEAR LED FIXTURE, 13W/FT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -	$ -

xii.	L6 - LOBBY CIRCULAR RECESSED / MUDIN TRIMLESS LED FIXTURE, 174W	2	EA	$ 885.00	$ 1,770.00	0%	0%	$ -	$ -
xiii.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 885.00	$ 6,195.00	0%	0%	$ -	$ -
xiv.	L8 - 6'L UNDERCABINET LED FIXTURE, 6W/FT	1	EA	$ 885.00	$ 885.00	0%	0%	$ -	$ -
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	10	EA	$ 708.00	$ 7,080.00	0%	0%	$ -	$ -
xvi.	L14 - 54'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 7,080.00	$ 7,080.00	0%	0%	$ -	$ -
xvii.	L14A - 4'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	0%	$ -	$ -
xviii.	L14A - 6'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	0%	0%	$ -	$ -
xix.	L14B - 11'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	2	EA	$ 1,298.00	$ 2,596.00	0%	0%	$ -	$ -
xx.	L14B - 13'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 1,534.00	$ 1,534.00	0%	0%	$ -	$ -
f.	**EXT**								$ -
i.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	10	EA	$ 708.00	$ 7,080.00	0%			$ -
ii.	LED EXIT FIXTURE - ALLOWANCE	7	EA	$ 708.00	$ 4,956.00	0%			$ -
iii.	JUNCTION BOX/PULL BOX	33	EA	$ 65.25	$ 2,153.38	0%			$ -
iv.	DIMMER SWITCH, SINGLE	4	EA	$ 227.74	$ 910.96	0%			$ -
v.	DIMMER SWITCH, 2-GANG	1	EA	$ 389.40	$ 389.40	0%			$ -
vi.	DIMMER SWITCH, 4-GANG	1	EA	$ 778.80	$ 778.80	0%			$ -
vii.	VACANCY SENSOR - WALL	14	EA	$ 175.82	$ 2,461.48	0%			$ -
viii.	VACANCY SENSOR - CEILING	6	EA	$ 549.88	$ 3,299.28	0%			$ -
ix.	SWITCHPACK - CEILING	6	EA	$ 704.46	$ 4,226.76	0%			$ -
x.	INTERIOR PHOTOCEL - CEILING	2	EA	$ 549.88	$ 1,099.76	0%			$ -
xi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	2,610	EA	$ 106.20	$ 277,182.00	0%			$ -
xii.	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 1,180.00	$ 1,180.00	0%			$ -
g.	**MISCELLANEOUS**								$ -
i.	MISC. ELECTRICAL SYSTEM	8,408	EA	$ -	$ -	0%			$ -
ii.	TESTING	1	EA	$ 1,180.00	$ 1,180.00	0%			$ -
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	EA	$ -	$ -	0%			$ -
COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**SIGNAL SYSTEM**								$ -
i.	TELEPHONE/DATA W/ MDF	8,408	GSF	$ 7.67	$ 64,489.36	0%			$ -
ii.	EXTRA FOR POC/EXTEND (E) MAIN PATHWAY	120	LF	$ 41.30	$ 4,956.00	0%			$ -
iii.	PUBLIC ADDRESS/IC/CLOCK	8,408	GSF	$ 1.18	$ 9,921.44	0%			$ -
iv.	AUDIO-VISUAL SYSTEM	8,408	GSF	$ 3.54	$ 29,764.32	0%			$ -
v.	CTV	8,408	GSF	$ 3.54	$ 29,764.32	0%			$ -
vi.	MISC./TESTING	1	LS	$ 223.22	$ 223.22	0%			$ -
ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**FIRE ALARM**								$ -
i.	FIRE ALARM SYSTEM, COMPLETE	8,408	GSF	$ 11.80	$ 99,214.40	0%			$ -
b.	**SECURITY**								$ -
i.	SECURITY SYSTEM, COMPLETE	8,408	GSF	$ 14.16	$ 119,057.28	0%			$ -
EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)									$ -
a.	**EAST COURT**								$ -
i.	YARD ROUGH GRADING	376	SF	$ 1.18	$ 443.68	0%			$ -
ii.	CUT TOPSOIL, ASSUME 3'D avg.	3	CY	$ 59.00	$ 177.00	0%			$ -
iii.	ROUGH/FINE GRADING	376	SF	$ 3.54	$ 1,331.04	0%			$ -
iv.	CARIFY & COMPACT U/S SITE PAVING	311	SF	$ 1.18	$ 366.98	0%			$ -
v.	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	4	CY	$ 289.10	$ 1,156.40	0%			$ -
vi.	EROSION CONTROL	376	SF	$ 1.77	$ 665.52	0%			$ -
vii.	CONCRETE PAVING TYPE 1 + AB	141	SF	$ 29.50	$ 4,159.50	0%			$ -
viii.	BRICK PAVERS + SUBSTRATE + AGG. BASE	170	SF	$ 47.20	$ 8,024.00	0%			$ -
ix.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	27	LF	$ 11.80	$ 318.60	0%			$ -
x.	TREE, 36" BOX	1	EA	$ 1,385.32	$ 1,385.32	0%			$ -
xi.	SHRUBS + PLANTING SOIL + IRRIGATION	56	SF	$ 54.28	$ 3,039.68	0%			$ -
xii.	12"W x 18"H CURVED BRICK SEATWALL	9	LF	$ 236.00	$ 2,124.00	0%			$ -
xiii.	XTRA FOR CONCRETE FOOTING	9	LF	$ 236.00	$ 2,124.00	0%			$ -
xiv.	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	376	SF	$ -	$ -	0%			$ -
xv.	MISC.	1	LS	$ -	$ -	0%			$ -
EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
	SEE SEPARATE SITEWORK FOR SITE DEMOLITION					0%			$ -
CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**FOUNDATION**								$ -
i.	SPREAD FOOTING F5	2	CY	$ 1,180.00	$ 2,360.00	0%	0%		$ -
ii.	SPREAD FOOTING F8	62	CY	$ 1,180.00	$ 73,160.00	0%	0%		$ -
iii.	SPREAD FOOTING F8A	10	CY	$ 1,180.00	$ 11,800.00	0%	0%		$ -
iv.	SPREAD FOOTING F10	22	CY	$ 1,180.00	$ 25,960.00	0%	0%		$ -
v.	SPREAD FOOTING F6B	4	CY	$ 1,180.00	$ 4,720.00	0%	0%		$ -
vi.	SPREAD FOOTING F7B	6	CY	$ 1,180.00	$ 7,080.00	0%	0%		$ -
vii.	WALL FOOTING	46	CY	$ 1,180.00	$ 54,280.00	0%	9%	$ 5,000.00	$ 5,000.00
viii.	GRADE BEAM	6	CY	$ 1,180.00	$ 7,080.00	0%	0%		$ -
b.	**SLAB-ON-GRADE/CURBS**								$ -
i.	SLAB-ON-GRADE + V.B./AB, 5'/4" 2,	822	SF	$ 35.40	$ 29,098.80	0%	17%	$ 5,000.00	$ 5,000.00
ii.	EXTERIOR SLAB-ON-GRADE + V.B./AB, 5'/4"	142	SF	$ 35.40	$ 5,026.80	0%	0%		$ -
iii.	EXTRA FOR DEPRESSED SLAB - @ DANCE ROOM	1,002	SF	$ 35.40	$ 35,470.80	0%	0%		$ -
iv.	THICKENED SLAB OVER FOOTING	8	CY	$ 1,180.00	$ 9,440.00	0%	0%		$ -
v.	THICKENED SLAB EDGE	6	CY	$ 1,180.00	$ 7,080.00	0%	0%		$ -
vi.	CONCRETE CURB, 6"W x 6"H	90	LF	$ 35.40	$ 3,186.00	0%	0%		$ -
vii.	CONCRETE CURB FOR SCREEN SYSTEM	22	LF	$ 38.94	$ 856.68	0%	0%		$ -
viii.	CONCRETE CMU STARTER, 8"W x 18"H	182	LF	$ 35.40	$ 6,442.80	0%	0%		$ -
ix.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	0%	0%		$ -
c.	**CONCRETE COLUMN**								$ -
i.	CONCRETE COLUMN, 18" dia.	139	LF	$ 590.00	$ 82,010.00	0%	3%	$ 2,500.00	$ 2,500.00
ii.	CONCRETE COLUMN, 16" square	278	LF	$ 590.00	$ 164,020.00	0%	2%	$ 2,500.00	$ 2,500.00
d.	**SUSPENDED CONCRETE SLAB & BEAMS**								$ -
i.	8" thk 2-WAY SUSP. SLAB - 2ND FLOOR	630	SF	$ 53.10	$ 33,453.00	0%	1%	$ 416.67	$ 416.67
ii.	12" thk 2-WAY SUSP. SLAB - 2ND FLOOR	4,478	SF	$ 56.64	$ 253,633.92	0%	0%	$ 416.67	$ 416.67
iii.	14" thk 2-WAY SUSP. SLAB - 2ND FLOOR	634	SF	$ 64.90	$ 41,146.60	0%	1%	$ 416.67	$ 416.67

iv.	8" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	190	SF	$ 53.10	$ 10,089.00	0%	4%	$ 416.67	$ 416.67
v.	9" thk 2-WAY SUSP. DROPPED SLAB - OUTDOOR DECK	1,140	SF	$ 53.10	$ 60,534.00	0%	1%	$ 416.67	$ 416.67
vi.	14" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	1,625	SF	$ 64.90	$ 105,462.50	0%	1%	$ 833.33	$ 833.33
vii.	EXTRA FOR COLUMN CAPITALS (DROP PANELS)	8	EA	$ 590.00	$ 4,720.00	0%	0%	$ 416.67	$ 416.67
viii.	CONCRETE TOPPING, 7.5" thk avg @ GREEN DECK	1,140	SF	$ 47.20	$ 53,808.00	0%	1%	$ 416.67	$ 416.67
ix.	CONCRETE BEAM, 12"W x 12"D - ABOVE CMU WALL	38	SF	$ 531.00	$ 20,178.00	0%	2%	$ 416.67	$ 416.67
x.	CONCRETE BEAM, 24"W x 24"D	150	LF	$ 531.00	$ 79,650.00	0%	1%	$ 416.67	$ 416.67
xi.	CONCRETE BEAM, 24"W x 30"D	52	LF	$ 531.00	$ 27,612.00	0%	2%	$ 416.67	$ 416.67
xii.	CONCRETE BEAM, 24"W x 42"D	152	LF	$ 531.00	$ 80,712.00	0%	1%	$ 416.67	$ 416.67
e.	**MISC. CONCRETE**								$ -
i.	6"H EQUIPMENT PAD	119	SF	$ 59.00	$ 7,021.00	0%			$ -
MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**EXTERIOR CMU WALL**								$ -
i.	8" BURNISHED FACE CMU WALL	2,892	SF	$ 77.88	$ 225,228.96	0%	1%	$ 1,666.67	$ 1,666.67
ii.	12" BURNISHED FACE CMU WALL INTERIOR CMU WALL	320	SF	$ 101.48	$ 32,473.60	0%	5%	$ 1,666.67	$ 1,666.67
iii.	8" CMU WALL - PARTITION/LOAD BEARING	623	SF	$ 86.14	$ 53,665.22	0%	3%	$ 1,666.67	$ 1,666.67
METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**STRUCTURAL STEEL**								$ -
I.	CONCENTRIC BRACED FRAMES (SCBF)								$ -
i.	-W-SECTION COLUMN	5,373	LBS	$ 5.90	$ 31,700.70	0%	4%	$ 1,153.85	$ 1,153.85
ii.	W-SECTION BEAM	3,406	LBS	$ 5.90	$ 20,095.40	0%	6%	$ 1,153.85	$ 1,153.85
iii.	WSS BRACE	5,955	LBS	$ 5.90	$ 35,134.50	0%	3%	$ 1,153.85	$ 1,153.85
iv.	DETAIL STEEL	1,473	LBS	$ 5.90	$ 8,690.70	0%	13%	$ 1,153.85	$ 1,153.85
v.	EXTRA FOR (2) HSS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 2/S501	5	EA	$ 3,923.50	$ 19,617.50	0%	6%	$ 1,153.85	$ 1,153.85
vi.	EXTRA FOR WF COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	9	EA	$ 1,786.52	$ 16,078.68	0%	7%	$ 1,153.85	$ 1,153.85
vii.	EXTRA FOR MOMENT CONNECTION	10	EA	$ 5,664.00	$ 56,640.00	0%	2%	$ 1,153.85	$ 1,153.85
II.	GRAVITY FRAMES								$ -
i.	HSS COLUMN	22,252	LBS	$ 4.72	$ 105,029.44	0%	3%	$ 3,461.54	$ 3,461.54
ii.	- PIPE COLUMN	432	LBS	$ -	$ -	0%			$ -
iii.	- HSS BEAM	966	LBS	$ 8.26	$ 7,979.16	0%	7%	$ 576.92	$ 576.92
iv.	- W-SECTION BEAM	936	LBS	$ 8.26	$ 7,731.36	0%	7%	$ 576.92	$ 576.92
v.	- DETAIL STEEL	2,459	LBS	$ 5.90	$ 14,508.10	0%	8%	$ 1,153.85	$ 1,153.85
vi.	EXTRA FOR HSS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	24	EA	$ 1,451.40	$ 34,833.60	0%	3%	$ 1,153.85	$ 1,153.85
b.	**EXTERIOR METAL STAIR**								$ -
i.	STRAIGHTFLIGHT, 5.33'W x 33 P/CAST TREADS + 30 SF P/CAST MIDLANDING ON GALV. & PAINTED STEEL STRINGER & RISERS, COMPLETE	1	FLT	$ 64,900.00	$ 64,900.00	0%	0%		$ -
ii.	GUARDRAIL W/ HANDRAIL + PAINT	45	LF	$ 381.14	$ 17,151.30	0%	0%		$ -
iii.	WALL-MOUNTED HANDRAIL + PAINT	45	LF	$ 129.80	$ 5,841.00	0%	0%		$ -
iv.	SHEATHING + ROOFING MEMBRANE U/S STAIR	178	SF	$ 118.00	$ 21,004.00	0%	0%		$ -
c.	**METAL PAN STAIR, INTERIOR**								$ -
i.	MULTI-SWITCHBACK, 5.13'W x 35 TREADS + 27 SF 1ST LANDING, 59 SF 2ND LANDING, & 57 3RD LANDING	1	FLT	$ 138,687.76	$ 138,687.76	0%	0%		$ -
ii.	GLASS GUARDRAIL	146	LF	$ 236.00	$ 34,456.00	0%	0%		$ -
iii.	HANDRAIL ATTACHED TO GLASS	140	LF	$ 236.00	$ 33,040.00	0%	0%		$ -
d.	**EXTERIOR SCREEN SYSTEM**								$ -
i.	PERFORATED METAL PANEL O/ PLASTER WALL	86	SF	$ 265.50	$ 22,833.00	0%	2%	$ 500.00	$ 500.00
ii.	PERFORATED METAL PANEL O/ GLAZING	40	SF	$ 265.50	$ 10,620.00	0%	2%	$ 250.00	$ 250.00
iii.	PERFORATED METAL PANEL + METAL FRAMES - @ SOUTH ELEVATION 1ST FLOOR	1,128	SF	$ 413.00	$ 465,864.00	0%	2%	$ 10,250.00	$ 10,250.00
iv.	PERFORATED METAL PANEL + METAL FRAMES - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	936	SF	$ 413.00	$ 386,568.00	0%	1%	$ 5,000.00	$ 5,000.00
v.	PERFORATED METAL PANEL + METAL FRAMES - @ COURTYARD WING WALL	95	SF	$ 413.00	$ 39,235.00	0%	5%	$ 2,000.00	$ 2,000.00
vi.	PERFORATED METAL PANEL FENCE O/ CMU WALL @ NORTHWEST STAIR	358	SF	$ 265.50	$ 95,049.00	0%	2%	$ 2,000.00	$ 2,000.00
e.	**MISC. METALS**								$ -
i.	19'H ROOF ACCESS LADDER W/ 12'H CAGE	1	EA	$ 11,800.00	$ 11,800.00	0%	0%		$ -
ii.	GUARDRAIL W/ PERFORATED METAL PANEL INFILL + PAINT - OUTDOOR DECK	282	LF	$ 436.60	$ 123,121.20	0%	0%		$ -
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	0%	0%		$ -
iv.	SEISMIC JOINT + 2.33'H STUD/CURB	128	LF	$ 295.00	$ 37,760.00	0%	0%		$ -
v.	FENCING/ENCLOSURE TO OUTDOOR HVAC UNIT	62	LF	$ 177.00	$ 10,974.00	0%	0%		$ -
vi.	MISC. METALS ALLOWANCE	8,564	GSF	$ -	$ -	0%	0%		$ -
CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**FINISH CARPENTRY**								$ -
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKSPLASH	70	LF	$ 1,180.00	$ 82,600.00	0%	0%		$ -
ii.	2.5'H PLAM UPPER CABINET	8	LF	$ 590.00	$ 4,720.00	0%	0%		$ -
iii.	12"W x 7'H x 5-TIER WALL-MOUNTED STACK	26	LF	$ 1,180.00	$ 30,680.00	0%	0%		$ -
iv.	12"W x 8.33'H x 6-TIER WALL-MOUNTED STACK	19	LF	$ 1,180.00	$ 22,420.00	0%	0%		$ -
v.	AV CABINET, 24"W x 24"D x 8'H W/ VENTED DOOR	2	EA	$ 2,950.00	$ 5,900.00	0%	0%		$ -
vi.	AV CABINET, 36"W x 24"D x 8'H W/ VENTED DOOR	1	EA	$ 2,950.00	$ 2,950.00	0%	0%		$ -
vii.	MISC. FINISH CARPENTRY ALLOWANCE	8,564	GSF	$ -	$ -	0%	0%		$ -
b.	**ROUGH CARPENTRY**								$ -
i.	WOOD BEAM, 6" x 10"	190	LF	$ 59.00	$ 11,210.00	0%	2%	$ 227.27	$ 227.27
ii.	WOOD BLOCKING, 12" x 24"	48	LF	$ 59.00	$ 2,832.00	0%	0%	$ -	$ -
iii.	GLU-LAM BEAM, 5 1/8" x 24"	328	LF	$ 59.00	$ 19,352.00	0%	1%	$ 227.27	$ 227.27
iv.	GLU-LAM BEAM, 5 1/8" x 30"	166	LF	$ 59.00	$ 9,794.00	0%	2%	$ 227.27	$ 227.27
v.	GLU-LAM BEAM, 5 1/8" x 33"	136	LF	$ 59.00	$ 8,024.00	0%	3%	$ 227.27	$ 227.27
vi.	ROOF DECK STRUCTURAL PANEL - 12' x 4' TECTUM-V + WOOD NAILERS, COMPLETE	6,504	SF	$ 23.60	$ 153,494.40	0%	0%	$ 454.55	$ 454.55
vii.	12"H WOOD FASCIA - STRAIGHT	250	LF	$ 29.50	$ 7,375.00	0%	3%	$ 227.27	$ 227.27
viii.	12"H WOOD FASCIA - CURVED	234	LF	$ 35.40	$ 8,283.60	0%	3%	$ 227.27	$ 227.27
ix.	EXTRA FOR GLB/STEEL POST CONNECTION	26	EA	$ 295.00	$ 7,670.00	0%	3%	$ 227.27	$ 227.27
x.	EXTRA FOR GLB/STEEL BEAM CONNECTION	5	EA	$ 295.00	$ 1,475.00	0%	15%	$ 227.27	$ 227.27
xi.	P.T. ROOF EDGE NAILER, 3" x 2"	482	LF	$ 5.90	$ 2,843.80	0%	8%	$ 227.27	$ 227.27
xii.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,564	GSF	$ -	$ -	0%	0%	$ -	$ -
THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**ROOFING**								$ -
i.	SINGLE-PLY ROOFING MEMBRANE	6,504	SF	$ 11.59	$ 75,365.75	0%	1%	$ 625.00	$ 625.00
ii.	ROOF BOARD	6,504	SF	$ 0.91	$ 5,909.53	0%	5%	$ 312.50	$ 312.50
iii.	2" thk RIGID INSULATION	6,504	SF	$ 1.82	$ 11,819.07	0%	3%	$ 312.50	$ 312.50

iv.	VAPOR BARRIER	6,504	SF	$ 1.14	$ 7,444.48	0%	4%	$ 312.50		$ 312.50
v.	METAL GUTTER, 3"W x 2"H + SUPPORT	202	LF	$ 118.00	$ 23,836.00	0%	1%	$ 312.50		$ 312.50
vi.	ROOF EDGE/FASCIA FLASHING	484	LF	$ 10.86	$ 5,254.30	0%	6%	$ 312.50		$ 312.50
vii.	WALL CAP/COPING TO COURTYARD WING WALL	28	LF	$ 118.00	$ 3,304.00	0%	5%	$ 156.25		$ 156.25
viii.	DOWNSPOUT	122	LF	$ 23.60	$ 2,879.20	0%	5%	$ 156.25		$ 156.25
b.	**WATERPROOFING**									$ -
i.	WATERPROOFING - PORTION OF STAIR O/ 1ST FLOOR	186	SF	$ 29.50	$ 5,487.00	0%	1%	$ 75.00		$ 75.00
ii.	WATERPROOFING - 2ND FLOOR RESTROOMS	638	SF	$ 5.90	$ 3,764.20	0%	1%	$ 50.00		$ 50.00
iii.	WATERPROOFING - OUTDOOR DECK	2,955	SF	$ 29.96	$ 88,532.39	0%	2%	$ 1,375.00		$ 1,375.00
c.	**MISCELLANEOUS**									$ -
i.	MISC. SHEET METALS ALLOWANCE	8,564	GSF	$ -	0	0%	0%			$ -
ii.	MISC. CAULKING & SEALANTS ALLOWANCE	8,564	GSF	$ -	0	0%	0%			$ -
iii.	MISC. FIRESTOPPING ALLOWANCE	8,564	GSF	$ -	0	0%	0%			$ -
OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**EXTERIOR DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50		$ 312.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	9%	$ 312.50		$ 312.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07'W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	0%	5%	$ 156.25		$ 156.25
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	0%	5%	$ 156.25		$ 156.25
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 4,720.00	$ 4,720.00	0%	7%	$ 312.50		$ 312.50
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	4%	$ 615.00		$ 615.00
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	0%	5%	$ 615.00		$ 615.00
viii.	PAINT TO HM DOOR/FRAME, PER LEAF	3	EA	$ 188.80	$ 566.40	0%	0%			$ -
b.	**EXTERIOR WINDOWS**									$ -
i.	STOREFRONT/CURTAIN WALL SYSTEM	3,948	SF	$ 29.50	$ 116,466.00	0%	1%	$ 750.00		$ 750.00
ii.	EXTRA FOR OPERAIBLE AWNING PANEL, 3'W x 4'H	1	EA	$ 1,155.22	$ 1,155.22	0%	43%	$ 500.00		$ 500.00
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	0%	5%	$ 750.00		$ 750.00
iv.	TRANSOM, 6.25'W x 3'H	1	EA	$ 679.68	$ 679.68	0%	0%	$ -		$ -
v.	FRITTED GLASS	308	SF	$ 50.46	$ 15,540.69	0%	3%	$ 500.00		$ 500.00
c.	**INTERIOR DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	0%	8%	$ 277.78		$ 277.78
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	$ 3,744.14	$ 3,744.14	0%	7%	$ 277.78		$ 277.78
iii.	HM DOOR/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	0%	3%	$ 555.56		$ 555.56
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	0%	1%	$ 555.56		$ 555.56
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	2%	$ 277.78		$ 277.78
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	0%	2%	$ 277.78		$ 277.78
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	0%	6%	$ 277.78		$ 277.78
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	$ 188.80	$ 2,832.00	0%	0%	$ -		$ -
ix.	PAINT TO FRAME, PER LEAF	3	EA	$ 188.80	$ 566.40	0%	0%	$ -		$ -
d.	**INTERIOR WINDOWS**									$ -
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	0%	15%	$ 2,500.00		$ 2,500.00
FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**EXTERIOR WALLS**									$ -
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	5,806	SF	$ 47.20	$ 274,043.20	0%	0%	$ -		$ -
ii.	2" RIGID R12 INSULATION	5,806	SF	$ 5.90	$ 34,255.40	0%	0%	$ -		$ -
iii.	GLASSMAT SHEATHING	5,806	SF	$ 4.72	$ 27,404.32	0%	0%	$ -		$ -
iv.	PAINT TO CEMENT PLASTER	5,806	SF	$ 2.36	$ 13,702.16	0%	0%	$ -		$ -
v.	10" x 20 GA. METAL STUD WALL	1,147	SF	$ 23.60	$ 27,069.20	0%	0%	$ -		$ -
vi.	8" x 20 GA. METAL STUD WALL - WING WALL	209	SF	$ 23.60	$ 4,932.40	0%	0%	$ -		$ -
viii.	8" x 20 GA. METAL STUD WALL	1,243	SF	$ 23.60	$ 29,334.80	0%	0%	$ -		$ -
ix.	(2) - 6" x 20 GA. METAL STUD WALL	1,480	SF	$ 23.60	$ 34,928.00	0%	0%	$ -		$ -
x.	6" x 20 GA. METAL STUD WALL	1,518	SF	$ 23.60	$ 35,824.80	0%	0%	$ -		$ -
xi.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	2,466	SF	$ 23.60	$ 58,197.60	0%	0%	$ -		$ -
xii.	5/8" GWB + PAINT - INT. OF EXT.	8,272	SF	$ 14.16	$ 117,131.52	0%	0%	$ -		$ -
xiii.	BATT INSULATION, 6"	6,944	SF	$ 1.18	$ 8,193.92	0%	0%	$ -		$ -
xiv.	BATT INSULATION, 8" - 10"	2,390	SF	$ 1.77	$ 4,230.30	0%	0%	$ -		$ -
b.	**INTERIOR WALLS**									$ -
i.	7/8" FURRING CHANNEL	948	SF	$ 23.60	$ 22,372.80	0%	0%	$ -		$ -
ii.	3 5/8" x 20 GA. FURRING METAL STUD	94	SF	$ 23.60	$ 2,218.40	0%	0%	$ -		$ -
iii.	3 5/8" x 20 GA. METAL STUD - LOW WALL	98	SF	$ 23.60	$ 2,312.80	0%	0%	$ -		$ -
iv.	3 5/8" x 20 GA. METAL STUD WALL	2,236	SF	$ 23.60	$ 52,769.60	0%	0%	$ -		$ -
v.	6" x 20 GA. METAL STUD WALL	2,608	SF	$ 23.60	$ 61,548.80	0%	0%	$ -		$ -
vi.	8" x 20 GA. METAL STUD WALL	416	SF	$ 23.60	$ 9,817.60	0%	0%	$ -		$ -
viii.	(2) - 6" x 20 GA. METAL STUD WALL	890	SF	$ 23.60	$ 21,004.00	0%	0%	$ -		$ -
ix.	6" C-H STUD	368	SF	$ 23.60	$ 8,684.80	0%	0%	$ -		$ -
x.	6" C-H STUD + 6" x 20 GA. METAL STUD	120	SF	$ 23.60	$ 2,832.00	0%	0%	$ -		$ -
xi.	5/8" GWB + PAINT	12,244	SF	$ 14.16	$ 173,375.04	0%	0%	$ -		$ -
xii.	1" GWB LINER	488	SF	$ 11.80	$ 5,758.40	0%	0%	$ -		$ -
xiii.	BATT INSULATION	7,622	SF	$ 1.18	$ 8,993.96	0%	0%	$ -		$ -
xiv.	WALL TILE + CEMENT BOARD	1,782	SF	$ 47.20	$ 84,110.40	0%	0%	$ -		$ -
xv.	9'H WOOD WALL PANEL	495	SF	$ 59.00	$ 29,205.00	0%	0%	$ -		$ -
xvi.	PAINT TO CONCRETE COLUMNS	287	SF	$ 5.90	$ 1,693.30	0%	0%	$ -		$ -
xvii.	PAINT TO CMU WALLS	623	SF	$ 4.72	$ 2,940.56	0%	0%	$ -		$ -
xviii.	PAINT TO EXPOSED STEEL COLUMN/BRACE	120	LF	$ 23.60	$ 2,832.00	0%	0%	$ -		$ -
c.	**FLOOR FINISHES**									$ -
i.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	1,188	SF	$ 29.50	$ 35,046.00	0%	0%	$ -		$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-POLISHED	3,148	SF	$ 29.50	$ 92,866.00	0%	0%	$ -		$ -
iii.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	1,398	SF	$ 29.50	$ 41,241.00	0%	0%	$ -		$ -
iv.	CARPET TILE	998	SF	$ 8.26	$ 8,243.48	0%	0%	$ -		$ -
v.	LINOLEUM FLOORING, PATTERNED	226	SF	$ 14.18	$ 3,205.49	0%	0%	$ -		$ -
vi.	WOOD FLOORING + SUBSTRATE	1,002	SF	$ 28.32	$ 28,376.64	0%	0%	$ -		$ -
viii.	WALL BASE - @ VINYL/CARPET FLOOR	250	LF	$ 3.81	$ 952.85	0%	0%	$ -		$ -
ix.	WALL BASE - @ SEALED CONCRETE FLOOR	702	LF	$ 5.90	$ 4,141.80	0%	0%	$ -		$ -
x.	WALL BASE - @ WOOD FLOORING	140	LF	$ 5.90	$ 826.00	0%	0%	$ -		$ -
xi.	TILE BASE	198	LF	$ 47.20	$ 9,345.60	0%	0%	$ -		$ -
d.	**CEILING FINISHES**									$ -

i.	2' x 2' ACT T-BAR CEILING	1,170	SF	$ 11.10	$ 12,991.45	0%	0%			$ -
ii.	2' x 4' ACT T-BAR CEILING	1,224	SF	$ 10.94	$ 13,388.85	0%	0%			$ -
iii.	48"W ACOUSTIC PANEL ATTACHED TO U/S SLAB	688	SF	$ 19.21	$ 13,216.76	0%	0%			$ -
iv.	WOOD GRILLE CEILING SYSTEM	124	SF	$ 82.69	$ 10,254.11	0%	0%			$ -
v.	GWB CEILING + METAL STUD FRAMES + BATT	1,094	SF	$ 36.58	$ 40,018.52	0%	0%			$ -
vi.	GWB CEILING + 12" METAL STUD FRAMES + BATT - UNDERSIDE NORTHWEST STAIR (DEVELOPED AREA)	188	SF	$ 47.20	$ 8,873.60	0%	0%			$ -
viii.	PAINT TO GWB CEILING	1,282	SF	$ 2.95	$ 3,781.90	0%	0%			$ -
ix.	PAINT TO EXPOSED SLAB DECK	40	SF	$ 11.80	$ 472.00	0%	0%			$ -
x.	PAINT TO EXPOSED CEILING STRUCTURE/TECTUM DECK	3,826	SF	$ 1.18	$ 4,514.68	0%	0%			$ -
e.	**VERTICAL SOFFITS**									$ -
i.	6" x 20 GA. METAL STUD	1,663	SF	$ 47.20	$ 78,493.60	0%	0%			$ -
ii.	5/8" GWB + PAINT	1,448	SF	$ 14.16	$ 20,503.68	0%	0%			$ -
f.	**EXTERIOR SOFFIT/FASCIA**									$ -
i.	CEMENT PLASTER SOFFIT + STUD FRAMES	78	SF	$ 70.80	$ 5,522.40	0%	0%			$ -
ii.	12"H CEMENT PLASTER FASCIA	484	LF	$ 118.00	$ 57,112.00	0%	0%			$ -
iii.	PAINT TO CEMENT PLASTER	562	SF	$ 4.13	$ 2,321.06	0%	0%			$ -
iv.	PAINT TO U/S 2ND FLOOR SLAB DECK	2,505	SF	$ 1.18	$ 2,955.90	0%	0%			$ -
v.	PAINT TO 14"H 2ND FLOOR SLAB FASCIA	202	LF	$ 4.72	$ 953.44	0%	0%			$ -
SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**RESTROOM SPECIALTIES**									$ -
i.	TOILET PARTITION, ADA	2	EA	$ 4,852.16	$ 9,704.32	0%	0%			$ -
ii.	TOILET PARTITION, REG.	10	EA	$ 4,852.16	$ 48,521.60	0%	0%			$ -
iii.	URINAL SCREEN	1	EA	$ 1,097.40	$ 1,097.40	0%	0%			$ -
iv.	ADA L-SHAPED GRAB BAR	3	EA	$ 293.03	$ 879.09	0%	0%			$ -
v.	COMBINATION RECESSED TOILET SEAT COVER	5	EA	$ 613.60	$ 3,068.00	0%	0%			$ -
vi.	DISPENSER, WASTE DISPOSAL, & TOILET TISSUE DISPENSER/COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER	2	EA	$ 613.60	$ 1,227.20	0%	0%			$ -
vii.	COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER PLUS NAPKIN DISPOSAL UNIT	6	EA	$ 613.60	$ 3,681.60	0%	0%			$ -
viii.	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	7	EA	$ 252.87	$ 1,770.12	0%	0%			$ -
ix.	AUTOMATIC WARM AIR HAND DRYER, RECESSED	3	EA	$ 1,516.30	$ 4,548.90	0%	0%			$ -
x.	BEVELED EDGE MIRROR, ROUND TOP, 1.33'W x 4.17'H	8	EA	$ 1,019.52	$ 8,156.16	0%	0%			$ -
xi.	BABY CHANGING STATION	3	EA	$ 1,590.64	$ 4,771.92	0%	0%			$ -
b.	**MISC. SPECIALTIES**									$ -
i.	COUNTER SINK ACCESSORIES, PER FIXTURE	6	EA	$ 590.00	$ 3,540.00	0%	0%			$ -
ii.	FIRE EXTINGUISHER + RECESSED CABINET	5	EA	$ 1,180.00	$ 5,900.00	0%	0%			$ -
iii.	SIGNAGE - INT./EXT.	8,564	GSF	$ 2.48	$ 21,221.59	0%	0%			$ -
iv.	EXTRA FOR EXTERIOR SIGNAGE - 30"H ILLUMINATED LETTERS TO READ "HAWTHORNE"	1	EA	$ 11,800.00	$ 11,800.00	0%	0%			$ -
v.	MISC. SPECIALTIES ALLOWANCE	8,564	GSF	$ -	$ -	0%	0%			$ -
EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**EQUIPMENT**									$ -
i.	ALL EQUIPMENT - N.I.C.					0%	0%			$ -
FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**WINDOW SHADES**									$ -
i.	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,521	SF	$ -	0	0%				$ -
b.	**FURNISHINGS**									$ -
i.	ALL FF & E - N.I.C.			$ -		0%				$ -
SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**OUTDOOR DECK PEDESTAL SYSTEM**									$ -
i.	PAVERS ON PEDESTAL SYSTEM, COMPLETE	2,385	SF	$ 79.12	$ 188,698.82	0%	1%	$ 2,500.00		$ 2,500.00
b.	**OUTDOOR GREEN DECK**									$ -
i.	FIBERGLASS POTS + SOIL + PLANTING	44	EA	$ 2,478.00	$ 109,032.00	0%	2%	$ 2,500.00		$ 2,500.00
CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**PASSENGER ELEVATOR**									$ -
i.	ELEVATOR CAB, 2-STOP	1	EA	$ 160,480.00	$ 160,480.00	0%	9%	$ 15,000.00		$ 15,000.00
FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**FIRE SPRINKLER SYSTEM**									$ -
i.	FIRE SPRINKLER WET SYSTEM + RISER COMPLETE	8,564	GSF	$ 14.42	$ 123,489.45	0%	10%	$ 12,500.00		$ 12,500.00
PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**PLUMBING EQUIPMENT**									$ -
i.	GAS-FIRED WATER HEATER , 60 GAL, 120000 BTUH + SEISMIC ANCHORAGE + FLUE THRU ROOF	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -		$ -
ii.	CIRCULATING PUMP, 12 GPM	1	EA	$ 2,360.00	$ 2,360.00	0%	0%	$ -		$ -
iii.	EXPANSION TANK	1	EA	$ 1,770.00	$ 1,770.00	0%	0%	$ -		$ -
iv.	ROUGH-INS AT	3	EA	$ 590.00	$ 1,770.00	0%	0%	$ -		$ -
v.	EXTRA FOR ROOFTOP EQUIPMENT PLATFORM TO EXISTING MECHANICAL WELL	5	EA	$ 590.00	$ 2,950.00	0%	0%	$ -		$ -
b.	**PLUMBING FIXTURES**									$ -
i.	WATER CLOSET, WALL HUNG	13	EA	$ 1,770.00	$ 23,010.00	0%	3%	$ 750.00		$ 750.00
ii.	URINAL	2	EA	$ 1,180.00	$ 2,360.00	0%	6%	$ 150.00		$ 150.00
iii.	LAVATORY SINK, WALL	8	EA	$ 1,180.00	$ 9,440.00	0%	6%	$ 550.00		$ 550.00
iv.	COUNTER SINK	6	EA	$ 1,180.00	$ 7,080.00	0%	7%	$ 500.00		$ 500.00
v.	ROUGH-INS AT	29	EA	$ 590.00	$ 17,110.00	0%	3%	$ 550.00		$ 550.00
c.	**COLD WATER**									$ -
i.	1/2" CW PIPE	184	LF	$ 47.20	$ 8,684.80	0%	1%	$ 90.91		$ 90.91
ii.	3/4" CW PIPE	218	LF	$ 59.00	$ 12,862.00	0%	1%	$ 90.91		$ 90.91
iii.	1" CW PIPE	10	LF	$ 70.80	$ 708.00	0%	0%			$ -
iv.	1 1/2" CW PIPE	270	LF	$ 94.40	$ 25,488.00	0%	1%	$ 181.82		$ 181.82
v.	2" CW PIPE	28	LF	$ 118.00	$ 3,304.00	0%	3%	$ 90.91		$ 90.91
vi.	2 1/2" CW PIPE	32	LF	$ 147.50	$ 4,720.00	0%	2%	$ 90.91		$ 90.91
vii.	3" CW PIPE	52	LF	$ 177.00	$ 9,204.00	0%	1%	$ 136.36		$ 136.36
viii.	3" CW PIPE - BELOW GRADE	5	LF	$ 177.00	$ 885.00	0%	5%	$ 45.45		$ 45.45
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	0%	8%	$ 90.91		$ 90.91
x.	TRAP PRIMER	2	EA	$ 590.00	$ 1,180.00	0%	8%	$ 90.91		$ 90.91
xi.	WALL ACCESS PANEL	4	EA	$ 590.00	$ 2,360.00	0%	4%	$ 90.91		$ 90.91
d.	**HOT WATER**									$ -
i.	1/2" HW PIPE	140	LF	$ 47.20	$ 6,608.00	0%	11%	$ 750.00		$ 750.00
ii.	3/4" HW/HWR PIPE	440	LF	$ 59.00	$ 25,960.00	0%	4%	$ 1,000.00		$ 1,000.00
iii.	PIPE INSULATION, 1/2" PIPE	140	LF	$ 5.90	$ 826.00	0%	0%	$ -		$ -

iv.	PIPE INSULATION, 3/4" PIPE	440	LF	$ 7.08	$ 3,115.20	0%	8%	$ 250.00	$ 250.00
e.	**SANITARY SEWER & VENT**								$ -
i.	1 1/2" VENT PIPE - WALL/CEILING	428	LF	$ 59.00	$ 25,252.00	0%	1%	$ 187.50	$ 187.50
ii.	2" VENT PIPE - WALL/CEILING	240	LF	$ 70.80	$ 16,992.00	0%	0%	$ 62.50	$ 62.50
iii.	3" VENT PIPE - WALL/CEILING	20	LF	$ 82.60	$ 1,652.00	0%	4%	$ 62.50	$ 62.50
iv.	2" WASTE PIPE - WALL/CEILING	158	LF	$ 82.60	$ 13,050.80	0%	0%	$ 62.50	$ 62.50
v.	3" WASTE PIPE - WALL/CEILING	12	LF	$ 118.00	$ 1,416.00	0%	4%	$ 62.50	$ 62.50
vi.	4" WASTE PIPE - WALL/CEILING	180	LF	$ 118.00	$ 21,240.00	0%	0%	$ 62.50	$ 62.50
vii.	2" WASTE PIPE - BELOW SLAB	8	LF	$ 88.50	$ 708.00	0%	9%	$ 62.50	$ 62.50
viii.	4" WASTE PIPE - BELOW SLAB	56	LF	$ 118.00	$ 6,608.00	0%	1%	$ 62.50	$ 62.50
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	0%	3%	$ 62.50	$ 62.50
x.	4" WCO	2	EA	$ 590.00	$ 1,180.00	0%	5%	$ 62.50	$ 62.50
xi.	3" FCO - ON SUSP. SLAB	1	EA	$ 590.00	$ 590.00	0%	11%	$ 62.50	$ 62.50
xii.	4" FCO - ON SUSP. SLAB	1	EA	$ 590.00	$ 590.00	0%	11%	$ 62.50	$ 62.50
xiii.	4" FCO - ON GRADE	1	EA	$ 590.00	$ 590.00	0%	11%	$ 62.50	$ 62.50
xiv.	1 1/2" VTR + FLASHING	2	EA	$ 295.00	$ 590.00	0%	0%		$ -
xv.	3" VTR + FLASHING	4	EA	$ 295.00	$ 1,180.00	0%	5%	$ 62.50	$ 62.50
xvi.	CUT & PATCH (E) SITE PAVING	5	LF	$ 118.00	$ 590.00	0%	0%		$ -
f.	**CONDENSATE DRAINS**								$ -
i.	3/4" CD PIPE	300	LF	$ 59.00	$ 17,700.00	0%	0%	$ -	$ -
ii.	PIPE INSULATION, 3/4" PIPE 300 LF	300	LF	$ 5.90	$ 1,770.00	0%	0%	$ -	$ -
iii.	POC TO SINK TAILPIECE	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	$ -
iv.	POC TO HVAC UNIT W/ TRAP & VENT			$ -	$ -	0%	0%	$ -	$ -
g.	**ROOF DRAINS**								$ -
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT			$ -	0	0%	0%	$ -	$ -
ii.	OUTDOOR DECK DRAIN SYSTEM NATURAL GAS	2,955	SF	$ -	$ -	0%	0%	$ -	$ -
iii.	GAS CONNECTION TO NEW WATER HEATER, COMPLETE	30	LF	$ 88.50	$ 2,655.00	0%	0%	$ -	$ -
h.	**MISCELLANEOUS**								$ -
i.	VALVES & SPECIALTIES	1	LS	$ 590.00	$ 590.00	0%	0%	$ -	$ -
ii.	MISC. PLUMBING SYSTEM	8,564	GSF	$ 0.12	$ 1,010.55	0%	0%	$ -	$ -
iii.	TESTING	1	LS	$ 590.00	$ 590.00	0%	0%	$ -	$ -
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	$ -
HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**VRF SPLIT SYSTEM**								$ -
i.	CU1 - 168 KBTUH COOLING, 189 KBTUH HEATING, (2) CONDENSER FANS, (2) COMPRESSORS, (1) MODULE	1	EA	$ 11,800.00	$ 11,800.00	0%	3%	$ 400.00	$ 400.00
ii.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 23,600.00	$ 23,600.00	0%	3%	$ 800.00	$ 800.00
iii.	FC1 - 5.0 TON, CEILING MOUNT	1	EA	$ 4,130.00	$ 4,130.00	0%	10%	$ 400.00	$ 400.00
iv.	FC2 - 3.0 TON, CEILING MOUNT	2	EA	$ 2,950.00	$ 5,900.00	0%	7%	$ 400.00	$ 400.00
v.	FC3 - 2.0 TON, CEILING MOUNT	3	EA	$ 2,360.00	$ 7,080.00	0%	6%	$ 400.00	$ 400.00
vi.	FC4 - 1.5 TON, CEILING MOUNT	1	EA	$ 1,770.00	$ 1,770.00	0%	23%	$ 400.00	$ 400.00
vii.	FC5 - CEILING CASSETTE, 2.0 TON	1	EA	$ 2,360.00	$ 2,360.00	0%	17%	$ 400.00	$ 400.00
viii.	FC6 - CEILING CASSETTE, 1.5 TON	2	EA	$ 1,770.00	$ 3,540.00	0%	11%	$ 400.00	$ 400.00
ix.	FC10 - 2.0 TON, CEILING MOUNT	1	EA	$ 2,360.00	$ 2,360.00	0%	17%	$ 400.00	$ 400.00
x.	FC/OSA DUCTWORK	1,560	LBS	$ 41.30	$ 64,428.00	0%	2%	$ 1,600.00	$ 1,600.00
xi.	DUCT INSULATION	1,320	SF	$ 4.72	$ 6,230.40	0%	6%	$ 400.00	$ 400.00
xii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	$ 59.00	$ 295.00	0%	0%	$ -	$ -
xiii.	CEILING DIFFUSER	4	EA	$ 59.00	$ 236.00	0%	0%	$ -	$ -
xiv.	SUPPLY REGISTER, SIDEWALL	21	EA	$ 106.20	$ 2,230.20	0%	18%	$ 400.00	$ 400.00
xv.	RETURN AIR GRILLE, SIDEWALL	1	EA	$ 94.40	$ 94.40	0%	0%	$ -	$ -
xvi.	RETURN AIR GRILLE, CEILING	3	EA	$ 118.00	$ 354.00	0%	0%	$ -	$ -
xvii.	MVD 31 EA	31	EA	$ 59.00	$ 1,829.00	0%	22%	$ 400.00	$ 400.00
xviii.	12" WALL JACK + CAP	1	EA	$ 64.00	$ 64.00	0%	0%	$ -	$ -
xix.	14" ROOF JACK + CAP 1 EA	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	$ -
xx.	10" ROOF JACK + CAP	1	EA	$ 64.90	$ 64.90	0%	0%	$ -	$ -
xxi.	6" ROOF JACK + CAP	5	EA	$ 64.90	$ 324.50	0%	0%	$ -	$ -
xxii.	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 177.00	$ 3,540.00	0%	11%	$ 400.00	$ 400.00
xxiii.	REFRIGERANT PIPING - (3) PIPES + INSULATION	60	LF	$ 177.00	$ 10,620.00	0%	4%	$ 400.00	$ 400.00
xxiv.	REFRIGERANT PIPING - (2) PIPES + INSULATION	420	LF	$ 177.00	$ 74,340.00	0%	3%	$ 2,000.00	$ 2,000.00
xxv	BRANCH SELECTOR BOX	4	EA	$ 1,180.00	$ 4,720.00	0%	8%	$ 400.00	$ 400.00
b.	**MINI SPLIT SYSTEM**								$ -
i.	CU5 - 13.78 KBTUH COOLING, 13.78 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,720.00	$ 4,720.00	0%			$ -
ii.	FC13, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	0%			$ -
iii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	30	LF	$ 118.00	$ 3,540.00	0%			$ -
c.	**EXHAUST FAN**								$ -
i.	ROOF EXHAUST FAN, 1000 CFM + BDD + ROOF CURB	1	EA	$ 590.00	$ 590.00	0%			$ -
ii.	EXHAUST DUCTWORK	185	LBS	$ 41.30	$ 7,640.50	0%			$ -
iii.	DUCT INSULATION	170	SF	$ 4.72	$ 802.40	0%			$ -
iv.	CEILING GRILLE	3	EA	$ 118.00	$ 354.00	0%			$ -
d.	**CONTROLS**								$ -
i.	VRF SYSTEM (11 FANCOILS)	1	LS	$ 2,360.00	$ 2,360.00	0%			$ -
ii.	CONTROLS - MINI SPLIT	1	PR	$ 590.00	$ 590.00	0%			$ -
iii.	ROOF EXHAUST FAN	1	EA	$ 590.00	$ 590.00	0%			$ -
iv.	EXTRA FOR THERMOSTAT	13	EA	$ 389.40	$ 5,062.20	0%			$ -
v.	EMS SYSTEM	8,564	GSF	$ -	$ -	0%			$ -
e.	**MISCELLANEOUS**								$ -
i.	MISC. HVAC SYSTEM	8,564	GSF	$ -	$ -	0%			$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%			$ -
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%			$ -
ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**ELECTRICAL EQUIPMENT**								$ -
i.	MAIN SWITCHBOARD "MSB", 800A-277480V-3PH-4W, NEMA-1 W/ U/G SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	0%	4%	$ 500.00	$ 500.00
ii.	TRANSFORMER, 75 KVA	1	EA	$ 11,800.00	$ 11,800.00	0%	4%	$ 500.00	$ 500.00
iii.	ELEVATOR DISCONNECT, 100A/3P, LOCKABLE	1	EA	$ 885.00	$ 885.00	0%	0%	$ -	$ -

iv.	EQUIPMENT GROUNDING	2	EA	$ 590.00	$ 1,180.00	0%	0%	$ -		$ -
b.	**PANEL BOARD**									$ -
i.	PANEL BOARD, MLO-225A BUS-277/480V-3PH-4W, 42 CKT.BREAKER SPACES	2	EA	$ 2,360.00	$ 4,720.00	0%	7%	$ 350.00		$ 350.00
ii.	PANEL BOARD, MLO-225A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 2,360.00	$ 2,360.00	0%	8%	$ 200.00		$ 200.00
iii.	PANEL BOARD, MLO-100A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 1,770.00	$ 1,770.00	0%	8%	$ 150.00		$ 150.00
iv.	LIGHTING INVERTER	2	EA	$ 1,770.00	$ 3,540.00	0%	8%	$ 300.00		$ 300.00
c.	**SECONDARY FEEDER**									$ -
i.	1 1/4" EMT CONDUIT W/ 3 #2 + 1 #8 GND	200	LF	$ 76.70	$ 15,340.00	0%	0%			$ -
ii.	1 1/2" EMT CONDUIT W/ 4 #2 + 1 #8 GND	140	LF	$ 88.50	$ 12,390.00	0%	0%			$ -
iii.	2" EMT CONDUIT W/ 4 #3/0 + 1 #6 GND	210	LF	$ 106.20	$ 22,302.00	0%	0%			$ -
iv.	1 1/2" EMT CONDUIT W/ PULLSTRING	50	LF	$ 66.08	$ 3,304.00	0%	0%			$ -
d.	**BRANCH POWER**									$ -
i.	DUPLEX RECEPTACLE	50	EA	$ 128.62	$ 6,431.00	0%	0%			$ -
ii.	DUPLEX RECEPTACLE, FLUSH FLOOR, POKE-THRU	14	EA	$ 472.00	$ 6,608.00	0%	0%			$ -
iii.	DOUBLE DUPLEX RECEPTACLE	10	EA	$ 175.82	$ 1,758.20	0%	0%			$ -
iv.	DUPLEX RECEPTACLE, GFI	13	EA	$ 194.70	$ 2,531.10	0%	0%			$ -
v.	DUPLEX RECEPTACLE, GFI, WP	3	EA	$ 206.50	$ 619.50	0%	0%			$ -
vi.	BRANCH POWER CIRCUIT, EMT CONDUIT/CU WIRES	1,800	LF	$ 15.30	$ 27,548.28	0%	0%			$ -
e.	**HVAC/PLUMBING EQUIPMENT POWER**									$ -
i.	DISC. SWITCH - ASSUME 100A/3P, WP FOR CU2	1	EA	$ 985.30	$ 985.30	0%	0%			$ -
ii.	DISC. SWITCH - ASSUME 60A/3P, WP FOR CU1	1	EA	$ 649.00	$ 649.00	0%	0%			$ -
iii.	DISC. SWITCH - 60A/2P, WP FOR WH	1	EA	$ 578.00	$ 578.00	0%	0%			$ -
iv.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU5	1	EA	$ 395.30	$ 395.30	0%	0%			$ -
v.	DISC. SWITCH - ASSUME 30A/3P FOR FC1 & FC2	3	EA	$ 253.70	$ 761.10	0%	0%			$ -
vi.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	$ 147.50	$ 1,327.50	0%	0%			$ -
vii.	100A/3P POWER CIRCUIT	70	LF	$ 76.70	$ 5,369.00	0%	0%			$ -
viii.	60A/3P POWER CIRCUIT	50	LF	$ 63.72	$ 3,186.00	0%	0%			$ -
ix.	60A/2P POWER CIRCUIT	70	LF	$ 55.62	$ 3,893.76	0%	0%			$ -
x.	30A/3P POWER CIRCUIT	200	LF	$ 46.02	$ 9,204.00	0%	0%			$ -
xi.	30A/2P POWER CIRCUIT	50	LF	$ 42.48	$ 2,124.00	0%	0%			$ -
xii.	20A/1P POWER CIRCUIT	360	LF	$ 35.68	$ 12,845.95	0%	0%			$ -
xiii.	ROOF EXHAUST FAN POWER	1	EA	$ 1,180.00	$ 1,180.00	0%	0%			$ -
xiv.	CIRCULATING PUMP POWER	1	EA	$ 295.00	$ 295.00	0%	0%			$ -
xv.	ELECTRIC HAND DRYER POWER	4	EA	$ 295.00	$ 1,180.00	0%	0%			$ -
xvi.	EXT. WALL PENETRATION - 1 1/2" CONDUIT	1	EA	$ 118.00	$ 118.00	0%	0%			$ -
xvii.	ROOF PENETRATION - 3/4" CONDUIT			$ -		0%	0%			$ -
f.	**LIGHTING**									$ -
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	25	EA	$ 708.00	$ 17,700.00	0%	1%	$ 243.90		$ 243.90
ii.	L3 - 13'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
iii.	L3 - 15'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
iv.	L3 - 20'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
v.	L4 - 20'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
vi.	L4 - 26'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
vii.	L4 - 40'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
viii.	L4A - 7.5'L SUSPENDED WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
ix.	L5 - 4'L PENDANT INDIRECT LED, 26W/FT	13	EA	$ 708.00	$ 9,204.00	0%	1%	$ 121.95		$ 121.95
x.	L5 - 6'L PENDANT INDIRECT LED, 26W/FT	3	EA	$ 708.00	$ 2,124.00	0%	6%	$ 121.95		$ 121.95
xi.	L5 - 10'L PENDANT INDIRECT LED, 26W/FT	2	EA	$ 708.00	$ 1,416.00	0%	9%	$ 121.95		$ 121.95
xii.	L5 - 15'L PENDANT INDIRECT LED, 26W/FT	3	EA	$ 708.00	$ 2,124.00	0%	6%	$ 121.95		$ 121.95
xiii.	L5 - 24'L PENDANT INDIRECT LED, 26W/FT	3	EA	$ 708.00	$ 2,124.00	0%	6%	$ 121.95		$ 121.95
xiv.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 708.00	$ 4,956.00	0%	2%	$ 121.95		$ 121.95
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	14	EA	$ 708.00	$ 9,912.00	0%	1%	$ 121.95		$ 121.95
xvi.	L12 - 14" dia PENDANT GLOBE FIXTURE, 18W	10	EA	$ 708.00	$ 7,080.00	0%	2%	$ 121.95		$ 121.95
xvii.	L13 - PENDANT LED CYLINDER, 15W	2	EA	$ 708.00	$ 1,416.00	0%	9%	$ 121.95		$ 121.95
xviii.	L14 - 7.75'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xix.	L14 - 18.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xx.	L14 - 31'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxi.	L14A - 5.33'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	0%	9%	$ 121.95		$ 121.95
xxii.	L14A - 7'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxiii.	L14A - 10.33'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxiv.	L14A - 14.5'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxv.	L14A - 20.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxvi.	L14B - 9'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxvii.	L14B - 19'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	17%	$ 121.95		$ 121.95
xxviii.	L16 - MUSHROOM BOLLARD FIXTURE W/ BASE, 8W, WP	14	EA	$ 708.00	$ 9,912.00	0%	1%	$ 121.95		$ 121.95
xxix.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	3	EA	$ 708.00	$ 2,124.00	0%	6%	$ 121.95		$ 121.95
xxx.	L20 - WALL SURFACE TOPO SCONCE, 8W	7	EA	$ 708.00	$ 4,956.00	0%	2%	$ 121.95		$ 121.95
xxxi.	LED EXIT FIXTURE - ALLOWANCE	8	EA	$ 708.00	$ 5,664.00	0%	2%	$ 121.95		$ 121.95
xxxii.	LIGHTING FIXTURE TO STORAGE ROOM 120	2	EA	$ 708.00	$ 1,416.00	0%	9%	$ 121.95		$ 121.95
xxxiii.	JUNCTION BOX/PULL BOX	35	EA	$ 65.61	$ 2,296.28	0%	5%	$ 121.95		$ 121.95
xxxiv.	SWITCH, SINGLE	2	EA	$ 118.00	$ 236.00	0%	0%	$ -		$ -
xxxv.	DIMMER SWITCH, 2-GANG	5	EA	$ 389.40	$ 1,947.00	0%	6%	$ 121.95		$ 121.95
xxxvi.	DIMMER SWITCH, 3-GANG	2	EA	$ 584.10	$ 1,168.20	0%	10%	$ 121.95		$ 121.95
xxxvii.	VACANCY SENSOR - WALL	11	EA	$ 175.82	$ 1,934.02	0%	6%	$ 121.95		$ 121.95
xxxviii.	VACANCY SENSOR - CEILING	11	EA	$ 549.88	$ 6,048.68	0%	2%	$ 121.95		$ 121.95
xxxix.	SWITCHPACK - CEILING	11	EA	$ 704.46	$ 7,749.06	0%	2%	$ 121.95		$ 121.95
xxxx.	INTERIOR PHOTOCEL - CEILING	3	EA	$ 549.88	$ 1,649.64	0%	7%	$ 121.95		$ 121.95
xxxxi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	3,210	LF	$ 26.18	$ 84,051.28	0%	0%	$ 121.95		$ 121.95
g.	**MISCELLANEOUS**									
i.	MISC. ELECTRICAL SYSTEM	8,564	GSF	$ -	$ -	0%	0%			$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%			$ -
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%			$ -
COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**SIGNAL SYSTEM**									

i.	TELEPHONE/DATA W/ (2) IDF ROOMS	8,564	GSF	$ 7.67	$ 65,685.88	0%	0%			$ -
ii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF1	240	LF	$ 41.30	$ 9,912.00	0%	0%			$ -
iii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF2	120	LF	$ 76.70	$ 9,204.00	0%	0%			$ -
iv.	PUBLIC ADDRESS/IC/CLOCK	8,564	GSF	$ 1.18	$ 10,105.52	0%	0%			$ -
v.	AUDIO-VISUAL SYSTEM	8,564	GSF	$ 3.54	$ 30,316.56	0%	0%			$ -
vi.	CTV	8,564	GSF	$ 3.54	$ 30,316.56	0%	0%			$ -
vii.	MISC./TESTING	1	LS	$ 206.50	$ 206.50	0%	0%			$ -
ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FIRE ALARM**									
i.	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY, COMPLETE	8,564	GSF	$ 11.80	$ 101,055.20	0%	0%			$ -
b.	**SECURITY**									
i.	SECURITY SYSTEM, COMPLETE	8,564	GSF	$ 14.16	$ 121,266.24	0%	0%			$ -
TOTAL CONTRACT PRICE					$ 14,450,000.00					
TOTAL								$ 821,570.04		$ 821,570.04
							LESS RETENTION	$ 41,078.50		$ 41,078.50
							LESS PREVIOUSLY PAID	$ -		$ -
							TOTAL AMOUNT DATE	$ 780,491.54		$ 780,491.54

TOTAL AMOUNT DUE FOR THIS 1ST PROGRESS PAYMENT:

ACCOUNT #:

330-6112-000-0-0-44444 780,491.54

German Franco

German Franco

Project Engineer

AGENDA ITEM NO. 17.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
Progress Payment #4 in the amount of $1,455,394.05 due to Sequel Contractors, Inc. of Santa Fe Springs, CA for 120th St Improvements - Crenshaw Blvd to Felton Ave, Phase II (Project #21-03)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progres Payment #4 to Sequel Contractors, Inc. of Santa Fe Springs, CA

DISCUSSION:
This project consists of excavation and removal of existing pavement, concrete and asphalt paving, construction of curb and gutter, sidewalks, driveways, storm drain, potholing and ADA ramps. In addition, work will include traffic striping, adjustment of utilities and all other work necessary to complete the improvements in accordance with the plans and specifications.

The asphalt rubber hot mix (ARHM) has been completed from Felton Ave to Prairie Ave. The slurry seal treatment from Prairie Ave to Van Ness Ave is currently taking place. After completion of the slurry seal, the traffic lines will be striped and traffic signals along 120th St will be resynchronized.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $1,455,394.05 are available in the adopted Fiscal Year 2024-2025 budget and will be paid for with the approved and allocated MTA Measure R Grant.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Progress Payment #4

SEQUEL CONTRACTORS, INC.
13546 Imperial Hwy Santa Fe Springs, Ca 90670
Office (562) 802-7227 Fax (562) 802-7499

ENGINEERING CONTRACTORS
STATE LICENSE #610600A

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

Attn: Jesus Velazquez - Project Engineer

DATE 24-Feb-25
PROGRESS Payment No. 4
WORK THRU Dec. 14, 2024 to Feb. 21, 2025
JOB LOCATION 120th Street Improvements

CITY P.O. NO.
CONTRACT NUMBER Project #21-03

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
1	Construction Survey	1 LS	50%	0%	$ 25,000.00	$ -	50%	$ 12,500.00
2	Adjust Manhole (MH) Frame and Cover to Grade	95 EA	0.00	71.00	$ 1,400.00	$ 99,400.00	71.00	$ 99,400.00
3	Adjust Utility Cover to Grade	100 EA	21.00	87.00	$ 300.00	$ 26,100.00	108.00	$ 32,400.00
4	Cold Milling (Thickness per Plan)	400,000 SF	54,204.00	398,000.00	$ 0.38	$ 151,240.00	452,204.00	$ 171,837.52
5	Excavation (Unclassified) For Soft Subgrade Only when Occurs	1,500 CY	0.00	0.00	$ 75.00	$ -	0.00	$ -
6	Asphalt Rubber Hot Mix (ARHM)	5,500 TON	381.38	4,508.54	$ 130.00	$ 586,110.20	4,889.92	$ 635,689.60
7	Asphalt Concrete (C or D Mix, PG 64-10)	2,750 TON	0.00	2,271.33	$ 138.00	$ 313,443.54	2,271.33	$ 313,443.54
8	Slurry Seal Surfacing	500,000 SF	0.00	25,000.00	$ 0.36	$ 9,000.00	25,000.00	$ 9,000.00
9	Remove and Replace (or Reconstruct) Curb and Gutter over 6" CMB per SPPWC Std 120-3 Type A2-200	100 LF	113.00	0.00	$ 135.00	$ -	113.00	$ 15,255.00
10	Construct New 11" Street Median Curb over 6" CMB per SPPWC Std 120-3	200 LF	0.00	0.00	$ 240.00	$ -	0.00	$ -
11	Remove and Replace (or Reconstruct) PCC ADA Ramp over 4" CMB per Caltrans Std A88A	9,500 SF	8,289.00	0.00	$ 24.00	$ -	8,289.00	$ 198,936.00
12	Remove and Replace (or Reconstruct) 4" Thick Sidewalk over 4" CMB Std. A88A	2,500 SF	4,107.50	0.00	$ 23.00	$ -	4,107.50	$ 94,472.50
13	Remove and Replace (or Reconstruct) 6" Thick PCC Driveway over 6" CMB per Caltrans Std. A87A	1,000 SF	451.00	0.00	$ 25.00	$ -	451.00	$ 11,275.00

ACCOUNT NUMBER JOB NUMBER 636
TERMS: NET DUE IN 20 DAYS INVOICE NUMBER 636-4
NO DISCOUNT Mike Mahler

SUBTOTAL
LESS RETENTION
LESS BILLING(S)
TOTAL AMOUNT DUE

Sequel Approval _____
Inspector Approval _____

SEQUEL CONTRACTORS, INC.
13546 Imperial Hwy Santa Fe Springs, Ca 90670
Office (562) 802-7227 Fax (562) 802-7499

ENGINEERING CONTRACTORS
STATE LICENSE #610600A

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

Attn: Jesus Velazquez - Project Engineer

DATE 24-Feb-25
PROGRESS Payment No. 4
WORK THRU Dec. 14, 2024 to Feb. 21, 2025
JOB LOCATION 120th Street Improvements

CITY P.O. NO.
CONTRACT NUMBER Project #21-03

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
14	Remove and Replace (or Reconstruct) 8" PCC Pavement over 8: CMB per Sheet 6, Detail 5	1,000 SF	84.00	0.00	$ 40.00	$ -	84.00	$ 3,360.00
15	CMB (Crushed Miscellaneous Base) Potential over Excavation Back Fill Only.	600 CY	20.00	0.00	$ 55.00	$ -	20.00	$ 1,100.00
16	Traffic Control per Part 6 in the Specification Includes traffic Control Plans, Traffic Control Measures, Striping Restorations LACDPW and Caltrans Encroachment Permit Fees	1 LS	10%	75%	$ 345,600.00	$ 259,200.00	85%	$ 293,760.00
17	Traffic Signal Loops Detectors Type "E"	145 EA	0.00	0.00	$ 435.00	$ -	0.00	$ -
18	Traffic Signal Loop Bicycle Detectors Type "D"	55 EA	0.00	0.00	$ 435.00	$ -	0.00	$ -
19	Traffic Signing, Marking, Striping and Pavement Markers Per 7 to 12	1 LS	0%	25%	$ 350,000.00	$ 87,500.00	25%	$ 87,500.00
20	Construct 10' Wide Curb Opening Catch Basin per SPPWC Std. 300-4 w / Local Depression per SPPWC Std. 331-4 Including CPS Unit, Pipe Connections, Backfill and All Necessary removals	1 EA	0.00	0.00	$ 20,000.00	$ -	0.00	$ -

ACCOUNT NUMBER
JOB NUMBER 636
2.0 SUBTOTAL

TERMS: NET DUE IN 20 DAYS
INVOICE NUMBER 636-4
LESS RETENTION

NO DISCOUNT
Mike Mahler
LESS BILLING(S)

Sequel Approval
TOTAL AMOUNT DUE

Inspector Approval

SEQUEL CONTRACTORS, INC.
13546 Imperial Hwy Santa Fe Springs, Ca 90670
Office (562) 802-7227 Fax (562) 802-7499

ENGINEERING CONTRACTORS
STATE LICENSE #610600A

City of Hawthorne
4455 W. 126th Street
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Attn: Jesus Velazquez - Project Engineer

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CITY P.O. NO.
CONTRACT NUMBER Project #21-03

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
21	Install 18" Storm Drain RCP. Includes the Installation of a New 18-Inch D2000 RCP, Potholing existing Crossing Utilities Marked By USA and the Respective Agenc Points of Connection, Survey, Potential Tunnel Excavation Under Existing Utility Lines, AC Removal, Trench Excavation, Backfill and Compaction, 1.5-Cask Cemen Slurry Backfill, Leakage Testing, Temporar And Permanent AC or PCC Pavements Sidewalk, Curb & Gutter Restoration, Striping Restoration, Trench Shoring, Sheet, and Bracing, and Pipe Connections	10 LF	0.00	0.00	$ 1,500.00	$ -	0.00	$ -
22	Storm Drain Junction Structure Per SPPWC Std 332-2	1 EA	0.00	0.00	$ 5,000.00	$ -	0.00	$ -

ACCOUNT NUMBER
TERMS: NET DUE IN 20 DAYS
NO DISCOUNT

JOB NUMBER 636
INVOICE NUMBER 636-4
Mike Mahler

SUBTOTAL
LESS RETENTION
LESS BILLING(S)
TOTAL AMOUNT DUE

Sequel Approval _____
Inspector Approval _____

SEQUEL CONTRACTORS, INC.
13546 Imperial Hwy Santa Fe Springs, Ca 90670
Office (562) 802-7227 Fax (562) 802-7499

ENGINEERING CONTRACTORS
STATE LICENSE #610600A

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250

Attn: Jesus Velazquez - Project Engineer

DATE 24-Feb-25
PROGRESS Payment No. 4
WORK THRU Dec. 14, 2024 to Feb. 21, 2025
JOB LOCATION 120th Street Improvements

CITY P.O. NO.
CONTRACT NUMBER Project #21-03

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
23	Install Storm Culvert Box Per Std Plan Std 390-1 Includes; Potholing existing Crossing Utilities Marked By USA and the Respective Agenc Points of Connection, Survey, Potential Tunnel Excavation Under Existing Utility Lines, AC Removal, Trench Excavation, Backfill and Compaction, 1.5-Cask Cement Slurry Backfill, Leakage Testing, Temporar And Permanent AC or PCC Pavements Sidewalk, Curb & Gutter Restoration, Striping Restoration, Trench Shoring, Sheet, and Bracing, and Pipe Connections	75 LF	0.00	0.00	$ 2,500.00	$ -	0.00	$ -
24	Install Manhole per SPPWC Std. Plan 323-2	1 EA	0.00	0.00	$ 9,000.00	$ -	0.00	$ -
25	8' x 4' Project Construction Sign	2 EA	2.00	0.00	$ 2,000.00	$ -	2.00	$ 4,000.00
CCO#1	Mobilization, Traffic Control, Stripe, Sundale	1 LS	100%	0%	$ 157,000.00	$ -	100%	$ 157,000.00

ACCOUNT NUMBER	JOB NUMBER	636	SUBTOTAL	$ 1,531,993.74	$ 2,140,929.16
TERMS: NET DUE IN 20 DAYS	INVOICE NUMBER	636-4	LESS RETENTION	$ (76,599.69)	$ (107,046.46)
NO DISCOUNT	Mike Mahler		LESS BILLING(S)		$ (578,488.65)
			TOTAL AMOUNT DUE	$ 1,455,394.05	$ 1,455,394.05

Sequel Approval _____

Inspector Approval _____

11-Mar-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 4 FOR 120th ST. IMPROVEMENTS-CRENSHAW BLVD. TO FELTON AVE. PHASE II

The following is a detailed breakdown of **Progress Payment No.4** due to SEQUEL CONTRACTORS, Inc., 13546 Imperial Hwy.. Santa Fe Springs, CA 90670 for work done on the subject project through February, 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This Estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Construction survey.	1	LS	$25,000.00	$ 25,000.00	50.00%	0%	$ -	50%	$ 12,500.00
2	Adjust manhole (MH) frames and cover to grade.	95	EA	$1,400.00	$ 133,000.00	0.00	71.00	$ 99,400.00	71.00	$ 99,400.00
3	Adjust utility covers to grade.	100	EA	$300.00	$ 30,000.00	21.00	87.00	$ 26,100.00	108.00	$ 32,400.00
4	Cold Milling (Thickness per plan).	400,000	SF	$0.38	$ 152,000.00	54,204.00	398,000.00	$ 151,240.00	452,204.00	$ 171,837.52
5	Excavation (Unclassified). For soft subgrade only when occurs.	1,500	CY	$75.00	$ 112,500.00	0.00	0.00	$ -	0.00	$ -
6	Asphalt Rubber Hot Mix (ARHM).	5,500	TON	$130.00	$ 715,000.00	381.38	4,508.54	$ 586,110.20	4,889.92	$ 635,689.60
7	Asphalt Concrete (C or D mix, PG-64-10).	2,750	TON	$138.00	$ 379,500.00	0.00	2,271.33	$ 313,443.54	2,271.33	$ 313,443.54
8	Slurry Seal Surfacing.	500,000	SF	$0.36	$ 180,000.00	0.00	25,000.00	$ 9,000.00	25,000.00	$ 9,000.00
9	Remove and Replace (or reconstruct) PCC curb and gutter over 6" CMB per SPPWC Std. 120-3 type A2-200.	100	LF	$135.00	$ 13,500.00	113.00	0.00	$ -	113.00	$ 15,255.00
10	Construct new 11" street median curb over 6" CMB per SPPWC Std. 120-3.	200	LF	$240.00	$ 48,000.00	0.00	0.00	$ -	0.00	$ -
11	Remove and replace (or reconstruct) PCC ADA ramp over 4" CMB per Caltrans std. A88A.	9,500	SF	$24.00	$ 228,000.00	8,289.00	0.00	$ -	8,289.00	$ 198,936.00
12	Remove and replace (or reconstruct) 4" thick sidewalk over 4" CMB.	2,500	SF	$23.00	$ 57,500.00	4,107.50	0.00	$ -	4,107.50	$ 94,472.50
13	Remove and Replace (or reconstruct) 6" thick PCC driveway over 6" CMB per Caltrans std. A87A.	1,000	SF	$25.00	$ 25,000.00	451.00	0.00	$ -	451.00	$ 11,275.00
14	Remove and Replace (or reconstruct) 8" PCC pavement over 8" CMB per sheet 6, detail 5.	1,000	SF	$40.00	$ 40,000.00	84.00	0.00	$ -	84.00	$ 3,360.00
15	CMB (Crushed Miscellaneous Base). Potential over excavating back fill only.	600	CY	$55.00	$ 33,000.00	20.00	0.00	$ -	20.00	$ 1,100.00
16	Traffic Control per Part 6 in the specification: Includes Traffic control Plans, Traffic Control Measures, Striping restorations LACDPW and Caltrans encroachment permit fees.	1	LS	$345,600.00	$ 345,600.00	10.00%	75.00%	$ 259,200.00	0.85	$ 293,760.00
17	Traffic Signal Loop Detectors Type "E".	145	EA	$435.00	$ 63,075.00	0.00	0.00	$ -	0.00	$ -
18	Traffic Signal Loop Bicycle Detectors Type "D".	55	EA	$435.00	$ 23,925.00	0.00	0.00	$ -	0.00	$ -

19	Traffic signing, marking, striping and pavement markers per sheet 7 to 12.	1	LS	$350,000.00	$ 350,000.00	0.00%	25.00%	$ 87,500.00	0.25	$ 87,500.00
20	Construct 10' wide curb opening catch basin per SPPWC std. 300-4 w/ local depression per SPPWC std. 313-4 including CPS unit, pipe connections, backfill and all necessary removals.	1	EA	$20,000.00	$ 20,000.00	0.00	0.00	$ -	0.00	$ -
21	Install 18" storm drain RCP. Includes the installation of new 18-inch D2000 RCP, potholing existing crossing utilities marked by USA and the respective agency points of connection, survey, potential tunnel excavation under existing utility lines, AC removal, trench excavation, backfill and compaction, 1.5-sack cement slurry backfill, leakage testing, temporary and permanent AC or PCC pavements, sidewalk, curb & gutter restoration, striping restorations, trench shoring, sheeting, and bracing, and pipe connections	10	LF	$1,500.00	$ 15,000.00	0.00	0.00	$ -	0.00	$ -
22	Storm drain junction structure per SPPWC Std. 332-2.	1	EA	$5,000.00	$ 5,000.00	0.00	0.00	$ -	0.00	$ -
23	Install Storm Drain Culvert Box per Std. Plan 390-1. Includes potholing existing crossing utilities marked by USA and the respective agency points of connection, survey, potential tunnel excavation under existing utility lines, AC or PCC pavement removal, trench excavation, backfill and compaction, 1.5-sack cement slurry backfill, leakage testing, temporary and permanent AC or PCC pavements, sidewalk, curb & gutter restoration, striping restorations, trench shoring, sheeting and bracing.	75	LF	$2,500.00	$ 187,500.00	0.00	0.00	$ -	0.00	$ -
24	Install Manhole per SPPWC Std. Plan 323-2.	1	EA	$9,000.00	$ 9,000.00	0.00	0.00	$ -	0.00	$ -
25	8'x4' Project construction sign.	2	EA	$2,000.00	$ 4,000.00	2.00	0.00	$ -	2.00	$ 4,000.00
CCO1	Mobilization, Survey, Traffic Control and Striping	1	LS	$157,000.00		100.00%	0.00%	$ -	100.00%	$ 157,000.00
Total Contract Price					**$ 3,195,100.00**					

TOTAL	$ 1,531,993.74	$ 2,140,929.16
LESS RETENTION	$ 76,599.69	$ 107,046.46
LESS PREVIOUSLY PAID	$0.00	$ 578,488.65
TOTAL AMOUNT DUE	**$ 1,455,394.05**	**$ 1,455,394.05**

TOTAL AMOUNT DUE THIS 4th PROGRESS PAYMENT: **$ 1,455,394.05**

Account #220-4106-272-0-0-40694	$ 900,000.00
Account #284-5502-418-0-0-47734	$ 400,000.00
Account #283-5502-417-0-0-47734	$ 155,394.05

This Fourth Progress Payment is hereby submitted for your review and approval.

Jesus Velazquez

Jesus Velazquez
Project Engineer

AGENDA ITEM NO. 18.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
Grant of Easement to Southern California Edison Company to Develop an Additional Electrical Supply System Needed for the City Hall Expansion and Underground Parking Structure.

RECOMMENDED MOTION:
Staff Recommends that the City Council Approve the Grant of Easement to Southern California Edison Company.

DISCUSSION:
As part of the City Hall Expansion and Civic Park Project, a new, additional electrical supply system is required to accommodate for the new City Hall Expansion building and underground parking structure. This panel requires an easement consisting of two 6 feet wide strips totaling 230 square feet.

The City of Hawthorne grants Southern California Edison Company two strips of land lying with a portion of Lot 6 of Tract No. 720, as per map recorded in Book 15, Pages 198 and 199 of maps, in the office of the County Recorder of the County of Los Angeles.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project aligns with the City's Economic Development Element goal of enhancing the quality of life in the City, which is an important marketing asset for business attraction and making economic development a part of City decision. The City Hall Expansion and Civic Center Park is part of the City's plan to developing a publicly accessible and usable open space in a centralized area of the City.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Grant of Easement - SCE

RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON

An *EDISON INTERNATIONAL* Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

GRANT OF EASEMENT

DOCUMENTARY TRANSFER TAX $ NONE VALUE AND CONSIDERATION LESS THAN $100.00) SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	DISTRICT South Bay	SERVICE ORDER TD2266889	SERIAL NO.	MAP SIZE
	GVM LT-7453-B2 APN 4041-015-901	APPROVED: REAL PROPERTIES	BY SLS/PM	DATE 02/19/2025

CITY OF HAWTHORNE, a municipal corporation organized under the laws of the State of California (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Los Angeles, State of California, described as follows:

TWO STRIPS OF LAND LYING WITH A PORTION OF LOT 6 OF TRACT NO. 720, AS PER MAP RECORDED IN BOOK 15, PAGES 198 AND 199 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 6 WITH THE NORTHERLY LINE OF 126TH STREET, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 362, PAGES 77 AND 78 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°58'30" EAST 23.73 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY LINE, NORTH 61°41'49" EAST 6.76 FEET;

THENCE SOUTH 89°58'30" EAST 10.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING, SOUTH 89°58'30" EAST 8.81 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHWESTERLY IN THE NORTHERLY LINE OF SAID 126TH STREET AND TO JOIN AT THE ANGLE POINT.

STRIP #2 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "A", SAID POINT BEING THE BEGINNING OF A CURVE TANGENT TO THE CENTERLINE OF STRIP #1 DESCRIBED HEREINABOVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 12.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET;

THENCE NORTH 00°01'30" EAST 1.00 FEET TO THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED HEREINABOVE.

It is understood and agreed that the above description is approximate only, it being the intention of the Grantor(s) to grant an easement for said systems as constructed. The centerline of the easement shall be coincidental with the centerline of said systems as constructed in, on, over, under, across, and along the Grantor(s) property.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF HAWTHORNE, a municipal corporation organized under the laws of the State of California

_____
Signature

_____
Print Name

_____
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXECUTED this _____ day of _____, 20____.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation

_____
Signature

_____
Print Name

_____
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

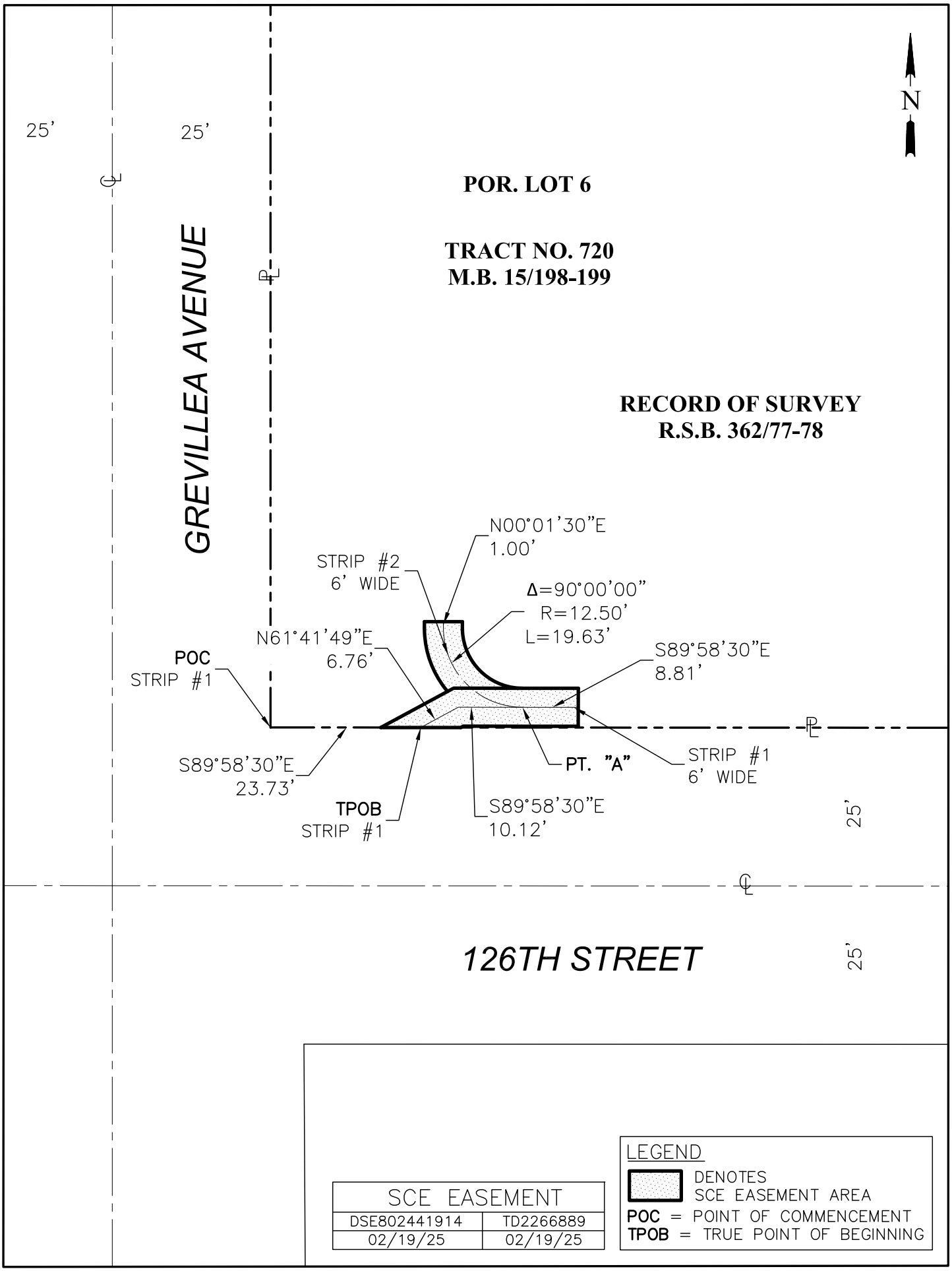
On _____ before me, _____, a Notary Public, personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)


N
25'
25'
℄
GREVILLEA AVENUE
PL
POR. LOT 6
TRACT NO. 720
M.B. 15/198-199
RECORD OF SURVEY
R.S.B. 362/77-78
N00°01'30"E
1.00'
STRIP #2
6' WIDE
Δ=90°00'00"
R=12.50'
L=19.63'
N61°41'49"E
6.76'
POC
STRIP #1
S89°58'30"E
8.81'
PL
S89°58'30"E
23.73'
TPOB
STRIP #1
PT. "A"
S89°58'30"E
10.12'
STRIP #1
6' WIDE
25'
℄
126TH STREET
25'
SCE EASEMENT
DSE802441914
02/19/25
TD2266889
02/19/25
LEGEND
DENOTES
SCE EASEMENT AREA
POC = POINT OF COMMENCEMENT
TPOB = TRUE POINT OF BEGINNING

AGENDA ITEM NO. 19.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
Agreement between the City of Hawthorne and DTA to perform a Development Impact Fee Study

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with DTA and authorize the City Manager or his desginee to enter into and execute the agreement.

DISCUSSION:
Public Works issued a Request for Proposals (RFP) to prepare a Development Impact Fee Study and make recommendations on new and updated development impact fees. The City received three proposals from qualified firms with relevant experience preparing fees for a variety of public improvements. After a thorough investigation involving analysis, interviews and evaluation from City staff, it was determined that DTA was the best fit for the project due to their extensive experience in preparing these types of fees and familiarity with the updated laws and government codes.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This is part of Objective 2.1 in the City's Economic Development Strategic Plan to re-evaluate and update the City's Development Impact Fees.

FISCAL IMPACT:
None. The estimated funds for $74,145 are available in the adopted fiscal year 2024-2025 and 2025-2026 budgets and will be paid for under the impact fees fund.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Agreement for Development Impact Fee Study

AGREEMENT FOR DEVELOPMENT IMPACT FEE STUDY

THIS AGREEMENT is made and effective as of March 12, 2025 between the City of Hawthorne, a municipal corporation ("City") and DTA ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on March 12, 2025, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

The Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

The Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. The Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of the Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay the Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.

(b) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works/City Engineer. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works/City Engineer and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

(c) The Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-

disputed fees. If the City disputes any of Consultant's fees it shall give written notice to the Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to the Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that the Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating the Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works/City Engineer or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) The Consultant shall maintain in-force: Professional Liability Insurance (and/or Errors & Omissions Insurance) with limits of liability of an amount not less than $2,000,000 per occurrence and $4,000,000 general aggregate.

B) The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. The Consultant shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of the Consultant's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) The Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of the Consultant shall at all times be under the Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of the Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. The Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. The City Provider shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to the Consultant in connection with the performance of this Agreement. Except for the fees paid to the Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to the Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to the Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

The Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from the Consultant, or from any officer, employee or agent of the Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by the Consultant in performance of this Agreement shall be considered confidential and shall not be released by the Consultant without City's prior written authorization. The Consultant, its officers, employees, agents, or sub Consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided the Consultant gives City notice of such court order or subpoena.

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, the Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of the Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind the Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:	CONSULTANT:
_____	By:_____
VONTRAY NORRIS	**Name:**
City Manager	*Title:*
City of Hawthorne	DTA
APPROVED AS TO FORM:	ATTEST:
_____	_____
ROBERT KIM	**DAYNA WILLIAMS-HUNTER**
City Attorney	*City Clerk*
City of Hawthorne	City of Hawthorne

EXHIBIT A

Proposal

PROPOSAL

DEVELOPMENT IMPACT FEE STUDY

February 25, 2025

Response to RFP



CITY OF HAWTHORNE

SUBMITTED BY:

Kuda Wekwete
Managing Director

18201 Von Karman Avenue, Suite 220
Irvine, CA 92612
800-969-4DTA
Kuda@FinanceDTA.com

www.FinanceDTA.com

18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

CITY OF HAWTHORNE

DEVELOPMENT IMPACT FEE STUDY

PROPOSAL SUBMISSION DEADLINE:

FEBRUARY 25, 2025, AT 4:00 P.M.

Prepared for:

City of Hawthorne

City Clerk's Office

4455 West 126th Street

Hawthorne, CA 90250

Attention: Dweejal Torado, Assistant Engineer

Project Contact:

Kuda Wekwete

Managing Director, DTA

18201 Von Karman Avenue, Suite 220

Irvine, CA 92612

Phone: (800) 969-4DTA x204

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A COVER LETTER

Mr. Dweejal Torado, Senior Management Analyst
City of Hawthorne
4455 West 126th Street, Hawthorne, CA 90250

February 24, 2025

RE: Request for Proposals ("RFP") for a Development Impact Fee Study

Dear Mr. Torado:

DTA, formerly David Taussig & Associates, is pleased to submit this proposal to the City of Hawthorne (the "City"). It is our understanding that the City is seeking a qualified firm to prepare a Development Impact Fee ("DIF") Study and make recommendations to the City Council on new and updated DIFs in accordance with the Mitigation Fee Act (California Government Code Section 66000 *et seq.*) and as also amended by Assembly Bill ("AB") 602. The AB 1600-compliant DIF Nexus Study ("Fee Study") would recommend the appropriate fee justification methodology and fee levels to support specific types of City-selected capital facilities needed to serve new growth.

DTA has prepared approximately 500 fee justification studies for a variety of public improvements, including transportation, water, sewer and flood control facilities, fire and police stations, parks, libraries, and other types of infrastructure. In recent years, our firm has prepared AB 1600-compliant DIF justification studies for the Cities of Anaheim, Blythe, Brawley, Calexico, Campbell, Cathedral City, Cerritos, Chino Hills, Colton, Costa Mesa, Daly City, Desert Hot Springs, Fontana, Fowler, Hesperia, King City, Los Banos, Mammoth Lakes, Palo Alto, Pasadena, Paso Robles, Perris, Redlands, San Francisco, San Jacinto, San Jose, San Luis Obispo, Torrance, Tustin, Upland, Victorville, and Yucaipa and the Counties of Fresno, San Bernardino, San Jose, San Luis Obispo, Santa Barbara, Shasta, and Yuba, among others. In addition to the above, most recently, DTA has been hired by the County of San Bernardino and Cities of Daly City, Fontana, Ione, La Verne, Morro Bay, National City, Palo Alto, Redlands, Redwood City, Rialto, San Ramon, Upland, and Yucaipa to prepare comprehensive fee updates in compliance with AB 602. As the City will be adopting its new DIF ordinance after July 1, 2022, we have included a discussion of AB 602 and our experience in other states with similar impact fee requirements in the enclosed proposal.

DTA's diverse and multidisciplinary project team for this project has the breadth of experience required to provide impact fee consulting services in a professional and timely manner. This project would be primarily handled out of DTA's Irvine office. I, Kuda Wekwete, a Managing Director at DTA, would be the Principal-in-Charge and have the City's primary account responsibility. Leni Zarate, a Vice President at DTA, and Richard Ruiz, a Manager at DTA, will serve jointly as the primary points of contact and be assisted by other support staff. Steve Runk, P.E., Vice President of Engineering Services at DTA, and David Taussig, Chairman/Managing Director will provide engineering expertise and technical advisory services, respectively. Brief resumes for each of our team members are included in Section B of this proposal. All personnel will be available full-time (100%) for the duration of the project and may be contacted by phone at (800) 969-4DTA. A proposed schedule can be found in Section B.

I have the authority to negotiate and contractually bind the firm. If you have questions regarding this proposal, please contact me by phone at (800) 969 4DTA x204 or by e-mail at Kuda@FinanceDTA.com. Thank you for the opportunity to work with the City on this engagement.

Best Regards,

Kuda Wekwete, Managing Director

B KEY PROJECT STAFF AND QUALIFICATIONS

1 Firm Overview

DTA is a public finance and urban economics consulting firm specializing in infrastructure and public services finance. Our firm, which was founded in 1985, provides public finance consulting services to both public and private sector clients and has completed consulting assignments for more than 3,000 clients in 24 states. We have offices in Irvine, San Francisco, San Jose, and Riverside, California, as well as Dallas and Houston, Texas, Raleigh, North Carolina, and Tampa, Florida. Additional information on DTA is available on our website (www.FinanceDTA.com).

DTA, a corporation, was incorporated in the State of California on May 15, 1986, and has been providing public finance consulting services for over 39 years. The corporation has two officers, specifically David Taussig, Chairman/Managing Director, and Cecily Burke, Secretary, both of whom are authorized to bind the firm. DTA does not hold controlling or financial interests in any other organization and is not owned or controlled by another person or organization. DTA's management personnel consists of four principals identified as David Taussig, Chairman/Managing Director, Kelly Wright, Chief Executive Officer, Andrea Roess, Managing Director, and Kuda Wekwete, Managing Director.

DTA has been performing public facilities fee consulting services for over 38 years, since DIFs were enacted in 1987 under AB 1600 by the California Legislature and codified under California Government Code §66000 *et seq.*, also called the Mitigation Fee Act (the "Act" or "AB 1600"). **DTA has extensive experience preparing DIF studies that have complied with Section 66000 *et seq.* of the Government Code and withstood legal scrutiny to the extent that none of our prior studies have been subject to any litigation**.

DTA has a diverse, multidisciplinary staff of approximately 50 employees, all of whom are directly involved solely in public finance. Staff members come from backgrounds in several fields, including land development, public administration, civil engineering, investment banking, economic consulting, redevelopment, law, non-profit administration, and land use planning. This diversity of experience and expertise allows DTA to meet a wide variety of challenges related to both the actual work product and client management. DTA's staff members have considerable experience in computer-based financial analyses and modeling, which is a key component of the firm's consulting services. This ensures that the development of any computer model(s) utilized in the City's potential Fee Study will be in experienced hands.

DTA has assembled a project team for the City with the breadth of experience required to provide impact fee consulting services in a professional and timely manner. **This project would be primarily handled out of DTA's Irvine office.** In fact, we consider ourselves to be an extension of City staff. Kuda Wekwete, a Managing Director of DTA, would be the Principal-in-Charge and have the City's primary account responsibility. He would be assisted by Leni Zarate, a Vice President at DTA, and Richard Ruiz, a Manager at DTA, in addition to other support staff. Steve Runk, P.E., Vice President of Engineering Services at DTA, and David Taussig, Chairman/Managing Director will provide engineering expertise and technical advisory services, respectively. **All proposed project team members are available by phone at (800) 969-4DTA**.

Since its formation in 1985, DTA has assisted over 3,000 public and private sector clients in meeting their infrastructure and public services goals. **DTA is licensed and registered with the U.S. Securities and Exchange Commission ("SEC") and Municipal Securities Rulemaking Board ("MSRB") as a Municipal Advisor (No. 867-01160) and follows all the fiduciary requirements associated with this designation.**

DTA's consulting services include the following:

- **Proposition ("Prop") 218 and AB 1600-compliant impact fee studies;**
- **Public infrastructure and public services financing strategies;**
- Assessment engineering and special tax consulting;
- Annual administration of Assessment Distircts ("ADs") and Community Facilities Districts ("CFDs");
- Public-private partnerships;
- Enhanced Infrastructure Financing District ("EIFD") formation and ongoing management;
- Fiscal and economic impact analyses;
- Clean Energy Bonds;
- Federal and state grant, loan, and tax credit applications;
- Economic development and revitalization studies; and
- Public improvement construction management services.



DTA has been involved in the formation of over 2,000 public finance districts, with total authorized bonded indebtedness over $75 billion. Our financing programs have utilized a variety of public financing mechanisms, such as CFDs, 1913/1915 Act ADs, 1972 Act Landscaping and Lighting Districts ("LLDs"), EIFDs, Certificates of Participation, Tax Allocation Bonds, Sewer and Water Revenue Bonds, Marks-Roos Bond Pools, Integrated Financing Districts, and various types of fee programs. **DTA's level of experience with special district formations is unequaled as our firm is the State of California's leading special tax and assessment consultant, having prepared special tax and assessment formulas on behalf of public agencies for the establishment of over 1,500 CFDs, ADs, and LLDs**. DTA also has considerable experience establishing a variety of financing districts and property owner associations for the purpose of funding public service shortfalls created by new development.

On a Statewide basis, DTA has planned and implemented Public Facilities Financing Plans ("PFFPs") that have ranged from the quantitative analysis of a single financing mechanism for an individual facility to the preparation of a comprehensive financing plan covering multiple facilities and public services through a series of financing mechanisms. Our financial analyses provide public officials, landowners, and other interested parties with the level of information needed to make fully informed decisions regarding land use, infrastructure, and public services financing issues. DTA staff has extensive experience working with various stakeholder groups, including public agencies, public agency municipal staff, residents, local chapters of the Building Industry Association ("BIA"), local Chambers of Commerce, and other interested parties.

DTA is committed to excellence and innovation, which allows us to attract and retain the most experienced and knowledgeable personnel in the industry. DTA's clients also receive high levels of personal attention from senior staff, with a Principal, Managing Director, Senior Vice President, or Vice President always available to meet with public agency staff and other groups. Perhaps DTA's most outstanding qualification is the dedication and loyalty of the senior employees in our firm, many of whom have worked for DTA for 15-30 years, enabling our clients to count on the same personnel year after year on the job. As a result, DTA can offer a level of management expertise that is unequalled throughout the fields of public finance and special tax consulting. In fact, every DTA engagement is led by a Principal, Senior Vice President, or Vice President with at least 15 years of experience with our firm.

The result of this experience and expertise is that in 40 years of work establishing over 2,000 financing districts and bond programs, DTA has never been sued. Our quality control is one of the key components in ensuring our firm's success. DTA continues to seek innovative solutions and refine our work product to better serve and protect our clients.

2 DIF-Specific Experience

As noted previously, DTA has been performing public facilities fee consulting services since DIFs were enacted under AB 1600 by the California Legislature and codified under California Government Code §66000 *et seq.*, also referred to as the Mitigation Fee Act. DTA has extensive experience preparing DIF studies that have complied with Section 66000 *et seq.* of the Government Code and withstood legal scrutiny to the extent that none of our prior studies have been subject to any type of litigation.

DTA has prepared approximately 500 fee justification studies to date for a variety of public improvements, including transportation, water, sewer and flood control facilities, fire and police stations, parks, libraries, school facilities, and other types of infrastructure. Regarding the land valuation calculations that apply to Park Impact Fees and/or Quimby in-lieu fee calculations, DTA staff accesses multiple data resources and employs a variety of analytical strategies to ensure that the final recommended land valuation is one that properly smooths out the data to address the dramatic high and low figures that can be common in the Los Angeles County real estate market. We subscribe to the CoStar real estate database that provides us with current and historical sales prices and lease rates for all local real estate transactions.

Currently, DTA is working on approximately 22 DIFs across the State, all of which are of similar scope to the City's DIF but are at different stages of completion. In addition, DTA is also engaged in other projects that include fiscal/economic impact analyses, CFD/AD feasibility, formations, and bond issuance, special district administration, and other consulting engagements. These projects are also generally of similar size (in terms of hours and timeline) to the proposed engagement. All DTA projects are staffed and coordinated across various teams in our 50+ employee organization.

DTA recently created an internal task force comprised of 10 DTA staff members dedicated to working through and understanding the recent legislation known as AB 602 to ensure that our fee studies comply with all applicable legal requirements. For this engagement, our team would have adequate bandwidth and redundancy to meet the City's desired schedule. We shall also have other support staff available to assist the City, as needed.

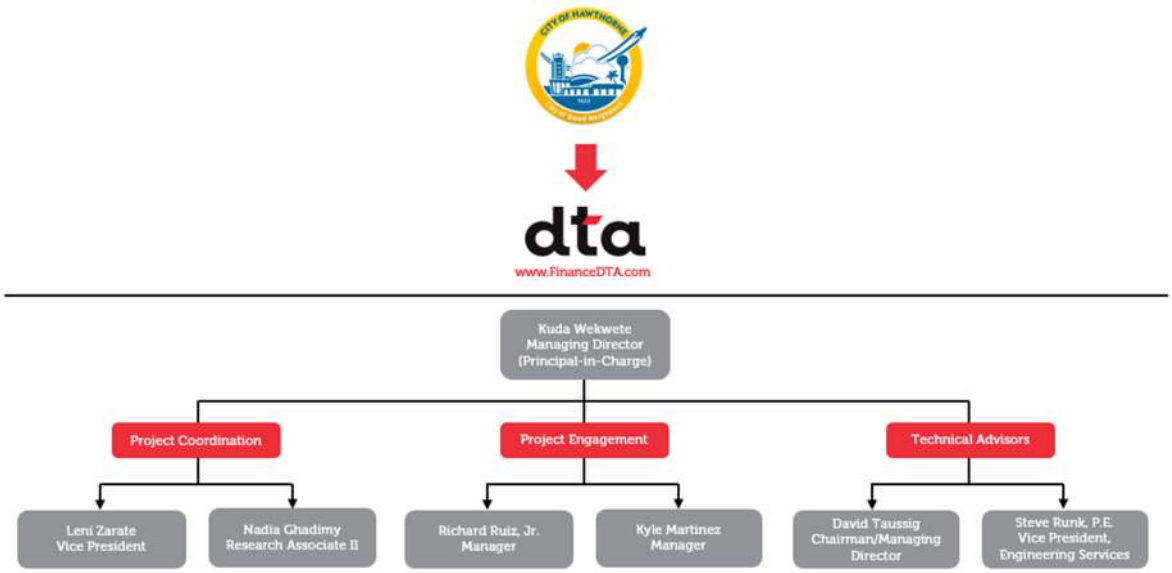
In recent years, our firm has prepared AB 1600-compliant DIF justification studies for the municipalities listed below, among others. **Most recently, DTA has been hired by the County of San Bernardino and Cities of Daly City, Fontana, Ione, La Verne, Morro Bay, National City, Palo Alto, Redlands, Redwood City, Rialto, San Jose, San Ramon, Upland, and Yucaipa to prepare comprehensive fee updates in compliance with AB 602.**

- City of Anaheim;
- City of Blythe;
- City of Brawley;
- City of Calexico;
- City of Campbell;
- City of Cathedral City;
- City of Cerritos;
- City of Chino;
- City of Chino Hills;
- City of Colton;
- City of Costa Mesa;
- City of Cypress;
- City of Desert Hot Springs;
- City of Escalon;
- City of Firebaugh;
- City of Fontana;
- City of Fowler;
- City of Glendale;
- City of Hesperia;
- City of Ione;
- City of Kingsburg;
- City of Lakeview;
- City of Live Oak;
- City of Los Banos;
- City of Manteca;
- City of Napa;
- City of Palo Alto;
- City of Pasadena;
- City of Paso Robles;
- City of Perris;
- City of Red Bluff;
- City of Redlands;
- City of San Bernardino;
- City of San Francisco;
- City of San Jacinto;
- City of San Jose;
- City of San Luis Obispo;
- City of Santa Ana;
- City of Soledad;
- City of South San Francisco;
- City of Torrance;
- City of Tustin;
- City of Upland;
- City of Victorville;
- County of Colusa;
- County of Fresno;
- County of Kings;
- County of Pasadena;
- County of Riverside;
- County of San Bernardino;
- County of San Francisco
- County of San Luis Obispo;
- County of Santa Barbara;
- County of Santa Clara Fire Department;
- County of Shasta;
- County of South Santa Clara Fire District;
- County of Yuba;
- Town of Loomis;
- Town of Mammoth Lakes;
- Beaumont Cherry Valley Recreation and Parks District;
- Denair Community Services District;
- El Dorado Hills Fire Department;
- Jurupa Area Recreation and Park District;
- San Gorgonio Memorial Hospital;
- San Gorgonio Pass Water Agency; and
- South Yuba Transportation Improvement Authority.

3 Key Personnel Qualifications

DTA has assigned personnel to this project who bring experience and technical expertise to each unique element of study. Our team organization is illustrated below. Project roles of our key team members are described below and followed by professional biographies. All personnel will be available full-time (100%) for the duration of the project. **DTA staff shall complete all the tasks of the project within the agreed-upon budget and schedule. Time and time again, we have proven our ability to adhere to contract agreements, understand the importance of good project management, and have never failed to meet a deadline**. DTA does not anticipate employing the services of a subcontractor for any portion of the City's requested services.

Figure 1: Team Organization Chart



DTA has assembled a project team with the breadth of experience required to assist the City with preparing the Fee Study. **This project would be primarily handled out of DTA's Irvine office. In fact, we consider ourselves to be an extension of City staff**. Mr. Wekwete will serve as the Principal-in-Charge of DTA's project team and handle primary account responsibilities for this engagement. He will attend meetings as necessary and supervise all project staff.

Ms. Zarate and Mr. Ruiz will be the City's primary points of contact throughout this engagement. They will manage the work of DTA's project team, including leading data collection efforts, directing the development of our technical model, providing senior-level analysis, reviewing progress and work products with City staff and community groups, presenting study findings at project meetings, and finalizing study documentation. Ms. Zarate and Mr. Ruiz will be assisted in these tasks by other support staff.

Mr. Taussig will provide technical advisory services related to elements of the Fee Study, as needed, and oversee all quality assurance and quality control measures. Mr. Runk will provide engineering expertise, assist in the selection of facilities to be included on the facilities needs list, prepare and/or review facilities cost estimates, and contribute to the apportionment analysis of specific facilities to be included in the fee program.

Key personnel will be available to the extent proposed, or designated by the City, for the duration of the project and no person designated as "key" to the project shall be removed or replaced without the prior written concurrence of the City. In addition, DTA is not behind schedule or past the completion date for any active projects and has a long history of delivering projects on a timely basis and adhering to agreements.

3.a DTA Team Biographies

David Taussig
Chairman/Managing Director | David@FinanceDTA.com
Project Role – Technical Advisor



Mr. Taussig has over 45 years of experience in the fields of real estate finance and urban economics. His areas of expertise include municipal finance programs for infrastructure and public facilities development, fiscal and redevelopment impact analyses, and land development project feasibility studies.

Mr. Taussig has an extensive background in computerized financial analyses. Since founding DTA in 1985, Mr. Taussig has developed several state-of-the-art analytical methods and modeling approaches, in addition to directing the formation of over 1,000 public financing districts and subsequent sale of tax-exempt municipal bonds. These districts have funded public infrastructure and services for many types of residential and non-residential development and included several hundred master-planned communities built throughout California and in several other western states. Mr. Taussig's work has involved both the preparation and implementation of financing plans and his public sector clients have included virtually every major urban county and city within California and hundreds of special districts. He has provided similar consulting services to many of the largest land development firms in the State of California. The financing programs implemented by Mr. Taussig have ranged from land-secured CFDs to redevelopment tax increment programs and lease revenue-based Certificates of Participation. He is also responsible for DTA's successful efforts related to funding opportunities under various tax credit programs.

Mr. Taussig has also overseen the preparation of numerous feasibility and impact studies involving computerized analyses of project cash flows and/or impacts on public agencies and landowners. He has assumed project management responsibilities for several hundred AB 1600 DIF justification studies, including recent studies prepared on behalf of the Cities of Blythe, Cathedral City, Chino Hills, Coachella, Fontana, Palo Alto, Paso Robles, Perris, San Jose, Temple City, Torrance, Tustin, and Victorville and the Counties of Riverside, San Bernardino, San Luis Obispo, and Santa Barbara. He has also handled the preparation of over 100 fiscal impact studies utilized by public agencies to determine the impact of new development or annexations on a municipality.

Prior to establishing his own firm, Mr. Taussig was the Director of Finance for Gfeller Development Company, where he handled all take-out and construction financing for the company's residential projects and infrastructure. He also prepared development project proformas that were used by prospective lenders and joint venture partners to evaluate the company's proposed projects.

Mr. Taussig was previously employed for 6 years by Mission Viejo Company ("MVC") where, as the Manager of Housing and Community Development, he was involved in the planning and financing of two planned communities encompassing over 50,000 homes. Mr. Taussig handled a substantial portion of MVC's mortgage and infrastructure financing during that period. He also worked for 5 years in the public sector as the Administrator of a Federal housing and community development program and as a

Land Use Planner. Mr. Taussig's educational background includes a master's degree in city planning from the University of California at Berkeley and B.A. in economics from Cornell University. He received full certification from the American Institute of Certified Planners in 1982.

Mr. Taussig and the firm are a registered Municipal Advisor with the SEC/MSRB. **He holds a Series 54 license as a Principal Municipal Advisor and Series 50 license as a Municipal Advisor under regulations promulgated by the SEC and MSRB**. Even after 45 years of experience in the industry, to this day, he continues to seek innovative answers to the industry's biggest questions and contributes to the development of public finance and development-related legislation. In addition, he is an active member of the Urban Land Institute's ("ULI's") National Council for Public-Private Partnerships ("NCPPP") and advocates and facilitates the formation of public-private partnerships at Federal, state, and local levels.

Kuda Wekwete
Managing Director | Kuda@FinanceDTA.com
Project Role – Principal-in-Charge



Since joining DTA in 2005, Mr. Wekwete has been involved in all aspects of the formation and implementation of special districts to fund infrastructure and services, as well as the sale of over $300 million in CFD bonds. His work has involved the preparation of tax spreads and overlapping debt analyses for the formation and/or sale of bonds for over 175 special districts established throughout California. In this role, Mr. Wekwete has prepared Rates and Methods of Apportionment ("RMAs"), CFD and Engineer's Reports, and documents required for the formation of CFDs, sale of property, and annual levying of special taxes. He has also been responsible for preparing PFFPs involving CFDs and other public finance mechanisms.

In addition, Mr. Wekwete has been actively involved in the preparation of dozens of impact fee studies, especially in the area of transportation infrastructure costing, and apportionment of these costs over various land use types based on benefit criteria. His engineering background has enabled him to assist DTA's Vice President of Engineering Services in applying a variety of apportionment methodologies to the development of fee studies and establishment of Benefit ADs for public sector clients. **Mr. Wekwete's recent work on DIF studies has included engagements for the Cities of Colton, Desert Hot Springs, Fontana, Paso Robles, Perris, and Torrance and the Counties of Riverside, San Bernardino, San Luis Obispo, and Santa Barbara, among others.**

Mr. Wekwete also has experience in the preparation of Fiscal Impact Reports ("FIRs"), tax increment analyses, and PFFPs and has performed due diligence services and developed disclosure documentation for land purchasers, public agencies, and lenders.

Mr. Wekwete received his B.S. and M.S. in operations research and industrial engineering from Cornell University and Columbia University, respectively. **He also holds a Series 50 license as a registered Municipal Advisor with the SEC/MSRB under rules promulgated following the Dodd-Frank Act in 2010**.

Steve Runk, P.E.
Vice President, Engineering Services | Steve@FinanceDTA.com
Project Role – Engineer (State License Number C23473 – California Registered Civil Engineer)



Mr. Runk has over 45 years of experience in the design and construction management of major civil engineering projects, including roadways, bridges, sewer and water improvements, and flood control facilities, grading for public works projects, and construction of commercial and industrial buildings. Mr. Runk's specific responsibilities have included design, quality control, specifications, estimates, construction bid packages, construction coordination and management, cost analyses and cost control, scheduling, manpower forecasting, staffing, and marketing. He has also assisted public agencies and developers in the procurement of funding from the California Department of Transportation ("Caltrans") and other Federal and state agencies.

Mr. Runk has a proven track record of meeting schedules and adhering to budgets. Since joining DTA in 2000, he has worked with local agencies to resolve community issues and negotiate scope changes with contractors to ensure the timely and satisfactory completion of construction projects. He has also acted as the Project Manager for the establishment of ADs and preparation of numerous AB 1600 DIF justification studies. Mr. Runk specializes in preparing assessment apportionment formulas and fee studies for roads, storm drains, and water and wastewater facilities. **He has been involved in preparing needs lists and apportioning facilities costs for many of DTA's AB 1600 studies, including those in the Cities of Anaheim, Brawley, Coachella, Chino Hills, Hesperia, Paso Robles, San Luis Obispo, Tustin, and Victorville, as well as the County of San Bernardino and a number of water districts, including the San Gorgonio Pass Water Agency. He was also closely involved in DTA's previous work as the AB 1600 consultant for the County of Riverside.**

Prior to joining DTA, Mr. Runk, as the Senior Construction Manager for Holmes & Narver, Inc., successfully completed the construction of the SR-41 Freeway in Fresno County, which was the County's first Measure "C" sales tax-funded freeway. Prior to this project, Mr. Runk successfully completed the construction of the SR-71 Freeway in Chino/Chino Hills, California. This $98 million project was the first Measure "M" sales tax-funded project for the San Bernardino Associated Governments ("SANBAG"). Mr. Runk's responsibilities on both projects included contract management, quality control, public relations, cash flow analyses, project closeout, and compliance with Federal and State funding requirements.

Previously, Mr. Runk held positions with various public and private engineering entities in which he delivered projects requiring a wide variety of engineering expertise. He holds a B.S. in engineering from the University of California at Los Angeles and an M.S. in civil engineering from California State University at Long Beach. Mr. Runk is a registered Civil Engineer in the State of California.

Leni Zarate
Vice President | Leni@FinanceDTA.com
Project Role – Project Coordination



Leni Zarate, a Vice President, brings a wealth of experience in special district formation, implementation, and administration to fund infrastructure and services. Her successful management of numerous special districts on a large scale, including EIFDs, CFDs, Benefit Assessment/Infrastructure Districts, County/Community Service Areas, LLDs, Mello-Roos Bond Pool Districts, and ADs, is a testament to her competence. Ms. Zarate has overseen the annual enrollment of hundreds of special districts, totaling more than 800,000 parcels, formed over 200 financing districts, and assisted in the bond sale of approximately $740 million for local infrastructure and public safety improvements promoting economic development.

Prior to joining DTA, Ms. Zarate served as the Special Districts Manager at Riverside County. In this role, she managed all aspects of the formation and administration of 72 County Service Areas (approximately 450,000 parcels) and 19 CFDs (approximately 150,000 parcels). This included preparing Engineer's Reports, CFD Reports, RMAs, prepayment calculations, and Disclosure Reports under prescribed guidelines. Ms. Zarate also oversaw the formation of the County of Riverside's three EIFDs, ensuring compliance with statutory deadlines, developing Resolutions of Intention/Formation, preparing all mailings, completing the Infrastructure Financing Plan, and handling all required documentation with the State Board of Equalization. She is the leader of DTA's EIFD practice. This role sees her continuing to work on the formation of two additional EIFDs for the County of Riverside and EIFDs for the County of San Diego and the Cities of Los Angeles, San Bernardino, Santa Ana, and Santa Rosa.

Ms. Zarate has worked on nearly 16 DIF studies for cities and counties collecting data, preparing written reports, and collaborating with city and county staff and stakeholders, including fee studies prepared on behalf of the Cities of Daly City, Fontana, Morro Bay, National City, Rialto, San Luis Obispo, Santa Cruz, and Santa Maria, among others. Her ability to build and maintain relationships with various stakeholders, including public and private investors, key public leaders, community decision-makers, organizations, cities, counties, and government agencies, has successfully moved projects through the implementation process.

She has served as a consultant for a variety of public municipalities, including the Riverside County Executive Office, Transportation Department, Office of Economic Development, and Flood Control and Water Conservation District, City of El Monte, Castaic Water District, City of Santa Ana, City of Riverside, City of Martinez, County of San Diego, and Pinal County (AZ). Her commitment to professional development is evident in the numerous training programs she has completed, including those for A/E/C Project Management, Financial Management, Compensation Strategies, Leadership, and Best Management Practices provided by PSMJ Resources, Inc. She is also actively involved in industry groups, including CSMFO, CALED (where she holds a position on the PD&F division), WPF, CASTOFF, and several other programs, demonstrating her leadership and commitment to professional development.

Richard Ruiz, Jr.
Manager | Richard@FinanceDTA.com
Project Role – Project Engagement



Mr. Ruiz has a background in econometrics and industrial organization. Since joining DTA in 2018, he has been involved in the formation and administration of numerous CFDs, ADs, and LLDs throughout California and several other states, including Florida, North Carolina, Texas, and Utah. His responsibilities related to these projects have included the development of tax spread proforma analyses and preparation of overlapping debt analyses. In addition, while at DTA, he has participated in a variety of projects, including fiscal and economic impact studies for cities and counties throughout California, school district rezoning projects, city/county annexation projects, user fee calculations, and living wage analyses.

Mr. Ruiz also has extensive experience working on the preparation of DIF justification studies for cities and counties in California and numerous other states, **including Arizona, Florida, and South Carolina**. His responsibilities during the impact fee justification and apportionment analysis process for each respective project include the preparation of capital improvement and public facilities needs lists, data collection, the development and modification of the DIF Report model, the production of a written report, and interactions with city, county, and district staff and key stakeholders. **Mr. Ruiz' recent work on DIF studies in California has included engagements for the Cities of Chino Hills, Colton, Cypress, Daly City, Desert Hot Springs, Fontana, Fowler, Inglewood, Ione, Manteca, Mammoth Lakes, Norco, Palo Alto, Perris, San Jose, Soledad, Torrance, Upland, Victorville, and Yucaipa and the Counties of San Luis Obispo and Santa Barbara, among others, in addition to the El Dorado Hills Fire Department**. East coast projects include Pickens County, South Carolina, City of Fayetteville, Arkansas, City and County of El Paso, Texas, Village of Oswego, Illinois, City of Laconia, New Hampshire, and City of Riviera Beach, City of Delray Beach, Hillsborough County, and Jefferson County, Florida.

Prior to joining DTA, Mr. Ruiz spent 14 years with an energy economics consulting firm that focused on economic and market research studies, mergers and acquisitions analyses, market entry research strategies, and economic due diligence projects for companies seeking equity funding. He has a degree in economics from California State University at Long Beach with a concentration in public finance. Mr. Ruiz is a member of the American Water Works Association ("AWWA") and has the experience and work history of understanding and applying the best practices of AWWA and Water Environment Federation ("WEF") in rate studies. He is also a Professional Member with the Institute of Transportation Engineers ("ITE").

Kyle Martinez
Manager | Kyle@FinanceDTA.com
Project Role – Project Engagement



Since joining DTA in 2016, Kyle Martinez has been actively involved in the formation, implementation, and administration of CFDs, ADs, improvement associations, and other special assessments and districts throughout the **States of Arizona, California, Florida, Utah, and the Southeast**. Her work has involved the preparation of RMAs, overlapping debt analyses, Engineer's Reports, and apportionment studies. She has experience in the calculation of special tax levies and assessment installments, in addition to conducting relevant parcel research, ownership and prepayment analyses, and continuing disclosure obligations. Ms. Martinez oversees special assessment administration and the levy of approximately $80 million annually in the County of Santa Clara, California, alone. Ms. Martinez has worked on nearly one dozen fiscal and economic impact analyses for cities and counties. Her responsibilities during these analyses for each respective project include evaluating the revenues generated by a development project as associated with the costs and determining the direct, indirect, and induced employment and economic benefits generated by new development.

Ms. Martinez has extensive experience working on the preparation of DIF and capacity fee studies for cities, counties, and special districts, as well as the analysis and review of rate calculations for water/wastewater capacity fee studies throughout North Carolina. Her responsibilities include the analysis of capital improvement and public facilities needs lists, inventories, and asset lists, data collection, the development of DIF Report models, the preparation of written reports and corresponding staff reports, and collaboration with city and county staff and key stakeholders. **Ms. Martinez' recent work on DIF studies in California has included engagements for the Cities of Campbell, Palo Alto, San Jose, and Soledad and the Counties of Kings and Shasta, among others**. The City of Campbell's fee study focused on parkland acquisition, while the City of Palo Alto's fee study featured Parks, Library, and Community Center Fee updates with a parkland acquisition component. Ms. Martinez is also currently supporting DTA teams on impact fee updates for the Town of Queen Creek, Arizona, Hillsborough County, Florida, and the City of Riviera Beach, Florida.

Ms. Martinez received her Bachelor of Arts degree in communications with an emphasis in journalism from California State University, Fullerton.

4 Project Management Strategies

DTA's client contact and interaction continue beyond the basic deliverables. DTA is a customer and community-centric firm committed to excellence, quality products, and an open and interactive communication environment. We employ these practices in the workplace, in cities, counties, and towns, and with the many clients that we have served for 40 years. **DTA realizes that every client, like every person, is a distinct entity best understood and served in a direct and collaborative manner**.

DTA serves clients in small towns, medium-sized cities, and larger municipalities. Our service philosophy is three-pronged: we strive to know our customers, understand the communities we're privileged to serve, and always provide the best care, advice, and products. At DTA, we also understand that every project is different, and every outcome is special to our team. Our values of accountability, integrity, and excellence underlie all work performed.

DTA brings a practical perspective combined with real-world experience in working with municipalities, which gives us the ability to understand and communicate with all stakeholders throughout the process. Regarding our engagement approach, we will work closely with City leadership to engage with property owners, business owners, and community leaders to understand any issues or pressure points, as well as what is envisioned for the future. **DTA staff members have considerable experience working on fee models for a variety of public improvements and will take a hands-on, detail-oriented approach with an emphasis on accuracy, efficiency, and reliability. As a result, from unique deadlines to fluid, potentially changing priorities, DTA is able to begin work with minimal notice**.

In addition to the elements identified in the City's proposed Scope of Work, DTA would recommend incorporating the following key strategies:

- Reviewing prior studies and effectively managing data requests and data gathering/consolidation;
- Ensuring key stakeholder input is received prior to writing any reports, so work need not be duplicated;
- Leveraging technology to request and track information from various sources and stakeholders;
- Setting up standing conference calls or Teams meetings (i.e., bi-weekly), in addition to scheduled meetings with City staff in order to stay on track with tasks and deliverables and discuss critical project elements; and
- Preparing internal report drafts for City staff review and discussion on conference call(s).

Finally, as part of the completion of this Scope of Work, DTA suggests evaluation of some other key considerations, including:

- Should a "fee credit" program be established for developers who build or oversize facilities on the City's facilities needs list?
- Should a stakeholders' committee or group be established to ensure outside input prior to the preparation of the Fee Study?
- Should the automatic fee escalator be reviewed to possibly further mitigate the impacts of inflation on the fee program prior to the preparation and adoption of the next fee program by the City?

DTA utilizes the software application BQE CORE to track project expenditures. This program is always available to DTA's employees and provides detailed project information ranging from the execution of the contract to completion of the project. To manage this contract effectively in terms of team performance, schedule compliance, and budget adherence, Mr. Wekwete, DTA's Principal-in-Charge, will utilize these tools:

- Bi-weekly assignment checklists throughout the life of the contract to ensure each task remains on schedule by utilizing proper staffing assignments.
- Consistent communication with City staff via e-mail, telephone, and in-person meetings, as needed.
- Weekly budget review to ensure no budget overruns occur. DTA's customized accounting system will enable us to track the expenditures to date each week and ensure budget compliance.
- Regular meetings with City staff to discuss progress and any issues and receive guidance.

At DTA, all our multidisciplinary team members come from diverse backgrounds, and we put people first. We pride ourselves on developing strong relationships with our clients and working closely with them to understand the big picture and goals they want to achieve as a result of our engagement, as well as how DTA's work may impact other initiatives both now and in the future. At DTA, we understand that public finance is about ensuring that communities can thrive by assessing what the best solution is for the community as a whole and what will help the community reach and sustain growth goals.

DTA brings an impartial perspective combined with real-world experience in working with municipalities, which gives us the ability to understand and communicate with all stakeholders throughout the process. Regarding our engagement approach, we will work closely with City leadership to engage with property owners, business owners, and community leaders to understand any issues or pressure points, as well as what is envisioned for the future.

5 Project Approach

With respect to the Fee Study, DTA would provide all-inclusive professional and technical support to the City in developing a conceptual project scope, in addition to reviewing any existing City DIF studies, the City Municipal Code and other relevant City documents, the City's General Plan, Specific Plans, Master Plans, the Capital Improvement Program ("CIP"), and other available planning documents. DTA's comprehensive review of required impact fee levels shall be documented in a formal Nexus Study prepared under California Government Code 66000 *et seq.* Having previously been subject to legal and developer scrutiny, DTA has developed a streamlined approach and methodology that establishes a rational and substantial nexus between new development and the need for public facilities.

DTA's Final Report shall not address whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. On April 12, 2024, in *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court held that its decisions in *Nollan v. California Coastal Comm'n* (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. That said, the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply *Nollan/Dolan* in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

State Legislation: With the approval by the State Legislature of **AB 602**, the City must be in compliance with nexus requirements that apply to any DIF studies approved by City Council (the "Council") after January 1, 2022. Starting on that date, if the City decides to adopt infrastructure standards that are above its existing levels of service, the DIF analysis must include an explanation of why the new level of service is necessary. Furthermore, the City's approved impact fees must either be levied on residential development on a per square foot basis or the DIF study must include specific findings explaining why square footage is not an appropriate metric to calculate the fees. **DTA is familiar with this new residential square foot metric based on work we have performed on fee studies in California and other impact fee studies outside of California, as well as fee studies in Arizona and other states where new higher levels of service must be justified**.

General Approach to Development Impact Reviews and Nexus Studies: In determining a reasonable nexus for each specific type of public facility, DTA will utilize one or more of the methodologies discussed below depending upon the data and other information available from the City and its current infrastructure policies. All of these fee methodologies employ the concept of an Equivalent Dwelling Unit ("EDU") to allocate benefit among various land use classes. EDUs are a means of quantifying different

land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit from each type of public facility. For many types of facilities, EDUs are calculated based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as the number of service calls, quantity of trip miles, or amount of storm water run-off, more accurately represent the benefit provided to each land use class. Transportation facilities typically demand EDU calculations predicated on a per unit or per trip basis, or according to Vehicle Miles Traveled ("VMT") criteria.

The three types of fee methodologies used by DTA to establish EDUs for a public facility within a typical AB 1600 study are based on either an existing Infrastructure Plan, a predetermined capacity amount, or a generic standard.

Plan-Based Fees: The first method of apportioning fees is based on a "plan," such as a Master Plan of Facilities, that identifies a finite set of improvements. These Facilities Plans generally identify a specific set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. With this plan-based approach, specific costs can be projected and assigned to all land uses planned in the future, often with a specific time period in mind that reflects new development projections. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the amount of demand caused by each type of future development. It works well when it is difficult to measure the actual service needed by a land use type or where capacity cannot be directly related to demand. Roads and flood control improvements are examples where plan-based fees are often used. These fees are typically per unit assessments. This type of plan-based approach is generally preferable to the two other approaches to cost allocation listed below, but it does require the existence of a Facilities Plan, which is not always available.

Capacity-Based Fees: A second method of fee assessment is based on the "capacity" of a service or system, such as a water tank or a sewer plant. This kind of fee is not dependent on a particular Land Use Plan (i.e., amount or intensity), but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development as long as the system has adequate capacity. This type of fee is useful when the costs of the facility or system are unknown at the outset, but it requires that the amount of capacity used by a particular land use type be measurable or estimable. Capacity-based impact fees are assessed based on the demand rate per unit. This type of fee would most typically be assessed for water or wastewater systems.

Standard-Based Fees: A third method of assessing fees is based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Parks are an excellent example of this type of fee structure. California's Quimby Act allows cities and counties to establish a service standard, typically 3.0 to 5.0 acres of parkland per thousand residents, that may be required of all new residential development. Thus, this standard is not based on cost but rather on a standard of service. This methodology provides several advantages, including not needing to know the cost of a specific facility, identifying how much capacity or service is provided by the current system, or having to commit to a specific size of facility.

In preparing its analysis, DTA will apply one or more of these three methodologies to each facility type to generate applicable fee levels.

6 Proposed Scope of Work and Tentative Project Schedule

DTA's typical schedule of tasks for a DIF program/AB 1600 Nexus Study is outlined below. Given the City's desired project timeline, this timeline of events can and will be completed within the proposed time frame according to the City's specifications. **Notably, the firm shall provide ongoing communication, education, and outreach throughout the duration of the project. DTA is able to begin work with minimal notice.**

Table 1: Proposed Schedule

Task Description	Proposed Timing
Notice to Proceed	April 7, 2025
Task 1 – Kickoff Meeting	Week of April 14, 2025
One Digital Copy of an Updated Project Schedule	Week of April 21, 2025
Written Document (or Memo) Outlining Any Agreed-Upon Modifications to the Scope of Work or Project Approach	Week of April 21, 2025
Task 2 - Research and Review of Existing City Plans, Regulations, and Documents	Week of April 28, 2025, through Week of May 12, 2025
Task 3 – Prepare Comparative Impact Fee Survey and Analysis	Week of April 28, 2025, through Week of May 12, 2025
One Digital Copy of an Administrative Draft Comparative Impact Fee Survey and Analysis	Week of April 28, 2025
Revised Administrative Draft Comparative Impact Fee Study Following Receipt of City Comments	Week of May 12, 2025
Task 4 – Review Facility/Capital Needs and Levels of Service	Week of May 5, 2025, through Week of May 26, 2025
One Digital Copy of the Draft Fee Adjustment Analysis, Proposed Fee Rates, and Recommendations	Week of May 19, 2025
Revised Draft Fee Adjustment Analysis Following Receipt of City Comments	Week of May 26, 2025
Task 5 – Develop Methodology for Calculating New Fee Amounts	Week of July 7, 2025, through Week of July 21, 2025
One Digital Copy of the Draft Analysis of Potential New Fees, Proposed Fee Rates, and Recommendations	Week of July 14, 2025
Revised Draft Analysis of Potential New Fees, Proposed Fee Rates, and Recommendations Following Receipt of City Comments	Week of July 21, 2025
Task 6 – Determine Fee Levels	Week of July 7, 2025, through Week of July 21, 2025
Task 7 – Prepare Administrative Draft Fee Study	Week of July 21, 2025, through Week of Aug. 11, 2025
One Digital Copy of an Administrative Draft Fee Study	Week of July 21, 2025
Revised Administrative Draft Fee Study Following Receipt of City Comments	Week of Aug. 11, 2025
Task 8 – Prepare Draft Final Fee Study	Week of Aug. 25, 2025, through Week of September 08, 2025
One Digital Copy of the Draft Final Fee Study	Week of Aug. 25, 2025
Revised Draft Final Fee Study Following Receipt of City Comments	Week of Sept. 8, 2025
Task 9 – Attend the City Council Hearing	Est. Oct. 14, 2025
One Digital Copy of the Draft PowerPoint Presentation Prior to the City Council Hearing	Week of Sept. 8, 2025

Task Description	Proposed Timing
Task 10 – Prepare Final Fee Study	Week of Oct. 21, 2025, through Week of Nov. 4, 2025
One Digital Copy of the Final Fee Study	Week of Oct. 21, 2025
Revised Final Fee Study Following Receipt of City Comments	Week of Nov. 4, 2025
Task 11 – Attend City Council Adoption Hearing	Est. Nov. 25, 2025
One Digital Copy of the Draft PowerPoint Presentation Prior to the City Council Hearing	Week of Nov. 4, 2025

C REFERENCES

Listed below are three (3) references for DTA's recent work involving impact fee studies for municipalities in California. We encourage you to contact our references to learn firsthand how well DTA staff meets the needs of its clients.

1 City of Torrance

Table 2: Reference Information

Location	City of Torrance, CA	
Client Contact	Sheila Poisson	Danny Santana
Title	Finance Director	Assistant City Manager
Address	3031 Torrance Boulevard, Torrance CA 90503	
Phone Number	(310) 618-5854	(310) 328-5310
E-mail Address	SPoisson@TorranceCA.gov	DSantana@TorranceCA.gov
Project Dates	2018-2019	
Project Team	Kuda Wekwete (Project Manager) and Richard Ruiz (Support Team)	
Work Product	DIF Study (Adopted)	
Fee Categories	Utility Undergrounding, Transportation, Storm Drain, Sewer Improvements, Police Facilities, Library Facilities, and Community Services Facilities	

2 City of Paso Robles

Table 3: Reference Information

Location	City of Paso Robles, CA
Client Contact	Warren Frace
Title	Community Development Director
Address	1000 Spring Street, Paso Robles, CA 93446
Phone Number	(805) 237-3970
E-mail Address	WFrace@PRCity.com
Project Dates	November 2006-Present
Project Team	Kuda Wekwete (Project Manager) and Richard Ruiz (Task Specialist)
Work Product	DIF Studies [2014, 2018, and 2022 (Currently in Progress)], FIAs, and CFD Formations
Fee Categories	Transportation, Fire, Law Enforcement, and Parks and Recreation

3 City of Yucaipa

Table 4: Reference Information

Location	City of Yucaipa, CA
Client Contact	Benjamin Matlock
Title	Planning Manager
Address	34272 Yucaipa Blvd, Yucaipa, CA 92399
Phone Number	909-797-2489 Ext. 261
E-mail Address	BMatlock@Yucaipa.org
Project Dates	August 2022-March 2023
Project Team	Kuda Wekwete (Project Manager) and Richard Ruiz (Task Specialist)
Work Product	Development Impact Fee Study (Adopted)
Fee Categories	Transportation, Police, Fire, Public Facilities, Parks, and Storm Drain.

D COST AND FEE SCHEDULE

Please refer to the separately enclosed Cost and Fee Schedule for DTA's proposed budget for the services requested and an itemized hourly fee schedule for additional services beyond the scope of work.

APPENDIX A

Request for Proposals (RFP)
City of Hawthorne
Development Impact Fee Study



REQUESTED CONTRACT EXCEPTIONS

REQUESTED CONTRACT EXCEPTIONS

DTA accepts the terms, conditions, and general form of the City's Sample Agreement, including the insurance requirements, except for the revisions noted below.[1]

- Section 7, "**Ownership of Documents**"

  a) "The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Any information reviewed and/or copied during an audit shall be treated as confidential and shall not be subject to release as part of a Public Records Act Request. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

  b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. Notwithstanding the above, computer software (including without limitation financial models, compilations of formulas and spreadsheet models) and products derived from such software, prepared by Consultant are Instruments of Service of Consultant and shall remain the property of Consultant. Consultant shall likewise retain all common law, statutory and other reserved rights, including the copyright thereto. However, the fixed final work product delivered by Consultant shall belong to the City."

  This supplemental language has been requested to provide us with adequate trade secret protection. We have developed our computer models over the past 40 years and the formulas inherent in the models are proprietary. However, the ultimate work product itself belongs to the City. This supplemental language has also been requested to ensure that any financial or company information reviewed and/or copied during an audit shall be treated as confidential.

[1] Text with a strikethrough indicates language we are requesting be removed and the text in red indicates language we'd like added in its place.

- Section 8, "**Indemnification**"

  "When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same ~~are caused in whole or in part by~~ result from any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement. Notwithstanding the above, Consultant's duty to defend shall be proportionate to the comparative liability induced by the actual work performed and budget received under this Agreement.

  Additionally, in light of the uncertainty created by the April 12, 2024, U.S. Supreme Court decision in *Sheetz vs. County of El Dorado*, Consultant will not defend, indemnify, or hold free and harmless the City or any of its agents from any claim arising out of, pertaining to, or incident to the *Nollan/Dolan* test under the U.S. Constitution's Fifth Amendment Takings Clause."

  Our proposed language would require that DTA covers any claims related to our negligence, rather than having us be liable for any and all claims wherein we did not make a mistake.

APPENDIX B

Request for Proposals (RFP)
City of Hawthorne
Development Impact Fee Study

REQUIRED FORMS

- Section IV, Proposal
- Proposer's Affidavit

SECTION IV - PROPOSAL

FAILURE TO COMPLETE ALL ITEMS IN THIS SECTION MAY INVALIDATE PROPOSAL

In accordance with your "Request for Proposal," the following proposal is submitted to the City of Hawthorne.

Proposal Submitted By:

DTA
Name of Company

18201 Von Karman Avenue, Suite 220
Address

Irvine, CA 92612
City / State / Zip Code

Kuda Wekwete, Managing Director
Printed Name / Title

(800) 949-4DTA/(949) 480-0034
Telephone Number / Fax Number

Steve Runk, State License Number C23473 – California Registered Civil Engineer
Professional Engineering License #

Form of Business Organization:

Please indicate the following (check one):

Corporation X Partnership___ Sole Proprietorship___

Other: _____

Business History:

How long have you been in business under your current name and form of business organization?

40 years

If less than three (3) years and your company was in business under a different name, what was that name?

Not Applicable

List any pending or previous litigation over the past five years related to your firm's work:

Not Applicable

Contact for Additional Information:

Please provide the name of the individual at your company to contact for any additional information

Kuda Wekwete
Name

Managing Director
Title

(800) 949-4DTA/(949) 480-0034
Telephone Number/Fax Number

Addenda Received:

Please indicate addenda information you have received regarding this proposal:

Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____

__X__ No Addenda received regarding this proposal.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Kuda Wekwete being first duly sworn, deposes and says:

1. That he/she is the Managing Director (*Title of Office*) of DTA (*Name of Company*) hereinafter called "Proposer," who has submitted to the City of Hawthorne a proposal for Development Impact Fee Study.

2. That the proposal is genuine; that all statements of fact in the proposal are true;

3. That the proposal was not made in the interest of behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

4. That the Proposer did not, directly or indirectly, induce solicit or agree with anyone else to submit a false or sham proposal, to refrain from proposing, or to withdraw his proposal, to raise or fix the proposal price of the Proposer or of anyone else, or to raise or fix any overhead, profit or cost element of the Proposer's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Hawthorne, or of any other Proposer, or anyone else interested in the proposed contract;

5. That the Proposer has not in any other manner sought by collusion to secure for itself an advantage over the other Proposer or to induce action prejudicial to the interests of the City of Hawthorne. Or of any other Proposer or of anyone else interested in the proposed contract;

6. That the Proposer has not accepted any proposal from any subcontractor or materialman through any proposal depository, the bylaws, rules or regulations of which prohibit or prevent the Proposer from considering any proposal from any subcontractor or materialman, which is not processed through that proposal depository; or which prevent any subcontractor or materialman from proposing to any contractor who does not use the facilities of or accept proposals from or through such proposal depository;

7. That the Proposer did not, directly or indirectly, submit the Proposer's proposal price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, or to any individual or group of individuals, except to the City of Hawthorne, or to any person or persons who have a partnership or other financial interest with said Proposer in its business.

8. That the Proposer has not been debarred from participation in any State or Federal works project.

Dated the 12 day of February, 20 25.

(Proposer's Signature)

Managing Director
(Title)



www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

COST AND FEE SCHEDULE

Fees for services shall be charged on an hourly basis according to the rates set forth in the **fee schedule** below, with invoices being submitted to the City monthly. The estimated fee for the Fee Study shall not exceed **$71,145** for the Scope of Work, plus $3,000 in out-of-pocket expenses. **Notably, the figures listed in Table 1 for each task are just estimates and the charges assigned to any one task may be transferred to another task, as long as the overall invoices submitted by DTA do not exceed $74,145, including expenses.** Fees for services shall be charged according to the professional services fee schedule identified in Table 2.

Table 1: Proposed Budget

Description	Title	Hourly Rate	Est. Hours	Total Cost
Task #1: Development of Project Strategy and Kickoff Meeting	President/MD	$300	2	$600
	Vice President	$250	2	$500
	Manager	$200	5	$1,000
	Associate II	$165	2	$330
		Task 1	**11**	**$2,430**
Task #2: Develop Population and Demographic Projections	President/MD	$300	2	$600
	Vice President	$250	2	$500
	Manager	$200	14	$2,800
	Associate II	$165	8	$1,320
		Task 2	**26**	**$5,220**
Task #3: Review Facility/Capital Needs and Levels of Service	President/MD	$300	10	$3,000
	Vice President	$250	8	$2,000
	Manager	$200	14	$2,800
	Associate II	$165	22	$3,630
		Task 3	**54**	**$11,430**
Task #4: Develop Methodology for Calculating New Fee Amounts	President/MD	$300	6	$1,800
	Vice President	$250	8	$2,000
	Manager	$200	14	$2,800
	Associate II	$165	6	$990
		Task 4	**34**	**$7,590**
Task #5: Determine Fee Levels and Document Comparative Fees	President/MD	$300	6	$1,800
	Vice President	$250	8	$2,000
	Manager	$200	18	$3,600
	Associate II	$165	16	$2,640
		Task 5	**48**	**$10,040**
Task #6: Prepare Draft and Final Impact Fee Methodology Reports	President/MD	$300	10	$3,000
	Vice President	$250	8	$2,000
	Manager	$200	40	$8,000
	Associate II	$165	26	$4,290
		Task 6	**84**	**$17,290**

Description	Title	Hourly Rate	Est. Hours	Total Cost
Task #7: Outline Tasks Required for the Implementation and Administration of the Fee Program	President/MD	$300	6	$1,800
	Vice President	$250	8	$2,000
	Manager	$200	10	$2,000
	Associate II	$165	5	$825
			Task 7	**29**	**$6,625**
Task #8: Attend Up to Three (3) Additional Meetings, Plus Regular Virtual Meetings for Bi-Weekly Updates	President/MD	$300	8	$2,400
	Vice President	$250	8	$2,000
	Manager	$200	24	$4,800
	Associate II	$165	8	$1,320
			Task 8	**48**	**$10,520**
Total Not to Exceed	President/MD	$300	50	$15,000
	Vice President	$250	52	$13,000
	Manager	$200	139	$27,800
	Associate II	$165	93	$15,345
			Subtotal	**$334**	**$71,145**
			Out-of-Pocket Expenses (Maximum)		$3,000
			Total Not to Exceed		**$74,145**

For your reference, DTA's hourly rate schedule is provided in the table below.

Table 2: DTA's Fee Schedule

Labor Category	Labor Rate
President/Managing Director	$300/Hour
Senior Vice President	$275/Hour
Vice President	$250/Hour
Senior Manager	$210/Hour
Manager	$200/Hour
Senior Associate	$190/Hour
Associate III	$175/Hour
Associate II	$165/Hour
Associate I	$150/Hour
Research Associate II	$140/Hour
Research Associate I	$125/Hour

Additional meetings above and beyond the four (4) meetings specified in the Scope of Work, including the kickoff meeting, shall be billed on a time and materials basis, not to exceed **$2,500 per in-person meeting**. DTA staff shall also schedule standing conference calls (i.e., bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.

Out-of-pocket and administrative expenses are included in the maximum budget listed above and shall be equal to 3% of DTA's billings for labor, plus travel expenses and any outside vendor payments. All hourly rates for services apply through December 31, 2025, and are subject to a cost-of-living increase at that time. On or about the first two weeks of each month during which consulting

services are rendered hereunder, DTA shall present to the City an invoice covering the current consulting services performed and reimbursable expenses incurred pursuant to this Notice of Authorization. Each invoice submitted for payment shall contain a brief description of the work billed on that invoice, total billed to date, total paid to date, and amount remaining. Invoices shall be paid by the City within 30 days of the date of each invoice. A 1.2% charge may be imposed monthly against accounts that are not paid within 45 days of the date of each invoice. The prevailing party in any legal action brought by one party against the other and arising out of this Consultant Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys' fees.

A Disclaimer

While DTA has a fiduciary responsibility as a licensed Municipal Advisor, DTA is not, unless otherwise stipulated, acting as the City's Municipal Advisor. The services discussed herein do not constitute any financial advice or fall under the category of municipal advisory services as defined by the SEC.

B Information to be Provided by the City

In addition, DTA requests that the following information be provided by the City at no charge and in a timely manner such that the project does not extend beyond 6 months from the date of authorization to proceed:

- Identification of offsetting revenue sources to fully understand financing options;
- The City's General Plan, any Specific/Master Plans, Development Agreements, and data regarding existing entitlements;
- To the extent available, detailed description of the proposed public facilities, including the facility name and number of square feet, acres, etc. (as applicable for each type of facility);
- Inventory of completed facilities within the City, including type, size, and location of facility;
- Cost estimates for proposed facilities (DTA anticipates that the City's cost data and estimates will be reviewed by DTA staff and discussed with City staff);
- Existing City Fee Ordinances and/or Resolutions, as applicable, and administrative decisions related to permitting, building, and the development community; and
- Identification of any committed revenue sources pledged to fund proposed facilities.

C Limitations

Additional work requested by the City beyond the tasks identified within the Scope of Work shall be considered out of scope and will be billed on a time and materials basis at the hourly rates identified in Table 2. The labor costs in Table 1 include attendance at a total of two (2) meetings with City staff and two (2) meetings with City Council, plus periodic conference calls with City staff. Attendance at more than four (4) meetings, detailed written responses to resolve disputes, or the preparation of more than one set of major revisions to the Draft Report will be classified as additional work and may require further billing at the hourly rates identified in Table 2 **if** the maximum fee level has been exceeded. Similarly, in-person meetings shall require additional charges, as noted above. Other examples of additional work shall include:

- Additional analyses based on revised assumptions requested by the City, including possible changes in the needs list, infrastructure costs, population projections, future land uses, and

related data once the preparation of the Draft Report has been initiated, as well as adjustments to assumptions once the Draft Report has been approved;

- Additional meetings or lengthy negotiations with stakeholders, including representatives of the BIA or similar representatives of the development community;
- Tasks related to litigation by stakeholders should it occur once the Fee Study has been completed;
- Time expended related to obtaining data assigned to the City under "Information to be Provided by the City";
- Any work related to litigation or any claim or liability arising out of or incident to the April 12, 2024, U.S. Supreme Court decision in *Sheetz vs. County of El Dorado* asking the California courts to reevaluate impact fees adopted under the California Mitigation Act to ensure they do not violate the U.S. Constitution's Fifth Amendment Takings Clause, including but not limited to expert witness services; and
- Actual implementation of the fee program(s).

The maximum fee listed above assumes the review and implementation of the fee program with a schedule between initiation of services and public outreach that is within the proposed time frame according to the City's specifications.

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, the Service Provider will maintain insurance in conformance with the requirements set forth below. The Service Provider will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, the Service Provider agrees to amend, supplement or endorse the existing coverage to do so. The Service Provider acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this Agreement and which is applicable to a given loss, will be available to City.

The Service Provider shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the equivalent. Limits are subject to review but in no event less than $1,000,000 per occurrence.

Professional Liability Coverage. The Service Provider shall maintain in-force Professional Liability Insurance (and/or errors & Omissions Insurance) for protection against claims alleging negligent acts, errors or omissions which may arise from the Service Provider's operations under this Agreement, whether such operations be by the Service Provider or by its employees, or sub Service Providers. The amount of this insurance shall not be less than one million dollars ($1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

AGENDA ITEM NO. 20.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Finance

City Manager: **Department Head:**



SUBJECT:
Review of the Mid-Year Financial Report for Fiscal Year 2024-2025.

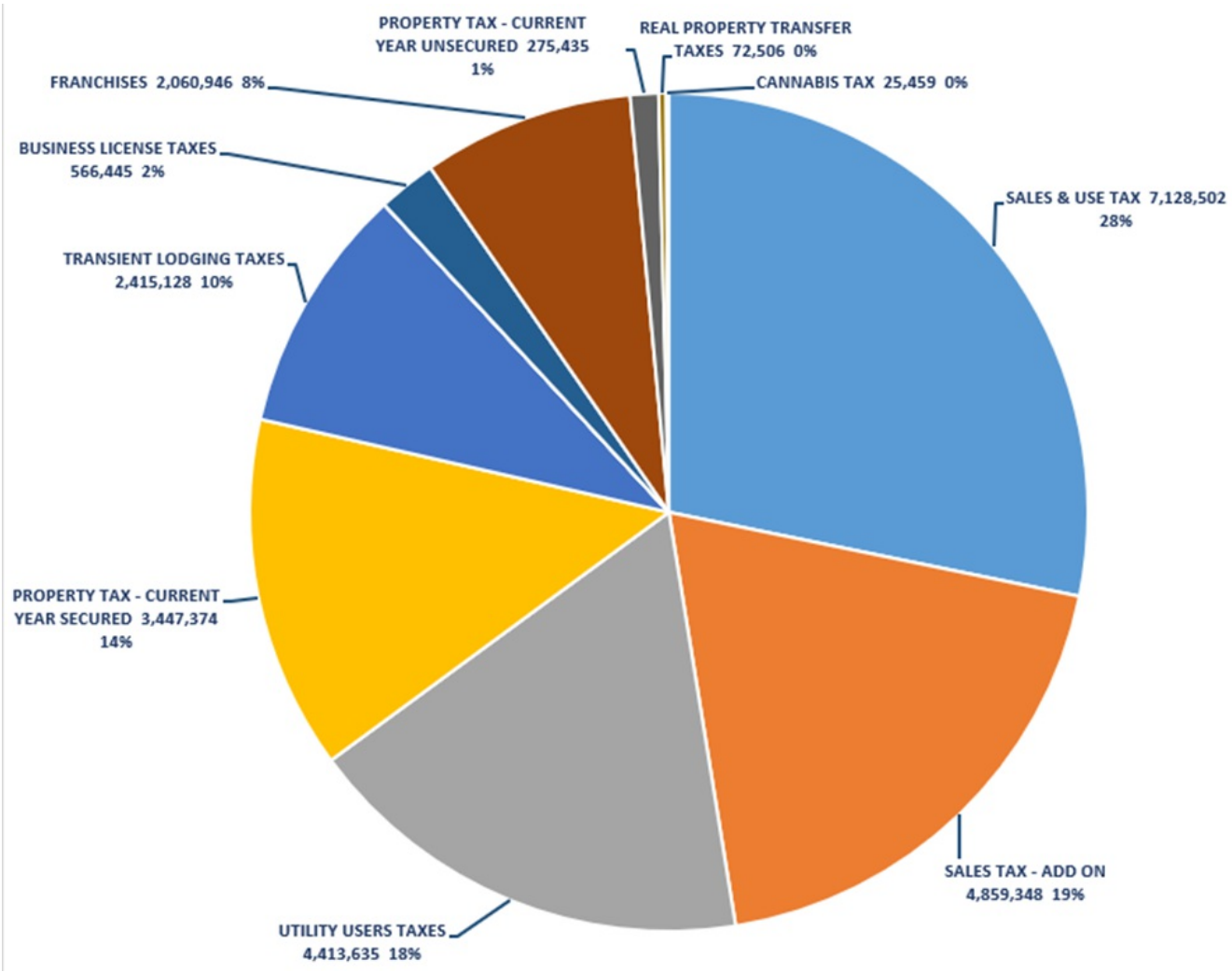
RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve, and file the Mid-Year Financial Report for Fiscal Year 2024-2025.

DISCUSSION:
This report reviews the City's budget and financial condition at the mid-year point of FY 2024-25. Staff recommendations to maintain the City's operational effectiveness and financial health are proposed for the City Council's consideration. In addition, a mid-year review is a recommended best practice by the Government Finance Officers Association (GFOA).

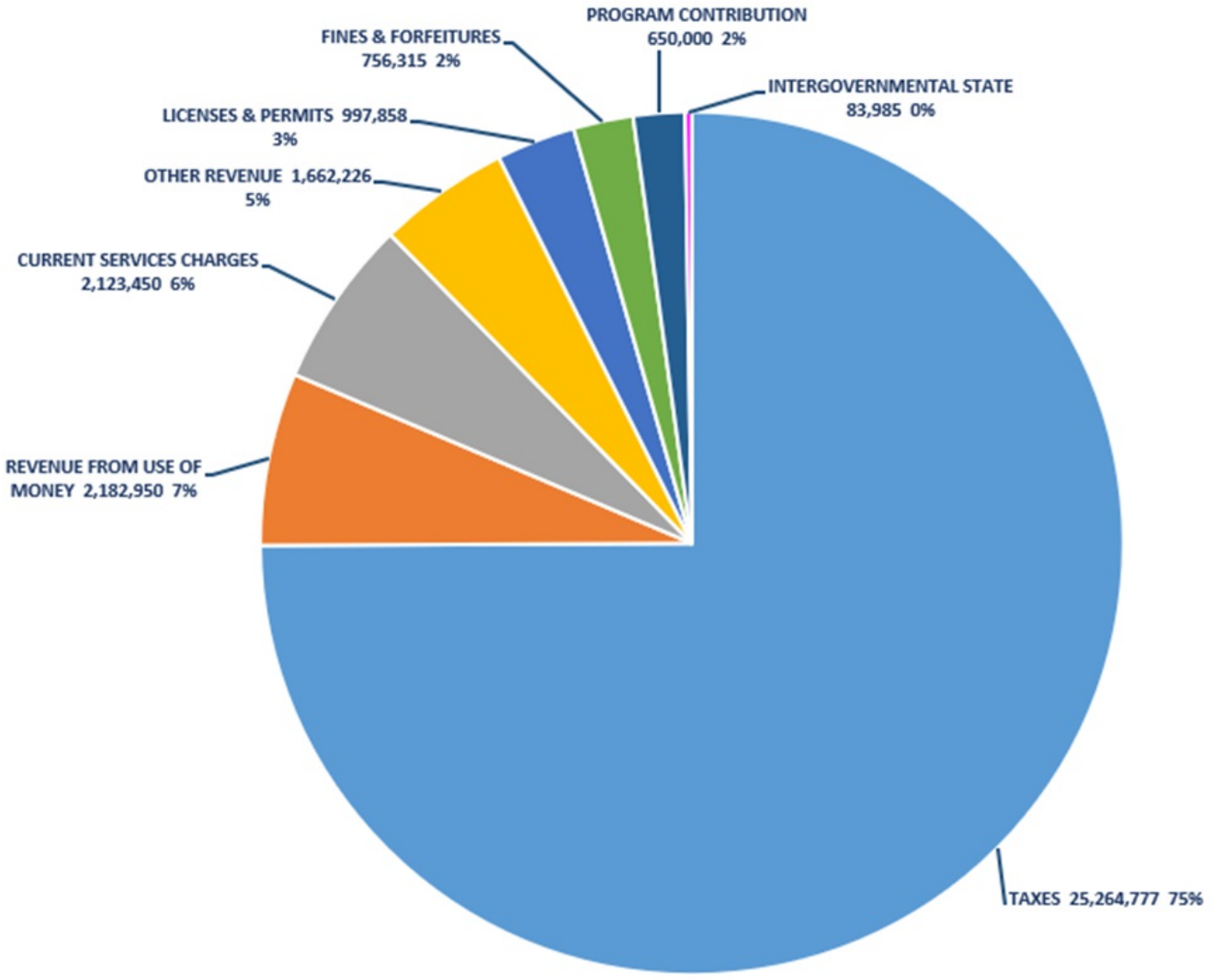
Mid-Year Fiscal Year 2024-2025 Revenues
At this point in the fiscal year, staff has compared revenues received to date with prior year actuals and determined that several revenue categories have dropped below budget estimates. Staff has reviewed the results with the City consultants, and recommendations for specific revenue line reductions are included in the mid-year appropriation change file. General Fund revenues are currently $33,721,561 compared to $32,877,142 during the same reporting period in FY 2023-24, which reflects a 2.57% increase, or about $844 thousand dollars. Prior to FY 2023-24, City revenue increases were in the double digits.

For over 2 years, economists have warned of a possible recession. This did not materialize, but the slowdown we see today is being described as a soft landing, bringing down inflation without a recession. This downward trend is expected to continue through fiscal year 2025-26, with anticipated growth beginning early 2026.

TAX REVENUES AT MID-YEAR					
Category	**FY22-23**		**FY23-24**		**FY24-25**
Property Tax - Current Year Secured	2,847,124	**6%**	3,028,885	**7%**	3,248,606
Property Tax - Current Year Unsecured	241,368	**-80%**	49,194	**460%**	275,435
Sales Tax - Add On	5,182,249	**-4%**	4,962,845	**-2%**	4,859,348
Sales & Use Tax	8,609,860	**-13%**	7,524,453	**-5%**	7,128,502
Transient Lodging Taxes	3,075,153	**-17%**	2,558,640	**-6%**	2,415,128
Franchises	481,391	**56%**	750,061	**-53%**	350,591
Business License Taxes	580,561	**252%**	2,045,854	**-72%**	566,445
Real Property Transfer Tax	62,668	**-1%**	61,890	**17%**	72,506
Utility Users Taxes	3,606,853	**-3%**	3,486,626	**27%**	4,413,635
Redemption Apportionment	79,933	**9%**	87,073	**3%**	89,896
County Assessor's Admin Fee Charges	(83,185)	**7%**	(89,152)	**10%**	(98,483)
Public Safety Augmentation Fund Taxes	215,678	**-2%**	212,249	**-2%**	207,355
Refuse Franchise Fees Clearing Account	2,170,198	**-4%**	2,088,147	**-18%**	1,710,354
Cannabis Tax	0		0		25,459
Grand Total	**27,069,850**		**26,766,764**		**25,264,777**



ALL REVENUES AT MID-YEAR					
Category	**FY22-23**		**FY23-24**		**FY24-25**
Taxes	27,069,850	**-1%**	26,766,764	**-6%**	25,264,777
Licenses and Permits	817,598	**-9%**	747,941	**33%**	997,858
Fines and Forfeits	850,468	**0%**	852,586	**-11%**	756,315
Revenue From Use of Money and Property	359,380	**211%**	1,116,368	**96%**	2,182,950
Intergovernmental - State	122,681	**-27%**	89,075	**-6%**	83,985
Intergovernmental - County	0	**0%**	0	**0%**	0
Current Service Charges	1,324,277	**17%**	1,551,080	**37%**	2,123,450
Other Revenue	1,871,707	**-41%**	1,103,328	**51%**	1,662,226
Program Contribution	650,000	**0%**	650,000	**0%**	650,000
Total w/Out One Time Transfer	**33,065,961**	**-0.57%**	**32,877,142**	**2.57%**	**33,721,561**
Total w/One Time Transfer			**40,240,499**	**-16%**	



Description	FY22-23 July to Dec	Inc/Dec FY 24-25 from 22-23	FY23-24 July to Dec	Inc/Dec FY 24-25 from 23-24	FY24-25 July to Dec
Taxes	27,069,850	-7%	26,766,764	-6%	25,264,777
Licenses and Permits	817,598	22%	747,941	33%	997,858
Fines and Forfeits	850,468	-11%	852,586	-11%	756,315
Revenue From Use of Money and Property	359,380	507%	1,116,368	96%	2,182,950
Intergovernmental - State	122,681	-32%	89,075	-6%	83,985
Intergovernmental - County	0		0		0
Current Service Charges	1,324,277	60%	1,551,080	37%	2,123,450
Total Other Rev with 1 time transfer		352%	8,466,686		
Total Other Revenue	1,871,707	-11%	1,103,328	51%	1,662,226
Total Program Contribution	650,000	0%	650,000	0%	650,000
Grand Total with 1 time transfer		22%	40,240,499		
Grand Total	33,065,961	2.0%	32,877,142	2.57%	33,721,561

The most notable changes in taxes have been Business License Tax decrease of 72%, and Utility Users Tax increase of 27%. Property Taxes reflected an increase of 7%, while revenue from the use of money and property increased by 96% in FY 24-25. Business License Tax collected during the first half of the year is usually for delinquent payments from the prior fiscal year. Due to a slowing economy, the city shows an overall decrease in revenue from Sales Tax of 4% and Transient Occupancy Tax of 6%. With respect to Transient Occupancy Tax ("TOT"), this revenue source is wholly dependent on visitors to the City of Hawthorne. Hotels saw decreases in tourist and business travel.

The City's construction permit revenue has not fully rebounded in FY 24-25 but the city realized a 118% increase in construction permit revenues during the first half of FY 24-25, a decrease of 42% in FY 23-24, a decrease of 7% in FY 22-23, an increase of 16% in FY 21-22, and a 50% decrease FY 20-21. This fluctuation in permit revenue relates to effects from COVID-19 and the economic slowdown. During this period, more commercial construction applications were submitted in comparison to prior fiscal year. The estimate from our Building Manager shows that 81 commercial applications were received from July to December 2024, 72 commercial applications were received in FY 2023, 102 commercial applications were received in FY 2022, and 46 commercial applications were received during this same period in 2021.

The City of Hawthorne has been fortunate to have a stable and diverse economic base, which has somewhat shielded its economy from downturns in any one specific revenue category. Despite the slowing economy, the city shows a total revenue increase of 2.57%.

Mid-Year Fiscal Year 2024-2025 Expenditures

General Fund expenditures are currently trending at 46.95%, with $51.6 M spent as of December 31, 2024. Any time our General Fund expenditures as a whole are below 50% spending in the first quarter of the fiscal year, we consider that a success. For many years, the direction from the City Manager, as well as the City Council, has been to spend wisely and conservatively. At this time, the specific line items with expenditures over 50% are personnel overtime, fire contract, maintenance & operations, and operating transfers out.

Personnel overtime, when combined with regular salaries and benefits, brings the total percentage for both to 45.59%. Training for Sworn personnel is required every 2 years and approved MOU increases were implemented in July. As a result, overtime increased in fiscal year 2025. Overtime is also used to backfill for the shortages in staffing. In addition to the backfill of full-time positions, Hawthorne PD has

been providing support at Sofi Stadium. The overtime worked for Inglewood is fully reimbursable.

Maintenance and Operations is above normal due to additional expenditures related to Information Technology purchases and ARPA funded programs. Fire contract and Operating transfers are above 50% due to the timing of invoices and bond/liability payments.

GENERAL FUND EXPENDITURES BY CATEGORY FOR THE PERIOD JULY 1 TO DECEMBER 31					
Major Expenditure Category	FY 2022-23 YTD Actual	Inc/Dec FY24-25 from 22-23	FY 2023-24 YTD Actual	Inc/Dec FY24-25 from 23-24	FY 2024-25 YTD Actual
Personnel Salaries & Benefits	19,441,338	22.32%	19,490,832	22.00%	23,779,767
Personnel Overtime	1,805,357	6.99%	1,997,317	-3.30%	1,931,502
Personnel OT -Spec Reimb.	707,739	42.95%	685,841	47.51%	1,011,700
Contract Services	9,618,048	11.66%	10,145,306	5.86%	10,739,434
Maintenace & Operations Mi	4,488,501	23.80%	4,914,628	13.07%	5,556,882
Land Purchase & Transfer	14,274,034	-97.55%	3,752,045	0.00%	350,000
Capital Outlay	194,311	-54.75%	289,485	-69.63%	87,926
Retiree Health Ins/Empl Rela	1,666,716	-2.65%	1,422,211	14.09%	1,622,553
Operating Transfers Out	2,659,128	63.36%	2,273,703	91.05%	4,343,822
Interdepartmental Charges	1,841,697	19.21%	2,196,587	-0.05%	2,195,447
Total	**56,696,869**	**-8.96%**	**47,167,955**	**9.44%**	**51,619,034**

General Fund Cash Balance
The required General Fund cash balance for Fiscal Year 2024-25 is $27,487,466, as required by Section O of HMC 2.04.040, which is the average of 3 months of operating expenditures for the current Fiscal Year. As of December 31, 2024, this balance was $86,693,489. As of December 31, 2023, this same balance was $83,028,362.

The above balance, as of December 31, 2023, includes interfund activity of ($12,289,060) for funds with deficit balances related to Bond Payments, liability insurance payments, and grant reimbursable expenditures, which are expected to be collected throughout the current fiscal year.

Investments
The total investments for City held accounts is $125,064,468. Total General Fund investment earnings through Quarter 2 FY 2024-25 were $2,182,950. When compared to $1,116,368 during the same reporting period in FY 23-24, this reflects a 96% increase.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

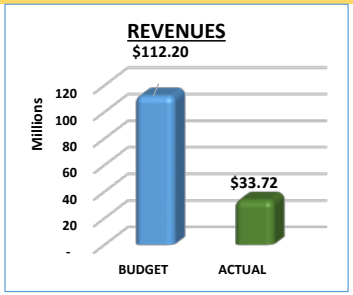
Mid-Year Financial Report 12-31-24
Mid-Year Appropriation Changes 2025
12-2024 Bank Statements
12-2024 Pooled Cash Report
Presentation

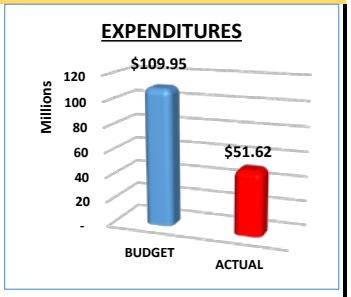
CITY OF HAWTHORNE
City of Good Neighbors

QUARTERLY FINANCIAL REPORT FY 2024/2025
THROUGH THE SIX MONTHS ENDED DECEMBER 31, 2024
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

GENERAL FUND AT-A-GLANCE

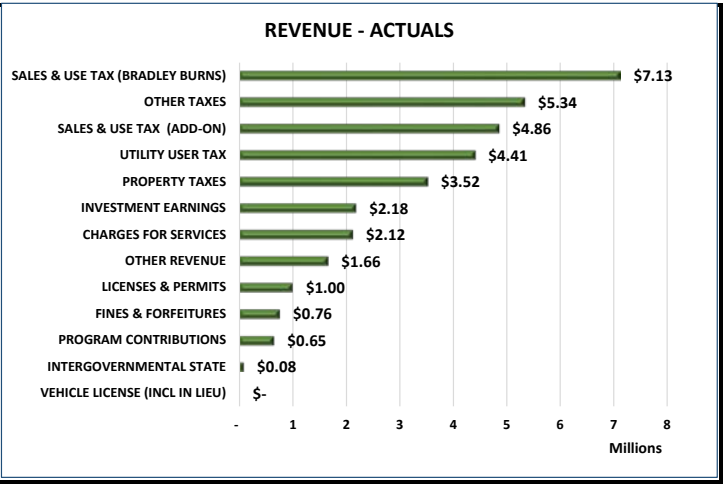
CATEGORY	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
REVENUES	112,204,161	33,721,561	30.05%	41.22%	37.22%
EXPENDITURES	109,949,863	51,619,034	46.95%	49.01%	64.04%
REVENUES OVER EXPENDITURES	2,254,298	(17,897,473)			





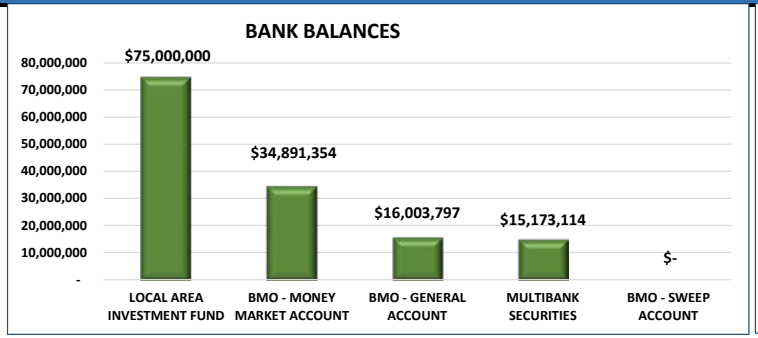
GENERAL FUND REVENUES

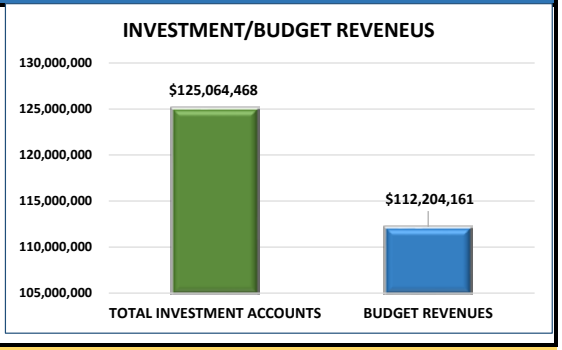
CATEGORY	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
PROPERTY TAXES	9,486,354	3,524,041	37.15%	36.74%	37.78%
SALES & USE TAX (ADD-ON)	15,565,578	4,859,348	31.22%	33.36%	37.44%
SALES & USE TAX (BRADLEY BURNS)	24,493,796	7,128,502	29.10%	33.08%	39.86%
UTILITY USER TAX	9,153,791	4,413,635	48.22%	52.83%	54.65%
OTHER TAXES	24,410,063	5,339,251	21.87%	44.18%	45.95%
LICENSES & PERMITS	1,858,719	997,858	53.69%	26.56%	38.73%
FINES & FORFEITURES	3,200,000	756,315	23.63%	26.64%	32.71%
INVESTMENT EARNINGS	1,500,000	2,182,950	145.53%	223.27%	119.79%
VEHICLE LICENSE (INCL IN LIEU)	14,369,329	-	0.00%	0.00%	0.00%
INTERGOVERNMENTAL STATE	166,000	83,985	50.59%	53.66%	73.90%
CHARGES FOR SERVICES	4,608,200	2,123,450	46.08%	38.82%	45.10%
OTHER REVENUE	2,092,331	1,662,226	79.44%	54.70%	92.34%
PROGRAM CONTRIBUTIONS	1,300,000	650,000	50.00%	50.00%	50.00%
TOTAL	112,204,161	33,721,561	30.05%	41.22%	37.22%



BANK BALANCES

FINANCIAL INSTITUTION - BALANCE @ DECEMBER 31, 2024		
BMO - GENERAL ACCOUNT	$	16,003,797
TOTAL	$	16,003,797
LOCAL AREA INVESTMENT FUND	$	75,000,000
BMO - MONEY MARKET ACCOUNT	$	34,891,354
BMO - SWEEP ACCOUNT	$	-
MULTIBANK SECURITIES	$	15,173,114
TOTAL	$	125,064,468



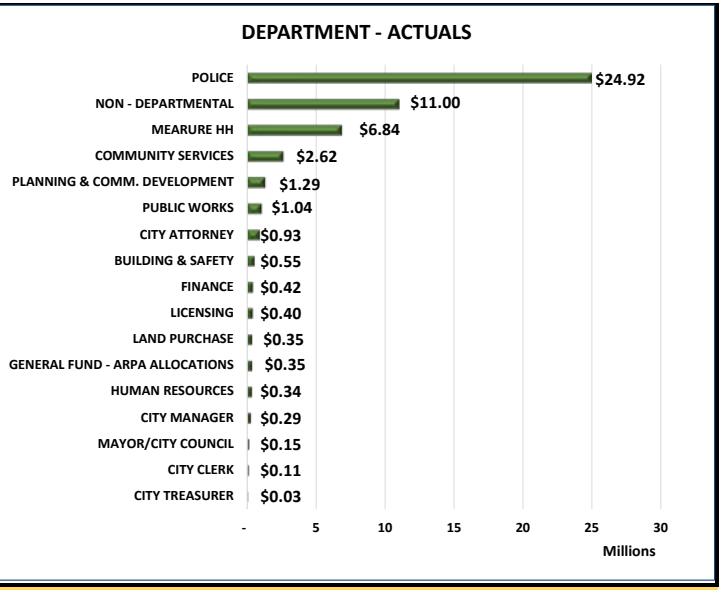


CITY OF HAWTHORNE
City of Good Neighbors

QUARTERLY FINANCIAL REPORT FY 2024/2025
THROUGH THE SIX MONTHS ENDED DECEMBER 31, 2024
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
MAYOR/CITY COUNCIL	416,284	147,794	35.50%	43.97%	41.43%
NON - DEPARTMENTAL	20,178,795	10,996,103	54.49%	62.50%	59.95%
GENERAL FUND - ARPA ALLOCATIONS	1,811,063	349,096	19.28%	17.05%	9.73%
LAND PURCHASE	-	350,000	0.00%	0.00%	0.00%
MEARURE HH	14,837,990	6,841,042	46.10%	45.15%	56.44%
CITY CLERK	512,074	111,102	21.70%	38.17%	19.96%
CITY MANAGER	1,136,364	286,742	25.23%	33.19%	31.35%
CITY TREASURER	70,840	27,189	38.38%	38.06%	25.20%
CITY ATTORNEY	1,548,157	925,330	59.77%	30.73%	19.50%
FINANCE	1,334,185	419,645	31.45%	18.10%	22.80%
LICENSING	1,154,874	402,989	34.89%	32.78%	30.88%
HUMAN RESOURCES	1,143,799	337,166	29.48%	30.51%	23.32%
POLICE	50,797,318	24,919,014	49.06%	44.85%	50.39%
PUBLIC WORKS	4,084,568	1,043,439	25.55%	29.31%	33.83%
PLANNING & COMM. DEVELOPMENT	2,993,948	1,293,295	43.20%	44.88%	33.53%
BUILDING & SAFETY	1,516,004	547,687	36.13%	33.67%	15.16%
COMMUNITY SERVICES	6,413,600	2,621,400	40.87%	39.06%	38.50%
TOTAL	109,949,863	51,619,034	46.95%	49.01%	64.04%

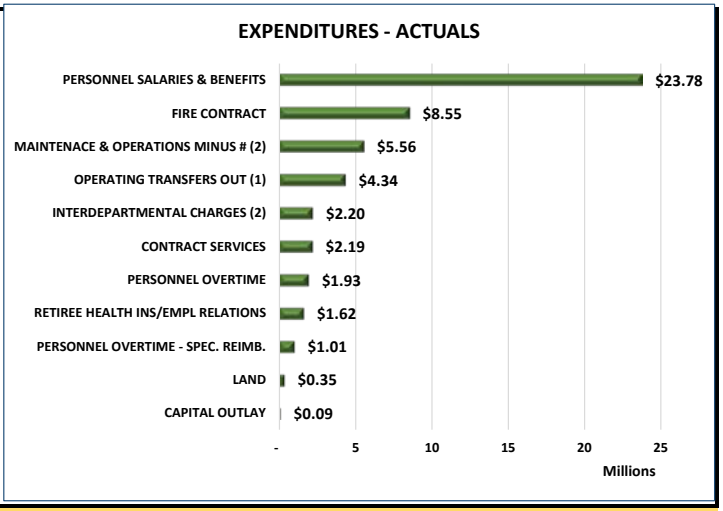


GENERAL FUND EXPENDITURES BY TYPE

EXPENDITURE CATEGORY	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
PERSONNEL SALARIES & BENEFITS	53,966,631	23,779,767	44.06%	40.88%	42.95%
PERSONNEL OVERTIME	2,431,115	1,931,502	79.45%	82.29%	105.13%
PERSONNEL OVERTIME - SPEC. REIMB.	1,800,000	1,011,700	56.21%	57.15%	117.96%
FIRE CONTRACT	16,000,000	8,549,116	53.43%	57.38%	61.35%
CONTRACT SERVICES	7,733,967	2,190,318	28.32%	26.30%	20.84%
MAINTENACE & OPERATIONS MINUS # (2)	10,043,061	5,556,882	55.33%	45.39%	47.23%
LAND	-	350,000	0.00%	0.00%	0.00%
CAPITAL OUTLAY	481,006	87,926	18.28%	62.98%	56.32%
RETIREE HEALTH INS/EMPL RELATIONS	4,500,000	1,622,553	36.06%	34.69%	41.67%
OPERATING TRANSFERS OUT (1)	7,603,645	4,343,822	57.13%	68.90%	80.58%
INTERDEPARTMENTAL CHARGES (2)	5,390,438	2,195,447	40.73%	40.73%	39.35%
TOTAL	109,949,863	51,619,034	46.95%	49.01%	64.04%

(1) 2007 SBRPCA Bonds , 2024 Civic Center Bonds, Gateway Tax Rebates, Reserve

(2) Vehicle Rental, Liability Insurance and Cost Allocation

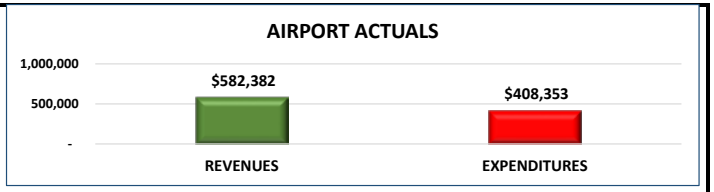


CITY OF HAWTHORNE
City of Good Neighbors

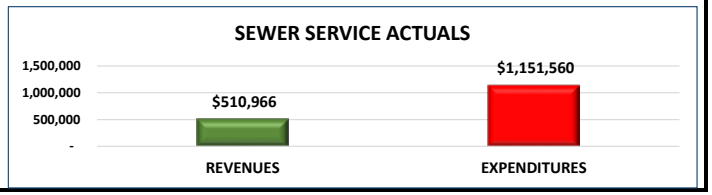
QUARTERLY FINANCIAL REPORT FY 2024/2025
THROUGH THE SIX MONTHS ENDED DECEMBER 31, 2024
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

ENTERPRISE OPERATING FUNDS

AIRPORT	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
REVENUES	1,642,200	582,382	35.46%	41.40%	32.95%
EXPENDITURES	1,854,244	408,353	22.02%	50.07%	29.65%
REVENUE/EXPENDITURES	(212,044)	174,029			



SEWER SERVICE	APPROVED BUDGET	YTD ACTUALS	% Current Year (Q2 24-25)	% Prior Year (Q2 23-24)	% Prior Year (Q2 22-23)
REVENUES	1,720,000	510,966	29.71%	29.69%	40.71%
EXPENDITURES	2,218,870	1,151,560	51.90%	17.66%	14.38%
REVENUE/EXPENDITURES	(498,870)	(640,594)			



FY 24-25 Mid-Year Appropriation Changes

Category		Amount	Account Number	Justification
General Fund				
	Expenditures			
Increase	Educational Development	1,500	100-1110-000-0-0-44374	New Elected Official - Johnson
Increase	Travel, Conference & Meetings	5,000	100-1110-000-0-0-44384	New Elected Official - Johnson
Increase	Property Revitalization	500,000	100-1150-737-0-0-42084	Add budget for Renovations
Increase	Receivership	80,000	100-1501-000-0-0-40744	City Attorney cost recovery
Increase	Salaries - FT	10,325	100-2101-000-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	6,846	100-2101-203-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	17,529	100-2101-206-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	16,143	100-2101-224-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	31,516	100-2102-201-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	292,072	100-2102-205-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	38,135	100-2102-209-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	26,337	100-2102-210-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	16,532	100-2102-211-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	6,045	100-2102-212-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	138,910	100-2102-215-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	58,491	100-2102-217-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	3,106	100-2102-236-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	14,714	100-2102-244-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - FT	39,512	100-2102-245-0-0-xxxxx	Inc. due to MOU changes after budget approval
Increase	Salaries - Reimbursed OT - Inglewood	200,000	100-2102-205-0-0-40124	OT reimbursed - City of Inglewood - hours worked
Increase	Swimming Pool Maintenance	45,590	100-6109-000-0-0-42124	Automated Chemical filter controller- Pool
Additional Expenditure		**1,548,303**		
	Revenues			
decrease	Sales Tax Add On	(244,000)	100-101-51110	Adj Based on consultant estimate
decrease	Sales & Use Tax	(2,251,974)	100-101-51111	Adj Based on consultant estimate
Increase	County Assessor Fees	(8,000)	100-101-51119	Adj Based on Mid-Yr receipts
Increase	Franchises	300,000	100-101-51113	Adj Based on Mid-Yr receipts
Increase	Utility Users Tax	550,000	100-101-51114	Adj Based on Mid-Yr receipts
Increase	Short Term Rentals	(700,000)	100-101-51117	Adj Based on Mid-Yr receipts
Increase	Cannabis	(1,000,000)	100-101-51345	Adj Based on Mid-Yr receipts
Increase	Construction Permits	200,000	100-103-51323	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,800,000	100-105-51536	Adj Based on Mid-Yr receipts
Increase	State Mandated Costs	30,000	100-106-51639	Adj Based on Mid-Yr receipts
Increase	Field Trips	400	100-106-51651	Adj Based on Mid-Yr receipts
Increase	Recreation Classes	10,000	100-109-51929	Adj Based on Mid-Yr receipts

FY 24-25 Mid-Year Appropriation Changes

Category		Amount	Account Number	Justification
Increase	Code Enforcement Fees	50,000	100-109-51940	Adj Based on Mid-Yr receipts
Increase	Medical Director	25,000	100-109-51954	Adj Based on Mid-Yr receipts
Increase	Host PD Reimbursement	61,000	100-109-51955	Adj Based on Mid-Yr receipts
Increase	OT Reimbrsmt - Spc Events Inglewood	200,000	100-109-51956	Adj Based on Increased Activity
Increase	Plan Check & Site Inspection	200,000	100-109-51974	Adj Based on Mid-Yr receipts
Increase	Field Inspection Fees	1,000	100-109-51975	Adj Based on Mid-Yr receipts
Increase	EV Charging	3,000	100-109-51984	Adj Based on Mid-Yr receipts
Increase	Public Safety Information Svcs	200,000	100-109-51998	Adj Based on Mid-Yr receipts
Increase	Sale of Property	337,633	100-110-52013	Adj Based on Mid-Yr receipts
Increase	Miscellaneous Revenue	65,000	100-110-52013	Adj Based on Mid-Yr receipts
Increase	Receiverships	81,200	100-110-52017	Adj Based on Mid-Yr receipts
Increase	Reimb. Successor Agency	23,748	100-110-52029	Adj Based on Mid-Yr receipts
Increase	Prop A for Transit Police	150,000	100-115-52055	Additional funding for Transit Safety
Additional Revenue		**84,007**		

Restricted

Expenditures

Increase	Program Contribution	150,000	280-3400-000-0-0-49104	Transit Safety
Increase	FT Salaries	34,267	285-3400-000-0-0-40014	Bus maintenance
Increase	FT Salaries	16,854	291-5502-453-0-0-40014	New Project
Increase	OT Salaries	1,486	291-5502-453-0-0-40104	New Project
Increase	Pers	3,349	291-5502-453-0-0-40314	New Project
Increase	Medicare	265	291-5502-453-0-0-40324	New Project
Increase	Health Insurance	1,038	291-5502-453-0-0-40454	New Project
Increase	FT Salaries	14,741	291-5502-456-0-0-40014	New Project
Increase	OT Salaries	557	291-5502-456-0-0-40104	New Project
Increase	Pers	2,934	291-5502-456-0-0-40314	New Project
Increase	Medicare	221	291-5502-456-0-0-40324	New Project
Increase	Health Insurance	729	291-5502-456-0-0-40454	New Project
Increase	OT Salaries	254	291-5502-457-0-0-40104	New Project
Increase	Medicare	4	291-5502-457-0-0-40324	New Project
Increase	Health Insurance	21	291-5502-457-0-0-40454	New Project
Increase	FT Salaries	6,117	291-5502-459-0-0-40014	New Project
Increase	OT Salaries	390	291-5502-459-0-0-40104	New Project
Increase	Pers	1,161	291-5502-459-0-0-40314	New Project
Increase	Medicare	95	291-5502-459-0-0-40324	New Project
Increase	Health Insurance	302	291-5502-459-0-0-40454	New Project
Increase	FT Salaries	1,131	291-5502-470-0-0-40014	New Project

FY 24-25 Mid-Year Appropriation Changes

Category		Amount	Account Number	Justification
Increase	OT Salaries	107	291-5502-470-0-0-40104	New Project
Increase	Pers	186	291-5502-470-0-0-40314	New Project
Increase	Medicare	18	291-5502-470-0-0-40324	New Project
Increase	Health Insurance	113	291-5502-470-0-0-40454	New Project
Increase	Property Revitalization	100,000	464-4715-000-0-0-42084	Add budget for Renovations
Increase	Property Revitalization	59,175	465-4715-730-0-0-42084	Add budget for Renovations
Increase	Property Revitalization	32,117	466-4715-731-0-0-42084	Add budget for Renovations
Increase	Property Revitalization	40,852	467-4715-732-0-0-42084	Add budget for Renovations
Increase	Property Revitalization	40,478	468-4715-000-0-0-42084	Add budget for Renovations
Increase	OT Salaries	20,000	520-3503-000-0-0-40104	Emergency Operations expense
Increase	Contract Services	100,000	520-3505-340-0-0-40514	New Grant
Increase	Contract Services	25,000	600-3103-000-0-0-40514	Maintenance
Increase	Collision Repair	80,000	600-3103-000-0-0-42004	Collision Repair
Increase	Repair & Maintenance	35,000	600-3103-000-0-0-42014	Unexpected number of vehicle repairs have inc'd
Increase	Parts	30,000	600-3103-000-0-0-42064	Need for parts have also increased.
Increase	Tires	25,000	600-3103-000-0-0-42554	Tires
Increase	Equipment	10,000	600-3103-000-0-0-47304	Equipment
Increase	FT Salaries	6,000	857-4107-403-0-0-40014	Grant
Increase	FT Salaries	50,000	858-4107-403-0-0-40014	Grant
Additional Expenditure		**889,962**		
	Revenues			
Increase	Investment Earnings	60,000	105-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	60,000	106-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	20,000	107-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	60,000	108-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,000	109-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,000	125-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	130,000	220-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	12,000	225-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	8,000	239-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	150,000	280-105-51536	Adj Based on Mid-Yr receipts
Increase	Dial A Ride	500	280-109-51972	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	75,000	283-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	50,000	284-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	90,000	285-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	8,000	289-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	4,000	290-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	10,000	299-105-51536	Adj Based on Mid-Yr receipts

FY 24-25 Mid-Year Appropriation Changes

Category		Amount	Account Number	Justification
Increase	Investment Earnings	1,200	322-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	25,000	324-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	3,000	325-105-51536	Adj Based on Mid-Yr receipts
Increase	Annual Allocation Ramona Park	53,804	325-106-52602	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	5,000	331-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	60,000	410-105-51536	Adj Based on Mid-Yr receipts
Increase	Civic Center Lease	250,000	443-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	7,000	444-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,100	448-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	7,000	461-105-51536	Adj Based on Mid-Yr receipts
Increase	Misc. Revenue	233,265	461-110-52013	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	200,000	462-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,000	463-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	6,000	464-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	4,000	465-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	4,500	466-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	3,000	467-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	2,500	468-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	6,000	469-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	20,000	470-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	85,000	474-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	12,000	477-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	6,000	478-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	1,000	480-105-51537	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	80,000	500-105-51536	Adj Based on Mid-Yr receipts
Increase	Rent	50,000	500-105-51596	Adj Based on Mid-Yr receipts
Increase	NPDES Plan Check Fees	150,000	560-109-51906	Adj Based on Mid-Yr receipts
Increase	Sale of Property	50,000	600-110-52001	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	5,000	855-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	5,000	856-105-51536	Adj Based on Mid-Yr receipts
Increase	Investment Earnings	10,000	858-105-51536	Adj Based on Mid-Yr receipts
Increase	SB1383 Local Asst Grant	93,070	858-106-51695	Adj Based on Mid-Yr receipts
Additional Revenue		**2,179,939**		
General Fund				
	Civic Center Budget Reduction & Operating Transfers			
Budget Reduction	SALARIES - FULL TIME	(75,000)	100-1301-000-0-0-40014	City Manager reduction/contribution
Budget Reduction	CONTRACT SERVICES	(100,000)	100-1301-000-0-0-40514	City Manager reduction/contribution

FY 24-25 Mid-Year Appropriation Changes

Category		Amount	Account Number	Justification
Budget Reduction	SALARIES - FULL TIME	(150,000)	100-1502-000-0-0-40014	City Attorney reduction/contribution
Budget Reduction	SALARIES - PART TIME	(47,620)	100-1601-000-0-0-40024	Finance reduction/contribution
Budget Reduction	PARS	(714)	100-1601-000-0-0-40374	Finance reduction/contribution
Budget Reduction	CONTRACT SERVICES	(50,000)	100-1601-000-0-0-40514	Finance reduction/contribution
Budget Reduction	BANKING FEES	(1,666)	100-1601-000-0-0-41204	Finance reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(60,000)	100-1602-000-0-0-40014	Business License reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(78,000)	100-1701-000-0-0-40014	Human Resources reduction/contribution
Budget Reduction	EMERGENCY PREP	(35,000)	100-1701-000-0-0-45254	Human Resources reduction/contribution
Budget Reduction	COMPUTER SERVICES	(100,000)	100-2101-222-0-0-40544	Information Technology reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(200,000)	100-4102-000-0-0-40014	Public Works reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(100,000)	100-4105-000-0-0-40014	Public Works reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(79,000)	100-4107-401-0-0-40014	Public Works reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(21,000)	100-4112-000-0-0-40014	Public Works reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(25,000)	100-4201-000-0-0-40014	Planning reduction/contribution
Budget Reduction	CONTRACT SERVICES	(75,000)	100-4201-000-0-0-40514	Planning reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(30,000)	100-4303-000-0-0-40014	Building & Safety reduction/contribution
Budget Reduction	PERS CONTRIBUTION	(20,000)	100-6101-000-0-0-40404	Community Service reduction/contribution
Budget Reduction	SALARIES - FULL TIME	(180,000)	100-6150-000-0-0-40014	Cable reduction/contribution
Budget Reduction	CONTRACT SERVICES	(30,000)	100-1150-737-0-0-40514	Housing /GF Property Mgmt reduction/contrib'n
Budget Increase	OPERATING TRANSFER OUT	1,795,633	100-1150-000-0-0-46104	Budget Increase
Transfer Out	OPERATING TRANSFER OUT	1,458,000	100-1150-000-0-0-46104	Operating Transfer Out
Transfer Out	OPERATING TRANSFER OUT	337,633	100-1150-000-0-0-46104	Operating Transfer Out - Sale of Helicopter - PD
Transfer In	CAPITAL IMPROVMNT-CIVIC CENTER	(1,795,633)	500-110-52099	Contribution to Civic Center Project

Recommendations for Operating Transfers

Transfer Out	OPERATING TRANSFER OUT	41,492.88	463-4715-733-0-0-46014	Operating Transfer Out
Transfer In	GENERAL FUND	(41,492.88)	100-110-52099	Reimbursement to General Fund
Transfer Out	OPERATING TRANSFER OUT	89,457.43	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	Annual Allocation Parks Jim Thorpe	(89,457.43)	325-110-52099	Eligible Jim Thorpe park Dream Field Contrib'n
Transfer Out	OPERATING TRANSFER OUT	322,263.93	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	RPOSD - Jim Thorpe Holly Glenn	(322,263.93)	327-110-52099	Eligible Jim Thorpe park improvements
Transfer Out	OPERATING TRANSFER OUT	1,500,000	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	CAPITAL IMPROVEMENT FUND	(1,500,000)	500-110-52099	Contribution to Reserve
Transfer Out	OPERATING TRANSFER OUT	1,500,000	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	ECONOMIC UNCERTAINTY RESERVE	(1,500,000)	105-110-52099	Contribution to Reserve
Transfer Out	OPERATING TRANSFER OUT	1,500,000	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	PENSION STABILIZATION FUND	(1,500,000)	106-110-52099	Contribution to Reserve
Transfer Out	OPERATING TRANSFER OUT	1,000,000	100-1150-000-0-0-46104	Operating Transfer Out
Transfer In	ITS HARDWARE REPLACEMENT FUND	(1,000,000)	605-110-52099	Contribution to Reserve
Budget Increase	OPERATING TRANSFER OUT	5,911,721.36	100-1150-000-0-0-46104	Budget Increase

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
12/01/24 TO 12/31/24

CITY OF HAWTHORNE
GENERAL ACCOUNT/MASTER ACCOUNT
4455 W 126TH ST
HAWTHORNE CA 90250-4421

ITEMS ENCLOSED 0

INVESCO/AIM TREASURY CORP CL ACCOUNT NUMBER [redacted]

ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS	10,865,848.15
YOUR TRANSACTIONS THIS PERIOD INCLUDED:	
99 DEPOSITS	18,863,522.85
107 WITHDRAWALS	17,729,371.00
INTEREST PAID WAS	.00
YOUR ENDING BALANCE WAS	16,003,796.82
YTD INTEREST PAID IS	.00
YTD INTEREST WITHHELD IS	.00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING INTEREST WAS 11,089,073.41

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION			WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
DEC 02	CCD PAYMENTECH	TRANSFER	[redacted]		810.00
DEC 02	PPD CA DEPT TAX&FEE	CDTFA-LMTS	1010		826.07
DEC 02	CCD HUD	H-EFT	113024		11,284.00
DEC 02	RETURN ITEMS CHARGEBACK	00770		160.00	
DEC 02	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	774.00	
DEC 02	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	8,196.38	
DEC 02	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	1,233,897.27	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8041910541	15.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8032722012	35.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8032722376	35.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8037833426	35.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8036043175	40.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8040348230	80.00	
DEC 02	CCD MERCHANT SERVICE	MERCH FEE	8032721907	94.88	
DEC 03	REMOTE DEPOSIT				90.00
DEC 03	REMOTE DEPOSIT				3,831.75
DEC 03	REMOTE DEPOSIT				363,993.90
DEC 03	REMOTE DEPOSIT				1,373,121.30
DEC 03	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	7,667.64	
DEC 03	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	17,159.00	
DEC 03	ZERO BALANCE TXFR TO	DDA ACCT	[redacted]	31,939.72	

MEMBER FDIC

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
12/01/24 TO 12/31/24

CITY OF HAWTHORNE
ATTN - DIRECTOR OF FINANCE
CASH MANAGEMENT
4455 W 126TH ST
HAWTHORNE CA 90250-4421

ITEMS ENCLOSED 0

CORPORATE MMDA - PUBLIC FUNDS ACCOUNT NUMBER [redacted]

ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS 39,793,210.71

YOUR TRANSACTIONS THIS PERIOD INCLUDED:		AVERAGE COLLECTED BALANCE USED FOR ACCRUING	
0 DEPOSITS	.00	INTEREST WAS	38,344,760.35
2 WITHDRAWALS	5,000,013.00	(MINIMUM DAILY BALANCE NECESSARY TO ACCRUE	
INTEREST PAID WAS	98,156.05	INTEREST IS	.00)
YOUR ENDING BALANCE WAS	34,891,353.76		
YTD INTEREST PAID IS	1,779,709.31		
YTD INTEREST WITHHELD IS	.00		

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
DEC 23	PC TRANSFER DEBIT BAL TO 12M+CKRUNS [redacted]	5,000,000.00	
DEC 23	ACCT ANALYSIS SERV CHG	13.00	
DEC 31	IOD INTEREST PAID		98,156.05

CLOSING DAILY BALANCES AND DEBIT TOTALS

DATE	BALANCE	DEBITS	DATE	BALANCE	DEBITS
DEC 23	34,793,197.71	2	DEC 31	34,891,353.76	0

TRANSACTION SUMMARY INFORMATION

DESCRIPTION	NUMBER	AMOUNT	DESCRIPTION	NUMBER	AMOUNT
PC TRANSFER DEBIT	1	5,000,000.00	IOD INTEREST PAID	1	98,156.05
ACCT ANALYSIS SERV C	1	13.00			

[redacted]

MEMBER FDIC

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

January 07, 2025

LAIF Home
PMIA Average Monthly Yields

CITY OF HAWTHORNE

CITY TREASURER
4455 W. 126TH STREET
HAWTHORNE, CA 90250

Tran Type Definitions

Account Number: [redacted]

December 2024 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	75,000,000.00
Total Withdrawal:	0.00	Ending Balance:	75,000,000.00

MBS MULTI-BANK SECURITIES, INC.®
1000 Town Center, Suite 2300
Southfield, MI 48075
(800) 967-9045
Member of FINRA & SIPC; MSRB Registered.

Brokerage
Account Statement

* 0038092 02 AB 0.593 02 TR 00199 X111PA05 000000

Scan for Online Access

December 1, 2024 - December 31, 2024 [redacted]

CITY OF HAWTHORNE
4455 W 126TH ST
HAWTHORNE CA 90250-4417

Your Account Executive:
PETER YANEZ

Portfolio at a Glance

	This Period
BEGINNING ACCOUNT VALUE	**$15,103,280.86**
Dividends, Interest and Other Income	21,923.42
Net Change in Portfolio[1]	47,909.89
ENDING ACCOUNT VALUE	$15,173,114.17
Estimated Annual Income	$245,510.35

[1] *Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.*

S 038092 X111PA05 049288

Asset Summary

Percent	Asset Type	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	2,319.61	24,038.03
99%	Fixed Income	15,100,961.25	15,149,076.14
100%	**Account Total**	**$15,103,280.86**	**$15,173,114.17**

Please review your allocation periodically with your Account Executive.

Client Service Information

Your Account Executive: FBG	**Contact Information**	**Client Service Information**
PETER YANEZ	**E-Mail:** customerservice@mbssecurities.com	**Service Hours:** Weekdays 09:00 a.m. - 05:00 p.m. (EST) **Client Service Telephone Number:** (800) 967-9045 **Web Site:** WWW.MBSSECURITIES.COM

[redacted]

GOPAPERLESS ASK ABOUT EDELIVERY
Rated Excellent Every Year Since 2007 DALBAR RATED COMMUNICATIONS EXCELLENCE
Clearing through Pershing LLC, a wholly owned subsidiary of The Bank of New York Mellon Corporation (BNY Mellon)
Pershing LLC, member FINRA, NYSE, SIPC

Pooled Cash Allocation
as of December 31, 2024

					$ 16,003,796.82	$ 34,891,353.76	$ 75,000,000.00	$15,173,114.17	$141,068,264.75	
Fund #		**T.B. Cash Balances as of 12-31-2024**	**Total**	**Percent**	**BMO General Account**	**BMO Money Market**	**LAIF**	**M.B.S.**	**Totals**	
100	General Fund - Sale of Property	7,425,224.00	7,425,224.00	100.0000%	$ 7,425,224.00				$	**7,425,224.00**
100	General Fund	74,450,295.55	74,450,295.55	55.7083%	$ 4,778,978.97	$ 19,437,387.72	$ 41,781,241.54	$15,173,114.17	$	**81,170,722.41**
105	Economic Uncertainty Reserve	3,565,492.94	3,565,492.94	2.6679%	$ 228,869.69	$ 930,874.33	$ 2,000,941.98		$	**3,160,685.99**
106	Pension Stabilization	3,565,492.94	3,565,492.94	2.6679%	$ 228,869.69	$ 930,874.33	$ 2,000,941.98		$	**3,160,685.99**
107	Economic Development/Business Stabilization	1,021,472.11	1,021,472.11	0.7643%	$ 65,568.49	$ 266,684.63	$ 573,246.52		$	**905,499.64**
108	Asset Acquisition Fund	3,064,416.27	3,064,416.27	2.2930%	$ 196,705.48	$ 800,053.87	$ 1,719,739.53		$	**2,716,498.88**
109	2024 Revenue Lease Reserve Fund	500,000.00	500,000.00	0.3741%	$ 32,095.10	$ 130,539.36	$ 280,598.22		$	**443,232.68**
125	FEMA	3,167.23	3,167.23	0.0024%	$ 203.31	$ 826.90	$ 1,777.44		$	**2,807.64**
175	Cares Act - Coronavirus Relief Fund	39.09	39.09	0.0000%	$ 2.51	$ 10.21	$ 21.94		$	**34.65**
180	American Rescue Plan Act	7,214,449.24	7,214,449.24	5.3983%	$ 463,096.90	$ 1,883,539.16	$ 4,048,723.30		$	**6,395,359.36**
200	Street Lighting Fund	(34,682.63)	-	0.0000%	$ -	$ -	$ -		$	**-**
220	State Gas Tax Fund	4,127,422.15	4,127,422.15	3.0884%	$ 264,940.03	$ 1,077,582.08	$ 2,316,294.66		$	**3,658,816.77**
225	Street Fund	257,863.79	257,863.79	0.1929%	$ 16,552.33	$ 67,322.75	$ 144,712.24		$	**228,587.32**
232	Homeland Security/Operations Stone Garden	(20,869.59)	-	0.0000%	$ -	$ -	$ -		$	**-**
239	Community Oriented Policing Services (COPS)/SLESF	454,986.77	454,986.77	0.3404%	$ 29,205.69	$ 118,787.36	$ 255,336.96		$	**403,330.01**
244	CA Office of Traffic Safety Grant Fund	(33,514.68)	-	0.0000%	$ -	$ -	$ -		$	**-**
250	Insurance Reserve Fund	(3,226,073.12)	-	0.0000%	$ -	$ -	$ -		$	**-**
260	Edward Byrne Memorial Justice Assistance Program	17.48	17.48	0.0000%	$ 1.12	$ 4.56	$ 9.81		$	**15.50**
265	Local Law Enforcement Block Grant Fund	19,735.00	19,735.00	0.0148%	$ 1,266.79	$ 5,152.39	$ 11,075.21		$	**17,494.39**
272	Urban Initiative Grant Program	(0.50)	-	0.0000%	$ -	$ -	$ -		$	**-**
280	Local Transit Assistance - Prop A	5,600,739.11	5,600,739.11	4.1908%	$ 359,512.53	$ 1,462,233.79	$ 3,143,114.90		$	**4,964,861.23**
283	MTA Measure R	2,467,072.38	2,467,072.38	1.8460%	$ 158,361.86	$ 644,100.09	$ 1,384,512.26		$	**2,186,974.21**
284	MTA Measure M	2,640,625.03	2,640,625.03	1.9759%	$ 169,502.24	$ 689,411.00	$ 1,481,909.39		$	**2,340,822.62**
285	Proposition C County Sales Tax	3,949,820.06	3,949,820.06	2.9555%	$ 253,539.72	$ 1,031,213.96	$ 2,216,624.99		$	**3,501,378.67**
289	Measure W - Safe, Clean Water Program	257,088.03	257,088.03	0.1924%	$ 16,502.53	$ 67,120.21	$ 144,276.89		$	**227,899.63**
290	AB2766 Air Quality Fund	225,118.40	225,118.40	0.1684%	$ 14,450.39	$ 58,773.62	$ 126,335.65		$	**199,559.66**
291	Street Improvements	(196,301.87)	-	0.0000%	$ -	$ -	$ -		$	**-**
294	Hawthorne Blvd. Mobility Improvement Project	661.32	661.32	0.0005%	$ 42.45	$ 172.66	$ 371.13		$	**586.24**
298	USDOT - SS4A	(35,050.95)	-	0.0000%	$ -	$ -	$ -		$	**-**
299	ST MS4 Permanent Rainwater Quality Improvement	465,068.73	465,068.73	0.3480%	$ 29,852.85	$ 121,419.55	$ 260,994.92		$	**412,267.32**
315	Cannabis Retail Access Grant	72,567.53	72,567.53	0.0543%	$ 4,658.12	$ 18,945.84	$ 40,724.64		$	**64,328.60**
322	SB2 Planning Grant Program	44,048.61	44,048.61	0.0330%	$ 2,827.49	$ 11,500.15	$ 24,719.92		$	**39,047.57**
324	Permanent Local Housing Allocation	936,878.83	936,878.83	0.7010%	$ 60,138.43	$ 244,599.12	$ 525,773.07		$	**830,510.63**
325	Annual Allocation Parks Jim Thorpe	(89,457.43)		0.0000%	$ -	$ -	$ -		$	**-**
327	RPOSD - Jim Thorpe Holly Glenn	(322,263.93)	-	0.0000%	$ -	$ -	$ -		$	**-**
328	Clean CaliGrant (Zela Davis)	(1,627,381.52)	-	0.0000%	$ -	$ -	$ -		$	**-**
329	Los Angeles CADA	(59,935.08)	-	0.0000%	$ -	$ -	$ -		$	**-**
330	CA Parks Rec - Community Center	(1,021,225.11)	-	0.0000%	$ -	$ -	$ -		$	**-**
331	CA Parks Rec - Senior Center	20,205.18	20,205.18	0.0151%	$ 1,296.97	$ 5,275.14	$ 11,339.08		$	**17,911.19**
375	CATV PEG Fund (DIVCA)	692,253.89	692,253.89	0.5180%	$ 44,435.91	$ 180,732.76	$ 388,490.43		$	**613,659.10**
410	Development Impact Fund AB 1600	2,092,595.33	2,092,595.33	1.5658%	$ 134,324.10	$ 546,332.11	$ 1,174,357.07		$	**1,855,013.28**
441	2016 Refunding - 2004 Police Facility & 2005 POB	(1,270,762.55)	-	0.0000%	$ -	$ -	$ -		$	**-**
442	2019 Pension Obligation Bonds	(325,673.62)	-	0.0000%	$ -	$ -	$ -		$	**-**
443	Civic Center Revenue Lease	750,000.00	750,000.00	0.5612%	$ 48,142.65	$ 195,809.04	$ 420,897.34		$	**664,849.02**

Fund #		T.B. Cash Balances as of 12-31-2024	Total	Percent	BMO General Account	BMO Money Market	LAIF	M.B.S.	Totals
444	Debt Service -1997 COP	272,004.67	272,004.67	0.2035%	$ 17,460.03	$ 71,014.63	$ 152,648.06		**$ 241,122.72**
448	Debt Service - SBRPCA 2007 Series B Bonds	151,005.00	151,005.00	0.1130%	$ 9,693.04	$ 39,424.19	$ 84,743.47		**$ 133,860.70**
461	Recognized Obligation Ret Fund - Area II	279,720.36	279,720.36	0.2093%	$ 17,955.30	$ 73,029.03	$ 156,978.07		**$ 247,962.41**
462	Recognized Obligation Ret Fund - 20 % Set Aside	7,156,637.98	7,156,637.98	5.3550%	$ 459,385.99	$ 1,868,445.87	$ 4,016,279.83		**$ 6,344,111.68**
463	Hawthorne Blvd. Property Fund	41,492.88	41,492.88	0.0310%	$ 2,663.44	$ 10,832.91	$ 23,285.66		**$ 36,782.00**
464	Grevillea Property Fund	193,414.28	193,414.28	0.1447%	$ 12,415.30	$ 50,496.35	$ 108,543.41		**$ 171,455.06**
465	Gale Avenue Property Fund -11605	141,494.50	141,494.50	0.1059%	$ 9,082.56	$ 36,941.20	$ 79,406.21		**$ 125,429.97**
466	Gale Avenue Property Fund -11529	173,190.97	173,190.97	0.1296%	$ 11,117.16	$ 45,216.48	$ 97,194.16		**$ 153,527.80**
467	Gale Avenue Property Fund -11537	102,516.40	102,516.40	0.0767%	$ 6,580.55	$ 26,764.85	$ 57,531.84		**$ 90,877.24**
468	Truro Avenue Property Fund	93,638.14	93,638.14	0.0701%	$ 6,010.65	$ 24,446.93	$ 52,549.39		**$ 83,006.97**
469	Debt Service - 2016 TAB Refunding 1998-2004-2006	(1,049,382.22)	-	0.0000%	$ -	$ -	$ -		**$ -**
470	Debt Service- Project I - 2001 TAB	547,468.68	547,468.68	0.4096%	$ 35,142.12	$ 142,932.42	$ 307,237.48		**$ 485,312.02**
474	Debt Service - CFD 1999-1 (Gateway)	(46,546.68)	-	0.0000%	$ -	$ -	$ -		**$ -**
477	Debt Service - CFD 2004-1 (Fusion)	139,454.62	139,454.62	0.1043%	$ 8,951.62	$ 36,408.63	$ 78,261.44		**$ 123,621.69**
478	Debt Service - CFD 2006-1 (360 Degrees)	332,825.24	332,825.24	0.2490%	$ 21,364.12	$ 86,893.59	$ 186,780.34		**$ 295,038.05**
490	Community Project - Revitalization	(458,109.63)	-	0.0000%	$ -	$ -	$ -		**$ -**
500	Capital Improvement Fund	2,580,868.93	2,580,868.93	1.9312%	$ 165,666.48	$ 673,809.95	$ 1,448,374.48		**$ 2,287,850.91**
520	Airport Fund	1,316,173.32	1,316,173.32	0.9848%	$ 84,485.42	$ 343,624.84	$ 738,631.79		**$ 1,166,742.06**
560	Sewer Fund	3,458,488.25	3,458,488.25	2.5879%	$ 222,001.03	$ 902,937.68	$ 1,940,891.33		**$ 3,065,830.04**
561	Storm Water Fund	312,609.12	312,609.12	0.2339%	$ 20,066.44	$ 81,615.59	$ 175,435.13		**$ 277,117.16**
600	Equipment Fund	3,036,780.18	3,036,780.18	2.2723%	$ 194,931.51	$ 792,838.68	$ 1,704,230.26		**$ 2,692,000.44**
605	ITS Hardware Replacement Fund	3,000,000.00	3,000,000.00	2.2448%	$ 192,570.58	$ 783,236.15	$ 1,683,589.35		**$ 2,659,396.09**
727	CDBG Grant Fund	(291,623.55)	-	0.0000%	$ -	$ -	$ -		**$ -**
750	Cal Home Fund	60,213.12	60,213.12	0.0451%	$ 3,865.09	$ 15,720.36	$ 33,791.39		**$ 53,376.85**
760	American Down Payment Dream Program	15,600.00	-	0.0000%	$ -	$ -	$ -		**$ -**
770	HPRP Fund	15,153.30	15,153.30	0.0113%	$ 972.69	$ 3,956.20	$ 8,503.98		**$ 13,432.88**
789	Home Fund	(1,170,100.82)	-	0.0000%	$ -	$ -	$ -		**$ -**
810	Section 8 Housing Administrative	586,112.21	-	0.0000%	$ -	$ -	$ -		**$ -**
815	Section 8 Housing - In House	(256,586.60)	-	0.0000%	$ -	$ -	$ -		**$ -**
820	Section 8 Housing - Portables	704,819.68	-	0.0000%	$ -	$ -	$ -		**$ -**
830	EHV - Administrative	101,881.88	-	0.0000%	$ -	$ -	$ -		**$ -**
835	EHV - Assitance Payments	23,664.00	-	0.0000%	$ -	$ -	$ -		**$ -**
840	EHV - Portability	(171,537.65)	-	0.0000%	$ -	$ -	$ -		**$ -**
850	BRIC Grant	(275,649.00)	-	0.0000%	$ -	$ -	$ -		**$ -**
855	Calif Used Oil Recycling Grant Fund	168,738.75	168,738.75	0.1263%	$ 10,831.37	$ 44,054.10	$ 94,695.59		**$ 149,581.06**
856	Cal Recycle Beverage Container Recycling	142,596.20	142,596.20	0.1067%	$ 9,153.28	$ 37,228.83	$ 80,024.48		**$ 126,406.59**
857	Household Hazardous Waste	(71,321.17)		0.0000%	$ -	$ -	$ -		**$ -**
858	SB1383 Local Assistance Grant	211,749.56	211,749.56	0.1584%	$ 13,592.25	$ 55,283.30	$ 118,833.10		**$ 187,708.65**
960	Payroll	96,792.69	-	0.0000%	$ -	$ -	$ -		**$ -**
990	Special Deposits	2,408,210.89	-	0.0000%	$ -	$ -	$ -		**$ -**
991	Special Deposits - Bail	1,137.59	-	0.0000%	$ -	$ -	$ -		**$ -**
993	Pension Unfunded Liability	(235,010.46)	-	0.0000%	$ -	$ -	$ -		**$ -**
	Outstandg Chcks & Deposits as of December 31, 2024		(8,744,786.69)	-6.5434%	$ (561,329.56)	$ (2,283,077.70)	$ (4,907,543.24)		**$ (7,751,950.50)**
		142,683,160.23	**141,068,264.75**	**100.00%**	**$ 16,003,796.82**	**$ 34,891,353.76**	**$ 75,000,000.00**	**$ 15,173,114.17**	**$ 141,068,264.75**

Fund #		T.B. Cash Balances as of 12-31-2024	Total	Percent	BMO General Account	BMO Money Market	LAIF	M.B.S.	Totals
		Non Restricted	Restricted						
	BMO General Account as of December 31, 2024	12,956,311.42	3,047,485.40						
	BMO Money Market Funds as of December 31, 2024	22,496,414.24	12,394,939.52						
	LAIF as of December 31, 2024	48,356,709.78	26,643,290.22						
	Multi-Bank Securities Account as of December 31, 2024	15,173,114.17							
	Negative Balances (G.F Paid)	(12,289,060.36)							
	Total Non-Restricted & Restricted Balances	**$ 86,693,489.24**	**$ 42,085,715.15**						

CITY OF HAWTHORNE
City of Good Neighbors

GENERAL FUND

MID-YEAR FINANCIAL REVIEW

FY2024-2025

CASH BALANCE HISTORY YEAR END DECEMBER 31

HAWTHORNE
City of Good Neighbors

- As of 12-31-2018: $14,076,078
- As of 12-31-2019: $24,935,644
- As of 12-31-2020: $38,202,491
- As of 12-31-2021: $57,905,088
- As of 12-31-2022: $61,930,816
- As of 12-31-2023: $83,028,362
- As of 12-31-2024: $86,693, 489

FISCAL YEAR 24-25 BUDGET HISTORY

- Originally Adopted in June 2024
  - Expenditure $109,949,863
  - Revenue $112,204,161

- Budget Amended Mid-Year Appropriations
  - Expenditure $111,498,166
  - Revenue $112,288,168

FISCAL YEAR 24-25 BUDGET
QUARTER END DECEMBER 31,2024

HAWTHORNE
City of Good Neighbors

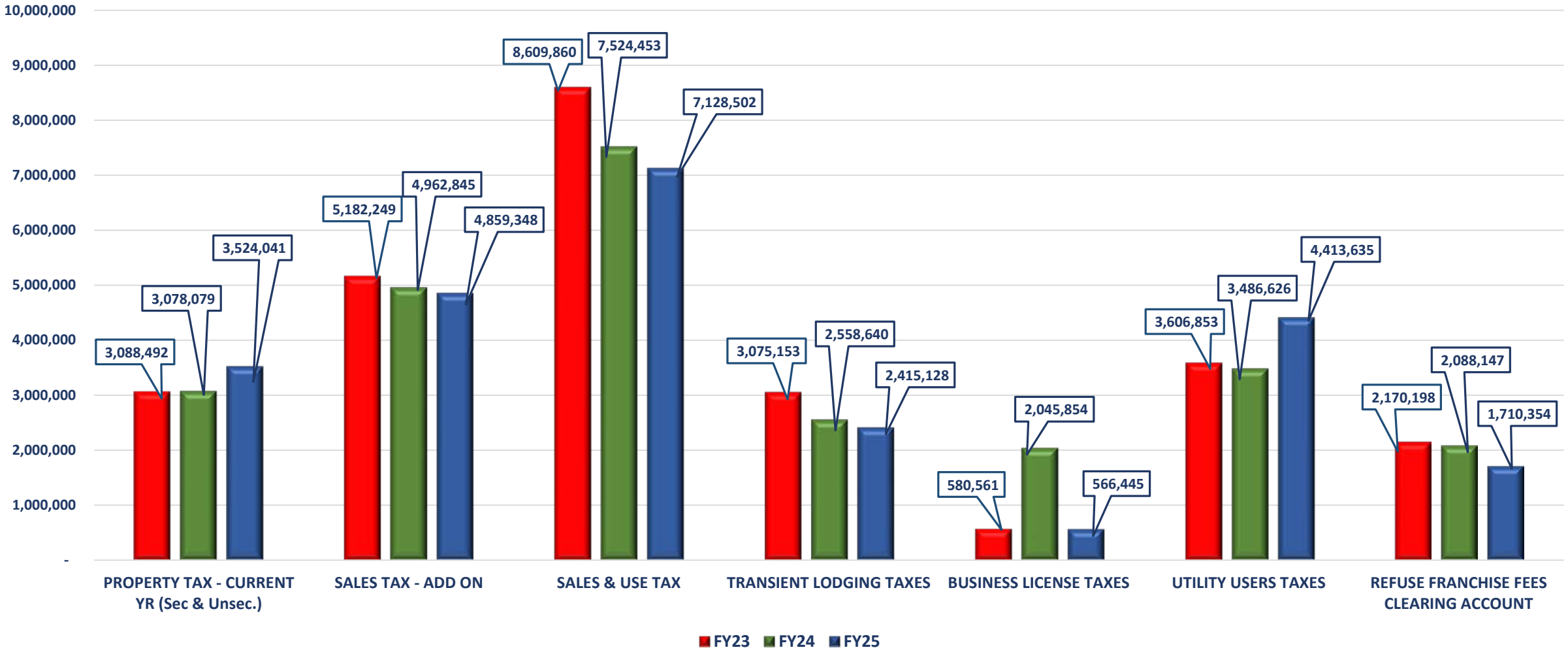
- Operating Revenues increased by 2.57% compared to the previous year.

- Most Significant Increases & Decreases in Revenue

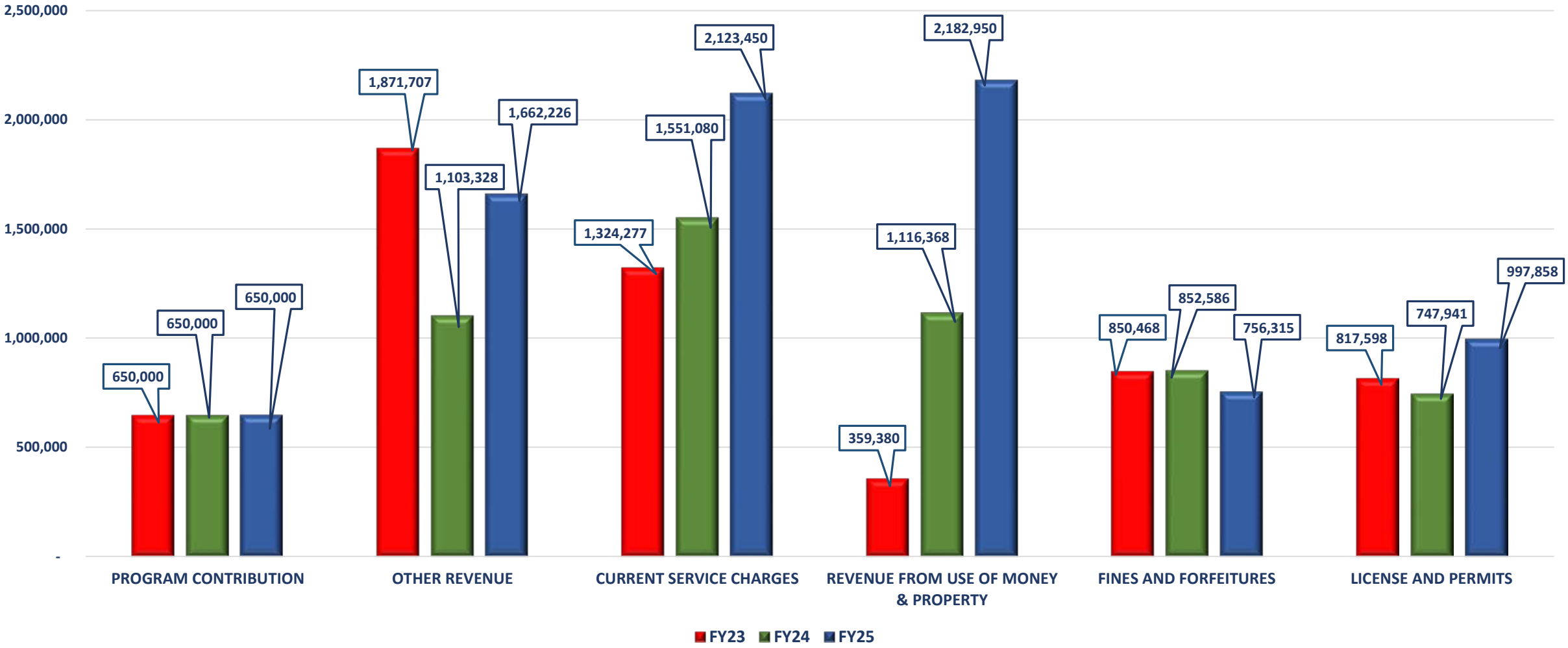
1.	Investment Earnings	96%
2.	Business License Tax	-72%
3.	Franchise Tax	-27%
4.	Sales Tax (Combined)	-4%

TAX REVENUES OVER $1 M AT MID-YEAR, COMPARED WITH PRIOR YEARS

HAWTHORNE
City of Good Neighbors



NON TAX REVENUES AT MID-YEAR, COMPARED WITH PRIOR YEARS



FISCAL YEAR 24-25 BUDGET
QUARTER END DECEMBER 31,2024

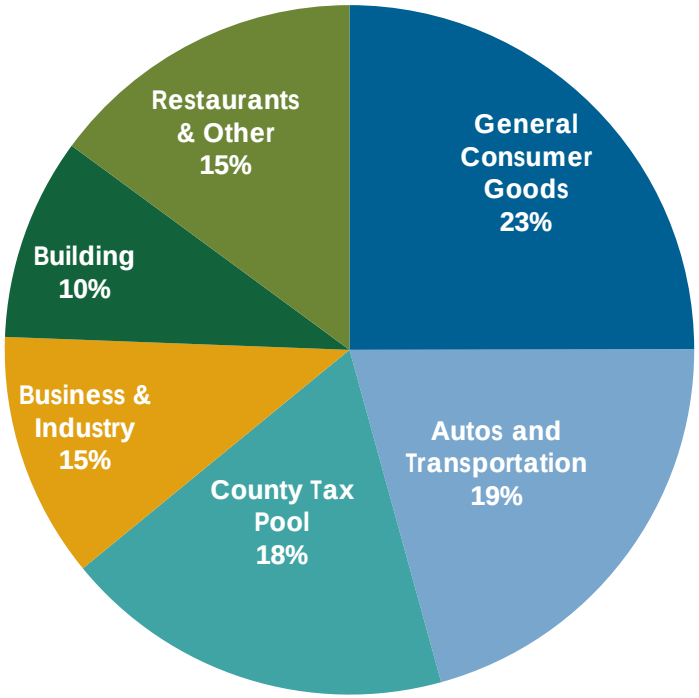
HAWTHORNE
City of Good Neighbors

- Decreased Sales Tax Revenues -4%

    1. Local Bradley Burns 1% -5%
    2. Measure HH .75% (Add On) -2%

- Stable & Diverse economic base

Sales Tax Distribution – July to September 2024



FISCAL YEAR 24-25 BUDGET
QUARTER END DECEMBER 31,2024 CONT'D

HAWTHORNE
City of Good Neighbors

- Expenditures
  - 9.44% Operating Increase Compared to Previous Year
  - Increases realized across all expenditure categories
  - 46.95% of Approved Budget Expended

GENERAL FUND REQUIRED CASH BALANCE FOR FISCAL YEAR 2024-25

HAWTHORNE
City of Good Neighbors

- Average 3 months of Operating Expenditures
  - Required Balance is $27,487,466

- As of December 31, 2024
  - Cash Balance was $86,693,489

FUND BALANCE CLASSIFICATION RECOMMENDATIONS FOR TRANSFERS

HAWTHORNE
City of Good Neighbors

- Economic Uncertainty Reserve Fund
- Pension Stabilization Fund
- Capital Improvement Project Fund
- ITS Hardware Replacement Fund

HAWTHORNE
City of Good Neighbors

Questions?

AGENDA ITEM NO. 21.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Public Works

City Manager: **Department Head:**

SUBJECT:
First Amendment to the Consultant Agreement for Design Services ("First Amendment") between the City of Hawthorne ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant").

RECOMMENDED MOTION:
Staff recommends that the City Council approve this First Amendment and authorize the City Manager to execute the first amendment to the consultant agreement.

DISCUSSION:
At the meeting of December 12, 2023, City Council authorized Public Works, Engineering staff to execute the agreement between the City and RA-DA for Design Services for the Senior Center renovations and expansion/addition. These services include the design of the new renovations to the existing senior center structure and surrounding landscape/parking lot as well as the expansion building and additional second floor to the existing senior center structure.

The following are the additional services will be included in the agreement:

- Review contractor submittals (shop drawings, material samples, product data)
- Respond to RFIs from contractors
- Review Change Orders
- Regular Site Visits, Site Observation, Structural Observation Reports & Field Reports
- Regular Project Meetings
- Construction Document Revisions/Clarifications
- Punch Lists & Final Reviews
- Contractor Communication & Design Team Coordination (Utilities Companies Communication)
- Increase in base fee based on increased building design scope

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project aligns with the City's Economic Development Element goal of enhancing the quality of life in the City, which is an important marketing asset for business attraction and making economic development a part of City decision. The Senior Center Renovation and Expansion is part of the City's plan to developing a publicly accessible and usable space for the City's residents.

The renovation/expansion of the Senior Center will improve development processing and public service operations for the elderly residents. This project is also a result of the City working with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:

None. Funds for the cost of $358,377.00 are available in the current fiscal year's adopted budget and will be paid for by Budget Act of 2022 from the State of California Department of Parks and Recreation.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Amendment Agreement & Exh C
Orig Agreement & Exh A

FIRST AMENDMENT TO THE
CONSULTANT AGREEMENT BETWEEN THE CITY OF HAWTHORNE
AND RANIA ALOMAR ARCHITECT, INC DBA RA-DA

This First Amendment to the Consultant Agreement for Design Services for the Senior Center Project is made this 25th day of February 2025 by and between the City of Hawthorne, a California municipal corporation ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant").

RECITALS

WHEREAS the City and Consultant are parties (Collectively, "Parties") to a Consulting Agreement for Services dated December 13, 2023 ("Agreement").

WHEREAS, Section 2 "Services" provision in the Agreement referenced and incorporated an Exhibit A that contained the service to be provided by Consultant under the Agreement but that "the Consultant may be asked to provide additional services if necessary during the term of this Agreement."

WHEREAS, pursuant to the said "Services" section of the Agreement, the City asked Consultant for additional services, including, but not limited to, additional interior design additions, phase changes to the project, and low voltage / structured cabling and security design as fully described in Exhibit C, attached hereto and incorporated herein, which resulted in the additional service charges described herein as SS03 and SS04 with the charges of $138,902 and $219,475 respectively or $358,377 collectively.

WHEREAS, pursuant to Section 4 "Payment" (b) of the Agreement, which requires additional services to be authorized in writing, City and Consultant desire to amend the Agreement and authorize the additional services as described in Exhibit C.

WHEREAS, City has updated its insurance requirements of all consultant agreements by increasing the insurance coverage limits and Consultant hereby intends to abide by the increase insurance coverage limit requirements.

NOW, THEREFORE, in consideration of the Parties' performance of the promises, covenants, and conditions stated herein, the Parties hereby agree as follows:

Section 2 of the Agreement is hereby deleted and replaced by a new Section 2, which shall read as follows:

2. SERVICES

Consultant shall perform the tasks described and set forth in Exhibits A and C, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

Section 9 (A) of the Agreement is hereby deleted and replaced by a new Section 9, which shall read as follows:

9. INSURANCE

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of $2,000,000 per occurrence and $4,000,000 general aggregate for loss or damages because of wrongful or negligent acts or omissions by named inured.

Except as specifically amended by this First Amendment, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS THEREOF, the City and RADA have executed this First Amendment as of the day and year written above.

CITY OF HAWTHORNE,
CALIFORNIA, a municipal corporation

_____

VONTRAY NORRIS

City Manager
City of Hawthorne

APPROVED AS TO FORM:

_____

ROBERT KIM

City Attorney
City of Hawthorne

CONSULTANT
Rania Alomar Architect, Inc. dba RA-DA

By: _____

Name: _____

Title: _____

ATTEST:

_____

DAYNA WILLIAMS-HUNTER

City Clerk
City of Hawthorne

RA-DA

HAWTHORNE SENIOR CENTER

PROPOSED FEE ADJUSTMENT 02.20.2025

CONSTRUCTION COST SUMMARY

	area	*cost per sf*		
NEW BUILDING	8600	$800	$6,880,000	
EXISTING RENO	8400	$500	$4,200,000	
SITE	15000	$90	$1,350,000	
	BUILDING AND SITE CONSTRUCTION COST		**$12,430,000**	
	AE FEE TYPICAL 12% - 15%		*$1,491,600*	*12%*
	CURRENT APPROVED FEE:		**$790,722**	

	APPROVED FEES		**For Review:**		
Discipline	**DOCUMENTS & PLAN CHECK**		**SS03**	**SS04**	
	Base Fee	**SS01 SS02**	**BASE - Add Fee**	**CA - Add Fee**	
Architectural	$289,880		$60,000	$136,000	
Structural	$45,600	$22,500	$78,902	$40,000	*
Civil		$26,000		$6,000	*
Landscape	$46,500			$9,000	
Mechanical Plumbing	$102,500			$12,975	*
Electrical				$14,100	*
Fire/Life Safety	$57,900				
AV/ Low Voltage	$39,160				
Specifications	$35,000			$1,400	
Cost Estimator	$58,410				
Geotechnical Investigation	$14,600				
Hazardous Materials	$10,272				
Building Envelope	$24,200				
Elevator Consultant	$10,700				
Kitchen Consultant	$7,500				
		$790,722	**$138,902**	**$219,475**	
		TOTAL APPROVED			
		NEW TOTAL	$929,624	$1,149,099	
NEW TOTAL AS PERCENTAGE OF CONSTRUCTION COST			*7.5%*	*9.2%*	

**** BILLED HOURLY TO A MAXIMUM NUMBER OF HOURS (NOT TO EXCEED AMOUNT LISTED)***

RA-DA

Rania Alomar Architect, Inc
7523 Norton Avenue, West Hollywood, CA 90046
T. 323 851-4040 / F. 810 821-0449 / www.ra-da.com

October 23, 2024
To: Akbar Farohki
PROJECT TITLE: HAWTHORNE SENIOR CENTER

SS03 - Supplemental Services

Increase to Base Fee: Additional Services for Construction Documentation and Permit Process based on increased building design scope and budget.

ARCHITECT	RA-DA	$60,000.00
STRUCTURAL ENGINEER	LFA	$78,902.00
	TOTAL ADDITIONAL FEE:	**$138,902.00**

Sincerely,



Rania Alomar, AIA
Date: 10/23/2024

HAWTHORNE SENIOR CENTER
DESIGN TO DOCUMENTATION PHASES - Project Report

Date: All
Client: Hawthorne, City of
Project: 202315.01-Senior Center
Date: From Start to September 30th 2024

Task	Personnel	Hours	Rate	Fee
23 - Designer	Aida, Shirazi	**239.00**	160.00	**$38,240.00**
23 - Principal	Alomar, Rania	**293.00**	250.00	**$73,250.00**
23 - Project Manager /	Green, Michael	**72.50**	200.00	**$14,500.00**
22 - Designer	Hernandez, Luisana	**1,016.00**	175.00	**$177,800.00**
22 - Designer	Kleeman, Hayley	**329.50**	175.00	**$57,662.50**
22 - Designer	Rahim, Delara	**204.50**	175.00	**$35,787.50**
23 - Project Manager /	Wu, Catherine	**11.25**	200.00	**$2,250.00**
	Work Completed to date:	*2165.75*		*$399,490.00*

Budgeted Hours	1612
Overage	554

Add Fee to cover overage for work through september 30th 2024	**$60,000.00**

Labib Funk + Associates
Structural | Shoring | Civil | EBM

September 25, 2024

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046
mike@ra-da.com

Subject: City of Hawthorne Senior Center
Structural Add Service #2 - Additional Structural Engineering
LFA Job No. 23874

As discussed with Mr. Akbar Farohki on 09.24.24, we are submitting our proposal for additional structural engineering services unforeseen during the bid process of the RFP.

Our original fee was based on the RFP for City of Hawthorne Senior Center dated 10.10.23.

The structural scope was described in the RFP as a 10,000 SF 2nd floor addition to the existing, 9,600 SF wood-framed Senior Center building with one new stair, elevator, and patio deck and renovation of the existing space.

During design, the scope evolved into two (2) separate, but interconnected structures. The new structure would become a wood-framed roof, with a steel-framed lateral force resisting system on the 2nd floor, atop a Concrete Podium, in addition to the renovation of the existing space. The final design now includes approximately 18,400 SF addition on two levels adjacent to the existing 6,000 SF building, with two (2) stairs and a seismic separation between the new and existing structures.

Additional structural analysis not originally anticipated included:

1. Seismic Analysis for the Concrete Podium structure, including CMU shear walls and foundations
2. Gravity Analysis for the Concrete Podium structure, including a two-way structural slab, supported on concrete columns, and spread footings

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

A back-up of the total hours spent have been included. Below is a summary of the hours and rates spent for each phase of the project.

	Billing Rate	SD		DD	
		Hours	Cost	Hours	Cost
Principal/Project Manager	$ 275.00	42	$ 11,550.00	45	$ 12,375.00
Project Engineer	$ 185.00	11	$ 2,035.00	124.5	$ 23,032.50
Drafter	$ 145.00	3	$ 435.00	44	$ 6,380.00
Sub-totals			***$ 14,020.00***		***$ 41,787.50***

	Billing Rate	CD		BD	
		Hours	Cost	Hours	Cost
Principal/Project Manager	$ 275.00	58.5	$ 16,087.50	7.5	$ 2,062.50
Project Engineer	$ 185.00	180	$ 33,300.00	16	$ 2,960.00
Drafter	$ 145.00	87	$ 12,615.00	6	$ 870.00
Sub-totals			***$ 62,002.50***		***$ 5,892.50***

Total Fee Spent: $123,702.50

Original Fee: $ 44,800.00

Additional Fee Required: $ 78,902.50

Fee

We propose to provide the above-listed design services for an additional lump-sum fee of $70,000, plus customarily reimbursed expenses in accordance with our Original Base Contract.

If this proposal is acceptable, please sign and email back to us. If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates

Jacob Rodriguez, S.E.
Principal

This proposal is open for acceptance for 180 days from the date above.
All other Terms & Conditions shall be based on the original Contract.

Authorized to Proceed:
RA-DA

By: _____

Name: _____
Title: _____
Date: _____

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

John Labib Structural Engineers, LLP
319 Main Street
El Segundo, CA 90245-
Tel: 213-239-9700

Hours Detail by Project & Task with Memo

Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
Project (Name) - 23874:00 (City of Hawthorne Senior Center SD)			
00:Eng			
3/26/2024	Archie Bermudo	1.00	update Arch backgrounds and fix GL and Tblock
3/28/2024	Dipo Arjanggi	2.00	Structural - Back check
1/29/2024	Alan Kuang	1.00	Review As Builts to see if additional material testing is required.
1/30/2024	Alan Kuang	2.00	Review As Builts to see if additional material testing is required
4/12/2024	Mohammed Hisham	8.00	Studying drawings and ETABS modeling.
11/27/2023	Jacob Rodriquez	1.00	Meeting w/City
11/29/2023	Jacob Rodriquez	0.50	Correspondence with Arch
12/5/2023	Jacob Rodriquez	1.00	Conf Call/Civil Proposal Coordination
12/6/2023	Jacob Rodriquez	0.50	Civil Scoping Meeting w/Client
12/8/2023	Jacob Rodriquez	1.00	Conf Call Pre-presentation Meeting
12/12/2023	Jacob Rodriquez	3.00	Potential: Hawthorne Sr. Center Bldg: City Council Meeting
1/4/2024	Jacob Rodriquez	0.50	Call w/Arch
1/9/2024	Jacob Rodriquez	0.50	Project Management Set-up + Coordinating Kick-off meeting
1/16/2024	Jacob Rodriquez	5.50	Kick-off meeting for City Yard (1 hour) Kick-off meeting for Senior Center + Site Walk (2.5 hours) Meeting at City Hall to Pick up Drawings (1 hour) Upload As-built Plans (1 hour)
1/29/2024	Jacob Rodriquez	0.50	Coordination w/AK (As-built Dwg Review)
2/1/2024	Jacob Rodriquez	0.50	Correspondence w/Arch
2/6/2024	Jacob Rodriquez	1.00	Architectural Design Presentation
2/12/2024	Jacob Rodriquez	0.50	Coordinate w/Arch
2/14/2024	Jacob Rodriquez	0.25	Contract Coordination
2/16/2024	Jacob Rodriquez	0.50	Correspondence
2/27/2024	Jacob Rodriquez	2.00	City Council Meeting
2/29/2024	Jacob Rodriquez	0.50	Correspondence w/Arch
3/11/2024	Jacob Rodriquez	0.25	Coordination w/Client
3/12/2024	Jacob Rodriquez	1.00	Coordination Call w/Arch
3/18/2024	Jacob Rodriquez	3.00	Conceptual Design Markups
3/19/2024	Jacob Rodriquez	1.50	Coordination Meeting w/Client
3/20/2024	Jacob Rodriquez	2.00	SD Markups
3/21/2024	Jacob Rodriquez	1.75	SD Markups
3/21/2024	Jacob Rodriquez	0.25	SD Markups

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John Labib Structural Engineers, LLP
319 Main Street
El Segundo, CA 90245-
Tel: 213-239-9700

Hours Detail by Project & Task with Memo

Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
3/22/2024	Jacob Rodriquez	1.00	Coordinate w/Arch
3/25/2024	Jacob Rodriquez	1.00	Coordination w/Civil
3/26/2024	Jacob Rodriquez	5.00	SD Markups
3/27/2024	Jacob Rodriquez	2.00	SD Drawings
3/28/2024	Jacob Rodriquez	2.00	SD Coordination1
3/29/2024	Jacob Rodriquez	2.00	Basis of Design
	Total for 00:Eng	**56.00**	
	Total for 23874:00 City of Hawthorne Senior Center SD	**56.00**	

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
Project (Name) - 23874:01 (City of Hawthorne Senior Center DD)			
00:Eng			
4/8/2024	Dipo Arjanggi	6.00	Structural plan - back check
5/10/2024	Dipo Arjanggi	4.00	Background update & back check
5/3/2024	Alan Kuang	2.00	Markups, Calculations
5/6/2024	Alan Kuang	1.00	calculations + markups for (E) Senior Center Bldg
5/9/2024	Alan Kuang	2.50	Markups, Calculations for (E) Senior Center
5/10/2024	Alan Kuang	2.00	Markups, Calculations for (E) Senior Center
5/13/2024	Alan Kuang	2.00	markups, calculations for (E) Senior Center
4/18/2024	Mina Tooma	10.00	Creating Loading keyplans. Calculating roof loads based on trip area. creating SAFE model for Level 2.
4/19/2024	Mina Tooma	5.00	Fixing issues with the model. Check deflection and doing trials to fix over deflected parts.
4/22/2024	Mina Tooma	4.00	Doing some trials to reduce the deflection at the cantilever and lower side parts.
4/24/2024	Mina Tooma	1.00	check deflection values and creating output file to track the change in sections w/ corresponding deflection values.
4/29/2024	Mina Tooma	8.00	doing more trials to make deflection work. check punching shear and adding drop panels for it. markups for design strips. print out for SAFE output to discuss it with Jacob.
4/30/2024	Mina Tooma	1.00	update SAFE model with Jacob comments.
5/1/2024	Mina Tooma	1.00	check results and update the printout for SAFE.
5/2/2024	Mina Tooma	7.50	Creating PT Model for L2, but did not complete after coordinating beam depths with Arch. defining designing strips in Safe and updating the markups for it.
5/9/2024	Mina Tooma	2.50	backcheck for drafted markups. review safe model.
5/10/2024	Mina Tooma	6.00	Markups for add bars, specific details. beams schedule.
5/13/2024	Mina Tooma	1.00	backcheck for marked markups.
4/19/2024	Marina Emin	2.00	Drafting engineer markup
4/15/2024	Mohammed Hisham	8.00	Studying drawings and ETABS modeling.
4/16/2024	Mohammed Hisham	8.00	loading criteria and ELF.
4/17/2024	Mohammed Hisham	8.00	CMU wall design and layout
4/18/2024	Mohammed Hisham	8.00	CMU wall design and layout
4/19/2024	Mohammed Hisham	8.00	SCBF design
4/26/2024	Mohammed Hisham	8.00	SCBF details steel columns RC columns
5/8/2024	Mohammed Hisham	4.00	markups
5/10/2024	Mohammed Hisham	8.00	markups
5/13/2024	Mohammed Hisham	8.00	markups
4/1/2024	Jacob Rodriquez	1.00	Coordination w/FL (Civil)
4/2/2024	Jacob Rodriquez	1.00	SD Drawing Review
4/4/2024	Jacob Rodriquez	4.00	Analysis + Markups
4/5/2024	Jacob Rodriquez	1.50	Drawings Markups
4/8/2024	Jacob Rodriquez	1.00	DD Kick-off Meeting w/ MH and MT
4/9/2024	Jacob Rodriquez	1.00	Coordination Meeting w/Arch

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Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
4/10/2024	Jacob Rodriquez	1.00	Coordination w/MH - Dwg Markups
4/11/2024	Jacob Rodriquez	1.00	Coordination markups
4/12/2024	Jacob Rodriquez	2.00	Coordination Meeting w/City (DD Kick-off)
4/15/2024	Jacob Rodriquez	0.50	Correspondence from RADA
4/16/2024	Jacob Rodriquez	2.00	Markups
4/17/2024	Jacob Rodriquez	2.00	Meeting w/Plan Reviewers
4/19/2024	Jacob Rodriquez	1.00	Backchecks & Coordination w/team
4/23/2024	Jacob Rodriquez	0.50	Correspondence w/RADA
4/24/2024	Jacob Rodriquez	0.50	Correspondence
4/26/2024	Jacob Rodriquez	0.50	Coordination
4/29/2024	Jacob Rodriquez	0.50	Coordinate Slab Design w/MT
4/30/2024	Jacob Rodriquez	3.00	Coordination w/ MT & MH & Dwg Review
5/1/2024	Jacob Rodriquez	2.00	Coordination Call w/Arch
5/2/2024	Jacob Rodriquez	1.00	Coordination w/Arch
5/3/2024	Jacob Rodriquez	0.50	Coordination w/Arch
5/6/2024	Jacob Rodriquez	2.50	Coordination Meeting w/MH
5/7/2024	Jacob Rodriquez	3.00	Coordination w/team
5/8/2024	Jacob Rodriquez	1.00	Coordination w/team
5/9/2024	Jacob Rodriquez	2.50	Meeting w/Arch
5/10/2024	Jacob Rodriquez	1.00	Coordination w/team
5/13/2024	Jacob Rodriquez	5.00	DD Markups/Coordination w/Arch
5/14/2024	Jacob Rodriquez	1.00	DD Drawings Review/Submittal
5/15/2024	Jacob Rodriquez	1.50	Submit 100% DD Drawings and Review
3/21/2024	Sujin Isravel	4.00	Markups
3/27/2024	Sujin Isravel	4.00	Markups
5/7/2024	Sujin Isravel	6.00	Markups
5/14/2024	Sujin Isravel	8.00	Foundation and framing markups
4/19/2024	Shiva Chandiran	4.00	Markups
	Total for 00:Eng	**207.50**	
	Total for 23874:01 City of Hawthorne Senior Center DD	**207.50**	

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Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
Project (Name) - 23874:02 (City of Hawthorne Senior Center CD)			
00:Eng			
7/31/2024	Omar Mauricio	1.50	QA/QC
8/2/2024	Omar Mauricio	5.00	QA/QC
7/16/2024	Dipo Arjanggi	0.25	Structural Plan - back check
7/16/2024	Dipo Arjanggi	2.75	Structural Plan - back check
7/31/2024	Dipo Arjanggi	2.00	Structural Plan - Back check
5/29/2024	Alan Kuang	1.00	markups and details for (N) wood framing
6/3/2024	Alan Kuang	2.00	(E) Wood Building Markups
6/4/2024	Alan Kuang	2.00	(E) Wood Building Markups, Design Structural Steel Stairs, Markups for General Note Sheets
6/5/2024	Alan Kuang	2.00	Steel Stair Design, Curtainwall Design
6/6/2024	Alan Kuang	2.00	Steel Stair Design, Curtainwall Design
6/12/2024	Alan Kuang	2.00	coordination with RA-DA (CMU detailing, connection for post and beam detail), detailing for (E) senior center
6/13/2024	Alan Kuang	1.00	markups for steel stairs & storefront system
7/8/2024	Alan Kuang	1.50	markups, update drawings
7/10/2024	Alan Kuang	1.00	Markups, drafting, details
7/11/2024	Alan Kuang	3.00	PC Progress Set - Markups, Detailing, Calculations
7/12/2024	Alan Kuang	3.00	PC Progress Set - Markups, Detailing, Calculations
7/15/2024	Alan Kuang	4.00	Coordination Comments w/ Arch, Markups
7/16/2024	Alan Kuang	2.00	coordination, markups
7/17/2024	Alan Kuang	2.50	compile calculation package, markups, details
7/23/2024	Alan Kuang	1.00	update calculation package
7/24/2024	Alan Kuang	4.00	markups, detailing, update BG, calculatiosn for NLB CMU walls
7/25/2024	Alan Kuang	1.00	markups, update calculations
7/26/2024	Alan Kuang	2.00	verify RTU at roof, markup plans
7/29/2024	Alan Kuang	2.00	makrups, calculations
7/30/2024	Alan Kuang	4.00	Markups, calculations, detailing
7/31/2024	Alan Kuang	4.00	Markups, calculations, detailing, send over set for peer review
8/5/2024	Alan Kuang	1.50	Coordination Call for Perforated Panels, Markups
8/6/2024	Alan Kuang	1.00	Update Lateral Design based of Internal Review Comments
8/7/2024	Alan Kuang	1.50	Coordination - Schematic Framing for Screen Wall on North West Portion of Bldg

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John Labib Structural Engineers, LLP
319 Main Street
El Segundo, CA 90245-
Tel: 213-239-9700

Hours Detail by Project & Task with Memo

Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
8/15/2024	Alan Kuang	1.00	markups for perforated screen wall
6/4/2024	Mina Tooma	4.00	Review Background. Check punching. adding Markups for Slab Reinf.
6/6/2024	Mina Tooma	6.00	review latest background. update SAFE model. Doing some markups for 2nd floor slab design.
8/6/2024	Mina Tooma	7.00	Doing Melissa comments. Adding Markups. Review Arch drawings for additional needed details.
8/9/2024	Mina Tooma	2.00	backcheck and adding some more markups.
8/12/2024	Mina Tooma	10.00	Continue W/ Melissa comments and Plan check. check some Misc. items. Add markups for more details.
8/13/2024	Mina Tooma	8.50	Continue W/ Melissa comments and Plan check. check some Misc. items. Add markups for more details.
8/14/2024	Mina Tooma	10.00	Backcheck and doing last minute modifications on drawings. Finalize the calculation sheet. review and finalize the plan check comments (Responses). Review Sheet index. sending the whole set to the Architect.
7/11/2024	Marina Emin	6.00	Drafting engineer markup
7/15/2024	Marina Emin	8.00	Drafting engineer markup
7/16/2024	Marina Emin	8.00	Drafting engineer markup
7/18/2024	Marina Emin	4.00	Drafting engineer markup
7/12/2024	Mohammed Hisham	8.00	preparing calculation
7/15/2024	Mohammed Hisham	8.00	markups and calculation
7/16/2024	Mohammed Hisham	8.00	markups and calculation
7/17/2024	Mohammed Hisham	8.00	calculation
7/29/2024	Mohammed Hisham	8.00	Updating calculations and markups
7/30/2024	Mohammed Hisham	8.00	Updating calculations and markups
7/31/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/1/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/2/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/7/2024	Mohammed Hisham	8.00	rechecking for risk category 3
6/12/2024	Melissa Doorn	0.50	help team
7/12/2024	Paras Nanavati	0.50	Print & update
5/17/2024	Jacob Rodriquez	0.25	Contract Coordination
5/20/2024	Jacob Rodriquez	0.50	Coordination w/MH
5/21/2024	Jacob Rodriquez	2.00	Coordination Call w/Arch
5/24/2024	Jacob Rodriquez	1.50	Tectum Coordination Meeting & Prep
6/3/2024	Jacob Rodriquez	1.50	Coordination Meeting w/Owner/Arch/Consulants
6/4/2024	Jacob Rodriquez	0.50	Coordination w/MT
6/5/2024	Jacob Rodriquez	0.50	CMU Coordination
6/7/2024	Jacob Rodriquez	0.50	Coordinate w/AK
6/17/2024	Jacob Rodriquez	0.25	Coordination
6/24/2024	Jacob Rodriquez	1.00	Coordination call w/Expansion Joint Designer + Arch

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Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
6/25/2024	Jacob Rodriquez	2.00	Markups/Coordination
6/28/2024	Jacob Rodriquez	0.50	Review
7/1/2024	Jacob Rodriquez	0.50	Coordinate w/LZ
7/2/2024	Jacob Rodriquez	1.00	Coordination w/Arch.
7/3/2024	Jacob Rodriquez	1.00	Coordination Call w/Arch
7/8/2024	Jacob Rodriquez	1.00	Coordination
7/10/2024	Jacob Rodriquez	1.00	Coordination w/Drafters/Markups
7/11/2024	Jacob Rodriquez	1.00	Markups/Coordination
7/12/2024	Jacob Rodriquez	4.50	Markups/Coordination
7/15/2024	Jacob Rodriquez	1.00	Markups & Coordination PC Set
7/15/2024	Jacob Rodriquez	5.00	Markups & Coordination PC Set
7/16/2024	Jacob Rodriquez	4.00	Markups - PC Set
7/17/2024	Jacob Rodriquez	6.50	Calc Package Review & Submittal
7/18/2024	Jacob Rodriquez	0.50	Coordination w/Arch & Internal Team
7/19/2024	Jacob Rodriquez	2.00	Calcs/Drawing Markups
7/23/2024	Jacob Rodriquez	0.50	Correspondence
7/24/2024	Jacob Rodriquez	0.50	Coordination w/AK
7/25/2024	Jacob Rodriquez	1.00	Coordination
7/26/2024	Jacob Rodriquez	0.50	Coordination
7/29/2024	Jacob Rodriquez	0.50	Coordination w/AK
7/30/2024	Jacob Rodriquez	0.50	Coordination w/arch
7/31/2024	Jacob Rodriquez	0.50	Coordination w/AK
8/2/2024	Jacob Rodriquez	1.50	Coordination
8/5/2024	Jacob Rodriquez	1.00	Respond to Peer Review Comments & Coordinate w/Design Team
8/7/2024	Jacob Rodriquez	1.00	Coordination
8/8/2024	Jacob Rodriquez	0.50	Coordination
8/9/2024	Jacob Rodriquez	2.00	Coordination call w/Perf Panel Consultant and Arch
8/12/2024	Jacob Rodriquez	1.00	Landscape Coordination Call
8/13/2024	Jacob Rodriquez	0.50	Coordination w/Arch
8/14/2024	Jacob Rodriquez	0.50	Correspondence
5/15/2024	Sujin Isravel	2.00	Framing Markups
7/10/2024	Sujin Isravel	8.00	General notes, typical details, foundation, framing plan and recurring details markups
7/11/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
7/23/2024	Sujin Isravel	2.00	Framing plan and recurring details markups
7/26/2024	Sujin Isravel	4.00	Framing plan and recurring details markups
7/31/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
8/1/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
8/7/2024	Sujin Isravel	8.00	Framing plan and recurring details markups
8/13/2024	Sujin Isravel	6.00	Framing plan and recurring details markups

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John Labib Structural Engineers, LLP
319 Main Street
El Segundo, CA 90245-
Tel: 213-239-9700

Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
8/14/2024	Sujin Isravel	4.00	Typical detail, Framing plan and recurring details markups
7/18/2024	Shiva Chandiran	4.00	framing and typical details
8/6/2024	Kit Hsu	3.50	MARKUPS
8/7/2024	Kit Hsu	1.00	MARKUP - AT STAIRS
7/24/2024	Jorge Ayala	1.00	cd
	Total for 00:Eng	**325.50**	
	Total for 23874:02 City of Hawthorne Senior Center CD	**325.50**	

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Filters Used:
- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
Project (Name) - 23874:03 (City of Hawthorne Senior Center PC & Bidding)			
00:Eng			
9/10/2024	Dipo Arjanggi	6.00	Bid Set - Back check
9/26/2024	Alan Kuang	2.00	markups, responses to pc comments (Makeup Hours + 2)
7/15/2024	Mina Tooma	8.00	review latest backcheck and update Level 2 safe model. check deflection and punching. design stud-rails. markups for modifications on slab design.
7/16/2024	Mina Tooma	8.00	Backcheck for drafted markups. Concrete Columns Design. Stud rails Design. Adding more markups. Wrap up that calculation for PC submission.
9/25/2024	Mina Tooma	1.00	Reviewing PC comments.
9/26/2024	Mina Tooma	11.00	update safe model geometry to match latest background. update loading and planters area. redesign the slab and adding markups.
9/27/2024	Mina Tooma	6.00	backcheck. fixing some staff in Autocad. beams recheck and updating schedule. adding some responses to PC comments.
10/1/2024	Mina Tooma	1.00	print out slab design for submitting calcs.
8/27/2024	Jacob Rodriquez	1.50	A/E Coordination Meeting - Steel Facade support framing
8/28/2024	Jacob Rodriquez	1.50	Coordination
8/29/2024	Jacob Rodriquez	2.50	Specifications
9/10/2024	Jacob Rodriquez	1.00	Coordination Meeting - Specs Concrete
9/19/2024	Jacob Rodriquez	1.00	Landscape Coordination - PC Response
	Total for 00:Eng	**50.50**	
	Total for 23874:03 City of Hawthorne Senior Center PC & Bidding	**50.50**	

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RA-DA

Rania Alomar Architect, Inc dba RA-DA
7523 Norton Avenue, West Hollywood, CA 90046
T. 323 851-4040 / www.ra-da.com

January 21, 2025
To: Akbar Farohki
PROJECT TITLE: HAWTHORNE SENIOR CENTER

SS04 - Supplemental Services

Construction Administration Services

ARCHITECT	RA-DA	$136,000
STRUCTURAL ENGINEER	LFA	$40,000
CIVIL	LFA	$6,000
LANDSCAPE	SALT	$9,000
MECHANICAL PLUMBING	MEP	$12,975
ELECTRICAL	MEP/SWG	$14,100
SPECIFICATIONS	KM CONSULTING	$1,400
	TOTAL ADDITIONAL FEE:	**$219,475.00**

Sincerely,

Rania Alomar, AIA

Date: 10/23/2024

RA-DA

HAWTHORNE SENIOR CENTER SS04

RA-DA - Add Fee / CONSTRUCTION ADMINISTRATION SERVICES:

01.21.2025

SCOPE OUTLINE:

- Review contractor submittals (shop drawings, material samples, product data)
- Respond to RFIs from contractors
- Review change orders
- Regular Site Visits, Site Observation & Field Reports
- Regular Project Meetings (Weekly Online Meetings, plus a maximum of 26 site visits, one person)
- Construction Document Revisions / Clarifications
- Punch Lists & Final Reviews - at Substantial and final completion (Limited to 2 job walks)
- Contractor Communication & Design Team Coordination

This process helps ensure the project is built as designed and minimizes issues during construction.

RA-DA Monthly Breakdown - CA Services

February 2025	$6,000
March	$10,000
April	$10,000
May	$10,000
June	$10,000
July	$12,000
August	$12,000
September	$12,000
October	$12,000
November	$12,000
December	$12,000
January / 2026	$12,000
Close Out - February 2026	$6,000
TOTAL CA FEE	**$136,000**

Labib Funk + Associates
Structural | Shoring | Civil | EBM

SS04
STRUCTURAL

~~September 25, 2024~~
Revised: January 17, 2025

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046
mike@ra-da.com

Subject: City of Hawthorne Senior Center
Structural Add Service #3 – Construction Administration Services
LFA Job No: 23874

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for the structural engineering services for continuation of services and construction administration for the project located in Hawthorne, CA. Per our discussions, we understand that the scope consists of the following:

Construction Administration Phase

1. Visit the site at intervals appropriate to the stage of construction, milestones or as otherwise agreed by the Client, to become familiar with whether construction is proceeding in general accordance with the Construction Documents. On the basis of such site visits, the Structural Engineer shall keep the Client and Architect informed of the progress and quality of the work. (Fee per below).
2. Complete structural observation reports as required by the City.
3. Attend construction meeting with Client, Architect & Contractor.
4. Respond to "Requests for Information" with the Contractor, through the Architect.
5. Advise and consult with the Client and Architect/Designer during the Construction Administration phase.
6. Review submittals and structural shop drawings for off-site prefabricated structural elements.

Exclusions

1. Temporary shoring design.
2. Exterior wall system "Glazing" except for structural steel supports.
3. Structural Redesigns or supplemental permits (building is currently permitted).

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

Fee

We propose to provide the services described above for a reduced hourly fee of $200 not-to-exceed $40,000 without prior written authorization in accordance with our Original Base Contract. Construction administration is estimated to be 40 hours per month x 6 months.

Structural Observations and Site Meetings, if requested by Client or Contractor, will be billed at a reduced hourly rate of $200 per hour, including travel time.

Additional services, including additional meetings over what is included above, will be based on the following hourly rates which are valid for 365 days from the date of this proposal:

Draftsperson:	$175.00	Project Manager:	$250.00
Project Engineer:	$225.00	Principal Engineer:	$350.00

If this proposal is acceptable, please sign and email back to us. If you have any questions, please do not hesitate to contact our office.

Sincerely,

Labib Funk + Associates

Jacob Rodriguez, S.E.
Principal

This proposal is open for acceptance for 180 days from the date above.
All other Terms & Conditions shall be based on the original Contract.

Authorized to Proceed:
RA-DA

By: _____

Name: _____
Title: _____
Date: _____

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

Labib Funk + Associates
Structural | Shoring | Civil | EBM

SS04
CIVIL

September 25, 2024

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046
mike@ra-da.com

Subject: City of Hawthorne Senior Center
Civil Add Service #4 – Construction Administration Services
LFA Job No: 23874

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for the civil engineering services for continuation of services and construction administration for the project located in Hawthorne, CA. Per our discussions, we understand that the scope consists of the following:

Construction Administration Phase

1. Visit the site at intervals appropriate to the stage of construction, milestones or as otherwise agreed by the Owner, to become familiar with the progress of the work and to determine whether construction is generally proceeding in accordance with the Civil Construction Documents.
2. Complete storm water observation report as required by the City.
3. Respond to civil "Requests for Information" with the Contractor, through the Designer.
4. Advise and consult with the Client and/or Architect/Designer during the Construction Administration phase.
5. Review submittals for conformance with the civil design.

Exclusions

1. Per the Original Contract.
2. Plan check corrections from other disciplines not under LFA direction requiring substantial redesigns.

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

Fee

We propose to provide the services described above for a reduced hourly fee of $200 not-to-exceed $6,000 without prior written authorization in accordance with our Original Base Contract.

If this proposal is acceptable, please sign and email back to us. If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates



Frank LaRocca, P.E.
Principal

This proposal is open for acceptance for 30 days from the date above.
All other Terms & Conditions shall be based on the Original Contract.

Authorized to Proceed:
RA-DA

By: _____

Name: _____
Title: _____
Date: _____

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

Hawthorne Fee

SD $12,000

DD $15,000

CD $ 18,000

Permit $1,000

Bid $500

CA $9,000

ALLEN COMPTON RLA, ASLA / President

he/him
Landscape Architect #5655
SALT Landscape Architects
448 S. Hill Street / Suite 708 / Los Angeles / CA 90013
o 213.234.0057 / m 323.333.6333

Glenn R. Tanner, PE
Principal Engineer
MAXIMUM ENERGY PROFESSIONALS
23670 Hawthorne Bl. Suite 204
Torrance CA 90505
(310) 782-1410 Tel.
www.mep-llc.com
glenn@mep-llc.com

City of Hawthorne Fee Proposal – Senior Center

SR CTR

55 hours mech-plumbing @ 235 = 12975
60 hours electrical @ 235 = 14,100

All are on T&M not to exceed, that's a top limit, if not used, not billed.

Hawthorne Senior Center CA Fee

CA: Technical review and CA assistance (RFIs, submittals, substitutions, etc.) – $1,400.00

Kathy
Kathryn Marek, AIA, NCARB, CSI, CCCA, SCIP
KM Architectural Consulting, PLLC
Phone: (213) 503-2064
Email: kathryn@kmarchconsult.com

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES

THIS CONSULTANT AGREEMENT is made and effective as of December 13th, 2023 between the City of Hawthorne, a municipal corporation ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on December 13th, 2023, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public

Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

RA

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. **LEGAL RESPONSIBILITIES**

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint,

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subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

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19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:

By:
Name: RANIA ALOMAR
Title: PRESIDENT
Rania Alomar Architect, Inc. (RA-DA)

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

DAYNA WILLIAMS-HUNTER
City Clerk
City of Hawthorne

EXHIBIT A

Proposal

RA-DA

HAWTHORNE SENIOR CENTER FEE PROPOSAL

11.14.2023

	Primary AE Team								*Additional Consultants*					
	Architectural	**Structural**	**Landscape**	**MEP**	**Fire/Life Safety**	**AV/ Low Voltage**	**Specifications**	**Cost Estimator**	**Geotechnical Investigation**	**Hazardous Materials**	**Building Envelope**	**Elevator Consultant**	**Kitchen Consultant**	**TOTAL BY PHASE**
Kickoff and Predesign	$19,840.00								$14,600.00	$10,272.00				**$44,712**
Schematic Design	$69,760.00	$8,500.00	$12,000.00	$18,450.00	$17,100.00	$11,570.00	$3,360.00	$9,240.00			$4,400.00	$2,500.00	$7,500.00	**$164,880**
Design Development	$80,000.00	$14,300.00	$15,000.00	$25,625.00	$17,700.00	$12,015.00	$15,400.00	$20,130.00			$6,500.00	$3,200.00		**$210,570**
Construction Documentation	$110,000.00	$20,000.00	$18,000.00	$50,225.00	$23,100.00	$15,575.00	$13,440.00	$29,040.00			$13,300.00	$4,500.00		**$285,310**
Permitting	$10,280.00	$2,800.00	$1,500.00	$8,200.00			$2,800.00					$500.00		**$40,790**
SUBTOTAL BY DISCIPLINE	**$289,880.00**	**$45,600.00**	**$46,500.00**	**$102,500.00**	**$57,900.00**	**$39,160.00**	**$35,000.00**	**$58,410.00**	**$14,600.00**	**$10,272.00**	**$24,200.00**	**$10,700.00**	**$7,500.00**	
	**Construction Administration not included*						*Primary Team Fee:*	*$674,950.00*	**TOTAL A/E FEE**					**$746,262**
Reimbursables	$10,000.00													**$10,000**

ARCHITECT : RA-DA

PROJECT PHASE	TASK	Staff Classification	HOURS	HOURLY RATE	TOTAL	TOTAL BY PHASE
Kickoff and Predesign	*Tasks per workplan and RFP*	Principal	32	250	$8,000.00	**$19,840.00**
		Project Manager	8	200	$1,600.00	
		Staff	64	160	$10,240.00	
Schematic Design		Principal	64	250	$16,000.00	**$69,760.00**
		Project Manager	64	200	$12,800.00	
		Staff	256	160	$40,960.00	
Design Development		Principal	64	250	$16,000.00	**$80,000.00**
		Project Manager	64	200	$12,800.00	
		Staff	256	160	$40,960.00	
		Staff	64	160	$10,240.00	
Construction Documentation		Principal	88	250	$22,000.00	**$110,000.00**
		Project Manager	88	200	$17,600.00	
		Staff	352	160	$56,320.00	
		Staff	88	160	$14,080.00	
Permitting		Principal	4	250	$1,000.00	**$10,280.00**
		Project Manager	8	200	$1,600.00	
		Staff	48	160	$7,680.00	
Construction Administration		not included				
TOTAL FEE			*1612*			**$289,880.00**

TOTAL HOURS

Not Included:

Furniture and Equipment
Signage design (other than building name if integrated into the deisgn)
Presentation Renderings and Boards
Community Outreach
Construction Administration
Multiple design options

Labib Funk + Associates
Structural | Shoring | Civil | EBM

~~October 24, 2023~~
REVISED: November 15, 2023

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046
mike@ra-da.com

Subject: City of Hawthorne Senior Center
Structural Engineering Scope of Work

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for structural engineering services for the addition and renovation of a project located at the above noted address.

Based on the RFP we received from your office on 10.03.23, we propose to perform consulting structural engineering services as follows:

The City will be adding a 2nd floor of approximately 10,000 SF to the existing one-story Senior Center located in the rear parking lot of the City Memorial Center. The work will also consist of designing renovations to the 1st floor, which include but not limited to new stairway and elevator to new 2nd floor, new offices, flooring, and a new window wall.

Senior Center + Addition

The existing Senior Center is approximately 9,600 SF. The existing gravity force resisting structure consists of ½" plywood spanning to 2 FT x 12 FT roof rafters supported on built-up steel girders spanning to steel columns. The exterior walls are 2 FT x 6 FT wood stud bearing walls, which also function as plywood sheathed wood shear walls. The existing foundation consists of a continuous strip footing at the perimeter with enlarged shallow footings at the steel posts. The building needs new equipment/appliance upgrades and other improvements on the existing 1st floor.

The new 10,000-SF addition will become the new 2nd floor for the senior center and work consist of designing new stairway, elevator, ADA compliance restrooms, office spaces, activity rooms, a large lounge area, and patio deck for outside activities/dinning. The work also consists of structural analysis to determine if the 1st floor can support the new 10,000-SF addition.

Project Scope

1. Develop construction plans and details of the structural elements including gravity load resisting system, lateral force resisting system and associated foundations for wind and earthquake forces to meet current code requirements.
2. Develop structural calculations necessary for proper structural design and submittal to the Department of Building and Safety.

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3. Assist the Client in obtaining plan check approval for the structural portion of the work. Provide structural corrections and clarifications as required by the City. Meet with the Department of Building and Safety, as required, to facilitate the structural plan check process.
4. Render interpretations of the construction documents including the issuance of clarification drawings if required for the proper execution of the work.
5. LFA shall be entitled to rely on the adequacy and accuracy of information provided by Client or Client's consultants. LFA shall coordinate such information solely for interface with its services and shall notify Client of any errors actually identified in such information. LFA shall not be responsible for the acts or omissions of the Client, Owner, Contractors, other consultants and their respective agents or employees, or any other persons or entities performing work on the Project who are not under the direct control or authority of LFA.
6. The parties acknowledge that the Project is a major renovation of an existing building, approximately fifty (45) years old. Without limitation to the Engineer's obligation to perform all Services in accordance with this Agreement, the Engineer is not responsible for the condition of the existing building or differences between as-discovered conditions and the construction documents.
7. LFA will make no representations regarding the suitability for reuse of the existing structures on the site and is not responsible for the condition of the existing structures. LFA is not responsible for existing or unforeseen conditions which may be present at the site and may require additional construction cost, design fees, and schedule extension.

Phase

Schematic Design

1. Develop initial design parameters with the Architect based upon the approved concept design.
2. Participate in the selection of the structural system to be implemented and assist the architect in coordination with other related consultants.
3. Prepare a geotechnical report request including structural requirements required as part of the Geotechnical Engineering evaluation report.
4. Prepare Schematic Design drawings and other documents as required describing the structural systems, materials, and design intent as delineated by the Architect and other such elements, as may be appropriate.
5. Structural plans developed in AutoCAD will depict the structural system showing foundations, core & shell framing and the preliminary design of lateral force resisting systems.
6. Participate in project work sessions that might be required (4 sessions).

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Design Development Phase

1. Develop structural design parameters with the Architect based upon the approved schematic design.
2. Prepare design drawings and other documents as required describing the structural systems, materials, and design intent as delineated by the Architect and other such elements, as may be appropriate.
3. Review the geotechnical report for structural concerns relative to the recommended foundation systems.
4. Prepare Design Development level plans in AutoCAD of the structural system showing foundations, framing and preliminary design of special conditions and systems including materials, gross sizes, critical details, coordination clearances and basic dimensions.
5. Participate in project work sessions that might be required (6 sessions).
6. Cooperate with the Client, Architect, and General Contractor in their preparation of cost estimates.
7. Review the Design Development drawings prepared by other consultants and prepare a list of design concerns and considerations related to structural engineering.

Construction Document Phase

1. Structural drawings and calculations shall be "signed and sealed" as required by the Department of Building and Safety in order to obtain a building permit.
2. Prepare construction documents necessary to convey the design that shall be used for bidding and construction. Documents shall include detailing of structural elements and their connections.
3. Provide necessary criteria and other information needed for the design and installation of pre-engineered elements by others, including curtain walls, metal stairs, etc.
4. Indicate on the drawings design criteria such as live and superimposed dead loads, material strengths, and basic structural code requirements.
5. Assist the architect in coordination with the project's consultants relative to structural impacts to their work.
6. Produce, as required by local jurisdictional authorities, structural calculations in order to facilitate review of the documents for permit.
7. Assist the Architect in specifying the scope, standards and frequency of required testing and inspection services by independent agencies for structural items during construction.
8. Participate in project work sessions that might be required (8 sessions).

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Plan Check and Bidding Phase

1. Assist the client in obtaining plan check approval for the structural portion of the work.
2. Provide structural corrections and clarifications as required by the City.
3. Meet with the Department of Building and Safety, as required, to facilitate the structural plan check process.
4. Respond to any pre-bidding questions from contractors.

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Exclusions

1. Construction Engineering Services during construction. (under separate proposal, if required)
2. Temporary Shoring Design services (under separate proposal).
3. Civil Engineering Design services (under separate proposal).
4. Revit modeling (can be provided as an Add/Alternate if desired).
5. Design and anchorage of glazing, skylights, storefront, rain screens, and stone systems (typically design-build by contractor).
6. Steel stair design (to be design-build by contractor).
7. Design and detailing of non-structural / ornamental architectural elements and light gage design.
8. Seismic anchorage / bracing of MEP equipment & infrastructure including chillers, ducts, pipes, conduit, etc. (typically design-build by contractor).
9. Vibration / Acoustic Engineering.
10. Revisions to the structural systems due to Value Engineering beyond design development level of completion.
11. Peer Review.
12. Phasing of the project or multiple submittals except as noted herein.
13. As-Built Structural Drawings.
14. Submittal of the structural package to the FEMA or other reviewers. This is typically handled by the Project Architect or Expeditor.
15. Plan check corrections from other disciplines not under LFA direction requiring substantial redesigns.
16. Design and anchorage of storage racks, shelving, parking stackers, etc.
17. Material Testing.
18. PML or Loss analysis.
19. Extended Design Schedules: If the originally agreed upon design schedule is extended, additional fees may be required in order to properly staff the project and continue coordination with the design team.
20. Façade design (typically design-build by Contractor).
21. Non-linear analysis.

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Design Fee

We propose to provide the services described above, through permitting, for lump-sum fees as stated below, plus customarily reimbursed expenses in accordance with our Original Base Contract.

Phase	Fee
Schematic Design	$8,500
Design Development	$14,300
Construction Documents	$20,000
Plan Check & Bidding	$2,800
Total	**$45,600**

Additional services, including additional meetings over what is included above, will be based on the following hourly rates. This fee is valid for 365 days from the date of this proposal:

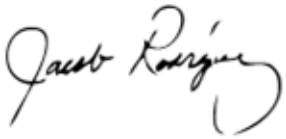
Draftsperson:	$145.00	Project Manager:	$215.00
Project Engineer:	$185.00	Principal Engineer:	$275.00

LFA welcomes the opportunity to work with you on this project. If this proposal is acceptable, please sign and email back to us.

If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates



Jacob Rodriguez, S.E.
Principal
This proposal is open for acceptance for 180 days from the date above.

Authorized to Proceed:
RA-DA

By: _____

Name: _____
Title: _____
Date: _____

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TERMS AND CONDITIONS

Effective 06/15/2023

1. **REIMBURSABLE EXPENSES**
   Expenses other than salary costs that are directly attributable to our professional services are invoiced at our cost plus 15%. These expenses include such items as out-of-town travel expenses, use of personal and rental cars, special fees and permits, premiums for additional or special insurance where required, mailing, copying & printing expenses, etc.

2. **SERVICES BY OTHERS**
   When considered necessary, other technical firms or outside consultants may be used with your approval and the cost of such services, plus ten percent (10%), will be included in our invoice. Unless specifically agreed to in writing, LFA has retained no consultants for this project.

3. **ACCESS TO SITE**
   Unless otherwise stated, LFA will have access to the site for activities necessary for the performance of the services.

4. **INSURANCE LIMITS**
   Insurance limits are as follows: General Liability $1,000,000 each occurrence & $2,000,000 aggregate, Professional Liability $1,000,000 each occurrence & $1,000,000 aggregate. Workman's Comp $1,000,000.

5. **PAYMENTS TO ENGINEER**
   Invoices will be submitted monthly for the prior month's services unless specified otherwise on Contract. Payment is due upon the invoice date and becomes delinquent thirty (30) days thereafter. In the event of non-payment, LFA may, without waiving any of the claims or rights against you, and without liability whatsoever to you, terminate performance of the services. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1-1/2%) for each thirty (30) days delinquency (provided the rate of such late charge shall not exceed the maximum allowable by the laws of the state in which our office submitting the invoice is located, and if so exceeding, the interest rate shall be the maximum amount allowable in that state). All attorney's fees and expert fees, LFA's time, and costs shall be paid by the Client. Payment to LFA shall not be withheld, postponed, or made contingent on the construction, completion, or success of the project or upon receipt by the Client of offsetting reimbursement or credit from other parties caused additional services or expenses. No withholding, deductions or offsets shall be made from LFA's compensation for any reason unless LFA has been found to be legally liable for such amounts. Payment of LFA's fees shall be a condition precedent to bringing any action or suit against LFA.

6. **STANDARD OF CARE**
   LFA's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that LFA shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Such standard of care is not a warranty or guarantee and LFA shall have no such obligation. Accordingly, Client should prepare and plan for clarifications and modifications which may impact both the cost and schedule of the Project.

7. **SCHEDULES & BUDGETS**
   Any schedules or completion dates, budgets, or estimates of cost prepared by LFA represent LFA's professional judgment based on its experience and available information. Since neither LFA nor Client has control over the cost of labor, materials, or equipment, or contractor's methods of determining prices, or over competitive bidding or market conditions, LFA cannot and does not warrant or represent that actual schedules, budgets or completion dates or actual costs will not vary from schedules or completion dates, budgets, or estimates of cost prepared by LFA or proposed, established, or approved by Client.

8. **OTHER PROVISIONS**
   It is understood that LFA will not provide design and construction review services relating to safety precautions, means, methods, techniques or sequences of any contractor or subcontractor on the project. Further, it is understood that LFA will not provide any supervisory services relating to the construction of the project.
   In recognition of the relative risks, rewards, and benefits of the project to both the client and LFA, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, LFA's total liability to the client and all other parties, for any and all injuries, claims, losses, expenses, attorney's fees and expert fees, damages or claim expenses arising out of this agreement, from any cause or causes, shall be limited to LFA's fee. Such causes include, but are not limited to, LFA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.
   Client intends that LFA's involvement with the project shall not subject the individuals affiliated with LFA or its subconsultants to personal exposure for the risk attendant to that involvement. Therefore, any remedies of Client and Client's related business entities concerning services performed pursuant to the obligations imposed by this agreement shall be sought against LFA and/or its subconsultants, if any, and any related business entities, and in no event shall damages or indemnification concerning this agreement and/or project ever be sought against LFA's principals, shareholders, employees, and other affiliated individuals, regardless of the kind and cause of loss involved.
   LFA's services are intended for the Client's sole use and benefit and solely for the Client's use on the Project and shall not create any third-party rights. Except as agreed to in writing, Consultant's services and work product shall not be used or relied on by any other person or entity, or for any purpose following substantial completion of the Project.
   Any revisions to the structural system due to Value Engineering or a Peer Review are not included in the basic services & will be charged as additional services.

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If project is stopped for more than a 3-month period due to any reasons, a restart fee of $4,000.00 will apply. Project will be designed & submitted to Plan Check to the Governing Authority in ONE Phase & in ONE unique submittal. Additional submittals to the Governing Authority due to Project Phasing will be charged as additional services based on hourly rates.
Either party to this Agreement may not assign its rights hereunder without the prior written consent of the other party. Nothing contained in this agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or Consultant.

9. **TERMINATION**
This agreement may be terminated by either party by seven (7) days' written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this agreement is terminated, LFA shall be paid for services performed to the termination notice date, including reimbursable expenses due. If LFA for any reason does not complete all the services contemplated by this agreement, LFA cannot be responsible for the accuracy, completeness or workability of the contract documents prepared by LFA if used, modified, or completed by another party or the Client. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold LFA harmless from any claim, liability, or cost (including reasonable attorneys' fees and defense costs) for injury or loss arising or allegedly arising from such reuse, modification or completion made by any party to any contract documents prepared by LFA.
If Client sells the Project, Client shall obtain from buyer an agreement, for the benefit of Consultant, which guarantees that the release and indemnification of Consultant will be honored by buyer and any subsequent buyer. These provisions shall survive the termination of this Agreement; and in the event that any portion of these provisions shall be prohibited by law, then these provisions shall not be void, but rather shall be interpreted as applying only to fullest extent allowed by law.

10. **OWNERSHIP OF DOCUMENTS**
The drawings, calculations and specifications are instruments of service and are, and shall remain, the property of LFA, whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to LFA. Reuse or modification of the project documents by Client, shall be at Client's sole risk and Client agrees to indemnify, defend, and hold LFA harmless from all claims, damages, and expenses, including attorney's fees, arising out of such reuse or modification by Client or by others acting through Client. If this agreement is terminated as discussed in Item 9 above, the Client shall pay a licensing fee as compensation of $10,000 for the Client's continued use of LFA's Instruments of Service solely for purposes of completing, using, and maintaining the Project.

11. **VENUE**
Labib Funk + Associates (LFA) is a DBA of John Labib Structural Engineers, LLP.
This agreement shall be interpreted and enforced in accordance with the laws of the State of California. The venue of any action brought to interpret or enforce any of the terms of this agreement or otherwise adjudicate the rights or liabilities of the parties hereto shall be in Los Angeles County, California.

12. **BANKRUPTCY**
Consultant shall be entitled to immediately, and without notice, suspend the performance of any and all of its obligations pursuant to this agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary bankruptcy petition filed against Client in the United States Bankruptcy Court, and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this agreement has been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of performance of Consultant's obligation pursuant to this agreement continues for a period in excess of ninety (90) days, Consultant shall have the right to terminate all services pursuant to this agreement.

13. **LIEN RIGHTS**
This agreement shall not be construed to alter, affect, or waive any design professional's lien, mechanic's lien or stop notice right which Consultant may have for the performance of services pursuant to this agreement. Client agrees to provide to Consultant the present name and address of the record owner of the property upon which the project is to be located. Client also agrees to provide Consultant with the name and address of any and all lenders who may loan money on the project and who are entitled to receive a preliminary notice.

14. **THIRD PARTY LENDERS**
If payment for Consultant's services is to be made on behalf of Client by a third-party lender, Client agrees that Consultant shall not be required to indemnify the third-party lender, in the form of an endorsement or otherwise, as a condition to receiving payment for services.

15. **ADDITIONAL AGREEMENTS/GUARANTEES**
The Consultant shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the judgment of the Consultant, increase the Consultant's contractual or legal obligations or risk, or adversely affect the availability or cost of its professional or general liability insurance. Nor shall Consultant be required to sign any documents, requested by any party, including Client, that would result in the Consultant's having to certify, guarantee, warrant or state the existence of conditions whose existence the Consultant cannot ascertain. The Client also agrees not to make resolution of any dispute with the Consultant or payment of any money due to the Consultant, in any way contingent upon the Consultant's signing any such certification, guarantee, warranty or statement.

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El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

Jacobus & Yuang, Inc.
330 N. Lantana Street Suite 28, #220
Camarillo, California 93010
Tel. (213) 688-1341 or (805) 339-9434
Fax (866) 431-3256
Website: www.jyiestimate.com

October 19, 2023 **4177P-R1**
Revised: November 15, 2023

Michael Green, WELL AP
RA-DA
7523 Norton Avenue
West Hollywood, CA 90046

Re: ESTIMATING FEE PROPOSAL – HAWTHORNE SENIOR CENTER - 1ST FLOOR REMODEL & ADDITION AND 2ND FLOOR ADDITION

Dear Michael:

We take pleasure in submitting our revised Fee Proposal for consulting services for the above project, as follows:

Description	1st Floor Remodel & Addition	2nd Floor Addition	Total Lump Sum Fee
1. To prepare a Schematic Design Opinion of Cost, based on typical SD Design Information	$3,600	$5,640	9,240
2. To prepare a Design Development Cost Estimate, based on typical DD Design Information	$7,830	$12,300	$20,130
3. To prepare a 50% Construction Documents Cost Estimate, based on typical 60% CD Design Information	$6,290	$9,880	$16,170
4. To prepare a 90% Construction Document Cost Estimate, based on typical 90% CD Design Information	$5,010	$7,860	$12,870
Total Proposed Lump Sum Fee (Drawing printing is included)	**$22,730**	**$35,680**	**58,410**

Conferences, Value Engineering, Reconciliation's with estimates by others, Life Cycle Cost Studies, updating or revisions to the above report(s), shall be charged in accordance with the most current Schedule of Fees, when approved and authorized by you.

The above report(s) shall be:

- Prepared to incorporate all trade related disciplines
- Prepared in Master Format™ major division, with labor, material and equipment costs rolled up into a single unit cost
- Submitted in PDF file format only

Not included in the above fee are the following, **unless specifically included above**:

- Value Engineering
- Preparation or completion of Bid Forms
- Field Investigation
- Life Cycle Cost Analysis and/or Cost Benefit Analysis

Not included in the above fee are the following continued, **unless specifically included above** (continued):

- Scheduling related work
- Change Order Evaluation or Negotiation
- Estimation Reconciliation's with other estimates or reconciliation with contractor bids
- Printing of documents required for estimating purposes (true half size required), unless specifically included above – **please also provide PDF copies of drawings**
- Job Order Costing (JOC) pricing approach
- Out-of-Office meetings
- LEED related cost extracts
- Cost Estimate Adjustments for Addenda issued after any completed Estimate Milestone had been issued
- Searching through Proprietary Databases such as Project Wise for documents necessary for estimating – **please provide direct links to extract files to be used for estimating**
- Constructability Review
- Creating a Material Ordering List
- Preparing DSA formatted Estimates with referencing of line-items to SW Publishing (Ex Saylor) coding

This fee proposal shall be made an appendix to any contract between our offices, and is valid for 60 days from the date of this proposal.

We respectfully reserve the right to adjust our fee if the scope of our services is modified.

Our Insurance Coverage's are as follows:

1. General Liability, $2.0 Million per occurrence, $4.0 Million General Aggregate
2. Worker's Compensation Insurance $1.0 Million per occurrence including Defense Costs
3. Automobile Insurance - Scheduled, Hired & Non-Owned Autos, $1.0 Million
4. Professional Liability Insurance (PLI) – Per Claim/Aggregate, $2.0 Million. Waiver of Subrogation and Primary non-contributory wording not available for PLI.

Below are the rates applicable to Personnel that shall work on the project:

	Rate per Hour for 01/01/2023 – 12/31/2023	**Rate per Hour for 01/01/2024 – 12/31 2024**
Principal	$196.73	$202.63
Senior Estimator	$133.39	$137.39
Estimator	$98.37	$101.32

Please sign and date this Proposal to indicate your acceptance of the above conditions, and return one signed copy to this office via facsimile or email (cobusm@jyiestimate.com).

Yours sincerely,

Cobus Malan
Principal Quantity Surveyor

Accepted for: **RA-DA**

By: _____Dated: _____

ARCHITECTURAL ELEVATOR CONSULTING, LLC

October 17, 2023

Michael Green, WELL AP
RA-DA
7523 Norton Ave.
West Hollywood, CA 90046

RE: One (1) New Elevator - City Memorial Center – Cit of Hawthorne

Dear Michael Green,

We propose to provide the Owner/Architect the following elevator consulting services for the new above referenced construction project. The project consists of adding approximately 10K SF of space to the 2nd floor of an existing senior center in the rear parking lot of City Memorial Center. The plan is to add one new elevator.

Schematic Design

1. Perform consultation relating to the evaluation and selection of the most economical and efficient vertical transportation system for the project.
2. Review existing core design to determine the speed, size, and type of elevator that best meets the needs of the building.
3. Prepare a preliminary elevator report exploring different options.
4. Provide schematic drawings showing the layout of the elevator equipment.
5. Provide budget pricing and value engineering alternates.
6. Meet with the Architect and other Consultants to discuss design intent and the integration of the various project systems having an effect on vertical transportation criteria.
7. Attend Owner, Contractor, Architect and governing agency meetings as necessary to coordinate design efforts. Prepare plans and special exhibits as may be required by governing agencies.
8. Design the vertical transportation systems in accordance with applicable codes and regulations which shall be shown with appropriate calculations and described in complete and coordinated Contract Drawings and Specifications.

Design Development:

1. Review updated plans to determine the speed, size, and type of elevator that best meets the needs of the building.
2. Perform consultation regarding design of elevator pits, shafts and machine rooms including mechanical and electrical, structural and governing agency requirements.
3. Prepare a complete elevator report exploring different options and making a final recommendation.

4. Update drawings as needed to show the layout of the elevator equipment. Provide preliminary loads for structural, electrical and mechanical divisions.
5. Provide updated budget pricing and value engineering alternates.
6. Prepare a preliminary list of work that is not included in elevator contractor's scope, but must be coordinated by elevator contractor. This includes but is not limited to security interface, telephone line for elevators, smoke and heat detectors, electrical, structural, and emergency power if provided.
7. Attend design team meetings as required by Owner and Architect.

Construction Documents:

1. Prepare performance-based specifications and include performance based maintenance specifications for all elevators and escalators.
2. Issue contract drawings including elevator layouts with hoistway plan and section.
3. Prepare all contract documents in accordance with the Architect's standards, systems and formats. The consultant shall review these requirements in advance with the Architect prior to start of Contract Documents and Specifications. The specifications will be written with the intent of opening up the bidding process for all major elevator contractors
4. Review Contract Documents to verify that all vertical transportation recommendations have been included in detail and building design.
5. Provide estimated structural, electrical and mechanical requirements to Owner, Architect and other design team members. We will provide estimated loads only. The actual costs for structural, electrical and mechanical engineers are not included in our scope of work.
6. Contract documents will be available electronically in Microsoft Word and Auto CAD.

Bidding Phase:

1. Provide necessary clarification during the bidding period as they apply to the vertical transportation system.
2. Review bid results and prepare spreadsheet showing costs and benefits of each elevator contractor.
3. Conduct bid review meeting with the two or three elevator contractors that provide the proposals with the best value.
4. Recommend the selection of an elevator contractor.

Construction Administration:

1. Review shop drawings and comment.
2. Perform construction observations during the construction phase, as appropriate and as additionally requested by the Architect. Submit a written and photographic summary of all site visits within five working days.
3. Assist in the preparation of vertical transportation systems-related Proposal Requests, Architect's Supplemental Instructions and Construction Change Directives when necessary. Provide text and sketches in a timely manner to describe modification. Maintain updated drawings with approved changes.

4. Review and approve in a timely manner all vertical transportation related shop drawings, test lab reports and submittals.
5. Perform timely review of vertical transportation related Proposal Requests, Architect's Supplemental Instructions, Construction Change Authorizations, Construction Change Directives and Change Orders as appropriate and as additionally requested by the Architect to determine the value of the work in comparison to submitted price.
6. Review Record Drawings as prepared by the General Contractor for general conformance to the work observed and approved changes.
7. Perform final walk-through, preparation of punch list and re inspections to observe corrections.
8. Make the following field reviews:

    a. Do a final review on each elevator after they have passed the State/City /Federal Inspection and are ready for service.
    b. Provide a follow-up review to insure that all deficiencies are completed properly.
9. All invoices from elevator contractor will be reviewed and approved as appropriate.
10. Provide assistance to Architect, Owner, GC, and other trades as questions arise during the project.
11. The above services will be provided for the following fees:

Item	Price	Authorized
Schematic Design	$2,500.00	
Design Development	$3,200.00	
Contract Documents	$4,500.00	
Bidding Phase	$500.00	
Construction Admin.	$3,000.00	
Total	**$13,700.00**	

Architectural Elevator Consulting, LLC		**Client's Acceptance**	
Submitted by: (Signature)	Bob Nicholson	**Accepted by: (Signature)**	
Name:	Bob Nicholson	**Name:**	
Title:	Elevator Consultant	**Title:**	
Date:	10/17/23	**Date:**	
Co. Name:	Architectural Elevator Consulting, LLC	**Co. Name:**	

Upon review and approval sign and return two copies. Upon receipt we will countersign with our approval and return one fully executed contract for your files.

Terms and Conditions of This Agreement:

I. **INSURANCE:** Upon request by the Owner or Owners' representative, AEC will issue its standard professional and general liability insurance. Liability shall be limited to the fee proposal amount of this Agreement or $250,000 whichever is lower.

II. **INDEMNIFICATION PROVISIONS:**
   a. The Consultant shall be responsible for all of the work performed directly by their employees, any Associates or those persons retained or independently contracted by the Consultant to perform any of the work identified in this Agreement in concurrence with this project and the Consultant shall defend, indemnify and hold harmless the Owner/Client (as identified in the Agreement) against claims arising out of their sole negligence.
   b. The Consultant shall not be held responsible for any damages, injuries, etc., arising out of the acts and/or omissions of the Owner/Client or any of the Owners/Clients designated representatives, Agents, employees, other Consultants, Contractors, Sub-Consultant, Sub-Contractors, or any other persons performing any of the work requested by the Owner/Client.
   c. The Consultant shall not be held responsible for any delays to the project that is beyond their direct and immediate control.

III. **PROVISIONS FOR TERMINATION OF THE AGREEMENT:**
   a. This Agreement may be terminated by either party at any time upon the receipt of a fifteen (15) calendar day written notice to the other party to this Agreement. Should the Agreement be terminated by the Owner/Client, the Owner/Client shall provide all up-to-date compensation to the Consultant for all work performed within fifteen (15) calendar days from the date of the termination letter.

IV. **MISCELLANEOUS PROVISIONS TO THE AGREEMENT:**
   a. This Agreement is binding upon the parties identified in this Agreement and shall be binding upon their legal representatives, executors, heirs, or administrators.
   b. Should the Agreement have any provisions found to be invalid or unenforceable, the remainder of the Agreement shall continue to be in effect, less the offending provisions.
   c. The written Agreement shall constitute the binding requirements of the contract by both parties of the Agreement and shall not allow the introduction of any other oral and/or written agreements or understandings between the parties that are not properly identified in this Agreement.
   d. If the equipment is to be installed in a new or modified hoistway or in an existing hoistway, enclosure or structure, there exists the possibility that certain unforeseen field conditions may be encountered that could result in re-design work and/or additional services being required by the Consultant. If this unforeseen condition should arise, then this extra work shall be considered beyond the initial and original Scope of Work of this project as previously outlined. Therefore, any additional work required and authorized by the Owner/Client, shall be invoiced periodically, as the work progresses, utilizing a time card basis based upon the noted Hourly Rate Schedule.
   e. Architectural Elevator Consulting, LLC reserves the right to obtain the services of an Associate or Associates to assist with any of the services or work that has been identified in this Agreement.
   f. This Fee Proposal shall be valid for a total of sixty (60) calendar days from date of issuance.
   g. This proposal covers the use of any Architectural Elevator Consulting, LLC specifications, drawings and/or documents for the project that is identified in this Fee Proposal only. Any use of the specifications, drawings and documents provided to the Owner are prohibited from being copied and/or used by the Owner/Client for any other project or projects without express written permission and additional compensation provided to the Consultant.

V. **Excluded**: Structural, electrical and mechanical engineering services are not part of this Agreement. We will provide preliminary loads for these items. Actual engineering for these items shall be by others and is not included in our fee proposal.

VI. **Expenses:** Traveling expenses are not included in our proposal fee. We estimate that we will perform ____field visits throughout this project. Our traveling expense per trip shall include hotel, airfare, parking, mileage, hotel, and other miscellaneous traveling expense and shall be billed at cost.

VII. **Reproduction Costs:** We will email all our reports in PDF format as part of our base fee. If hardcopies of the report are needed we will charge for the reproduction costs. For the construction documents we will prepare PDF Electronic files and e-mail the documents to the bidders. Any bulk specification and/or document reproduction costs required for the project shall be billed as an extra at our cost.

VIII. **Billing/Payment:** At the completion of the initial field review and submission of our report or contract documents we will invoice for the entire contract amount for said phase. During the Project Management phase we shall bill based work completed to date. All invoices shall be due within 30 days of invoice date. Invoices that are not paid within 60 days are subject to 1.5% interest per month or the highest legal amount permitted by state law, on the open balance. All legal and collection fees associated with collecting the fees shall be the responsibility of the Client/Owner.

IX. **Scheduling:** As part of our work we will require to remove a (an) elevator from service. We will work with the building manager to schedule this during non-peak periods to ensure minimal disruption to the building operations. For the escalators we will require that the elevator service company have a mechanic on site to open and close the escalators and run the units so we can witness the operation and testing. The cost for the elevator service company's labor and expense is not included in our proposed fee.

Your Building Envelope Consultant

4740 Von Karman Ave,
Suite 130
Newport Beach, CA 92660
Phone: (949) 955-2777
www.d7consultina.com

October 18, 2023

Michael Green, WELL AP
RA-DA Design and Architecture
7523 Norton Avenue
West Hollywood, California 90046

Reference: Design & Construction Administration Proposal – Building Envelope
City of Hawthorne Senior Center – New Addition
Hawthorne, CA

Dear Mr. Green:

Thank you for the opportunity to provide you with this Proposal for Consulting Services for the project referenced above. D 7 CONSULTING INC. offers the following for your review.

PROJECT DESCRIPTION

The project is the addition of a 10,000-SF 2nd floor to an existing 1-story Senior Center.

D 7 CONSULTING INC. SCOPE OF WORK

D 7 will provide services related to the Building Envelope components listed in the RFP, including; Air and Water Barrier and sealants for new windows. Horizontal Waterproofing/Roofing for new Roof Terrace locations and Planter waterproofing for new planter work to be included on the Roof Terrace areas.

PHASE I – Schematic, Design Development and Construction Documents:

1. Consultant shall proceed with the **Schematic Design Phase** once confirmation of the requirements of the project has been discussed with the Architect:

    a. Provide Basis of Design Document & material cut sheets related to the waterproofing and roofing systems for the project;
    b. Develop Schematic Design for review by the Project Team;
    c. Review and comment on preliminary cost estimates and assist in value engineering options as requested.
    d. A total of two (2) meetings in person are included.

2. Consultant shall proceed with the **Design Development Documents** of the project upon confirmation and authorization from the Architect and approval by the Owner:

   a. These documents shall consist of Guideline Specifications and related Details to fix and describe materials and systems that may be appropriate for the roofing and waterproofing;
   b. Coordinate the design with the systems & decisions established by the Project Team;
   c. Provide Construction Development Specifications for roofing and waterproofing systems as part of our work on the project.
   d. A total of two (2) meetings are included.

3. Consultant shall proceed with the **Construction Document Phase** of the project upon confirmation from the Architect:

   a. Provide revisions to the Design Development Documents as required to facilitate the normal evolution of the final Project design;
   b. Final preparation of Detail Drawings and final preparation of the Specification sections as determined during the Design Development phase.
   c. Bid Review/Analysis and Respond to RFI's is included.
   d. Two (2) meetings to review final design documents is included.

4. Plan check / Pricing Phase

   a. Provide City plan check response related to the roofing and waterproofing items.
   b. Consultant shall provide bid review of items related to the roofing and waterproofing systems.

PHASE II – Construction Administration:

1. A D 7 Consultant will review **Submittals & RFIs** and provide response to all roofing and waterproofing related material sample submittals for system application, fastening, termination, etc. Review and respond to all **Shop drawings** and subsequent RFIs submitted by the Builder in regard to the roofing and waterproofing application.

   a. A total of twenty (20) hours are included.

2. D 7 will conduct **Pre-Job Conference Meetings** for Roofing & Waterproofing. The meetings will entail the following:

   a. Meet at the job site with the Contractor awarded the project along with the Manufacturer's Representative, Owner and all other Subcontractors;
   b. Review all approved material submittals, application techniques and/or requirements;
   c. Establish working schedule, staging areas and review all project specific requirements or restrictions;
   d. Document the minutes of the meetings and issue to all parties.
   e. A total of two (2) meetings are included for pre-construction conferences.

3. D 7 will attend **Progress Site Meetings**:

   a. The project Consultant shall meet at jobsite to audit ongoing roofing and waterproofing installations. D 7 will issue written reports and photos to all involved parties in order to document any modifications, changes or resolution of issues that occur during the ongoing roofing and waterproofing project.

   b. A total of twelve (9) meetings are included.

4. D 7 will conduct **Final Inspections**. This includes the following:

   a. Upon notification from the Contractor, a Final Inspection is conducted;
   b. A written Report will be developed noting items unfinished or incomplete prior to final acceptance of the project;
   e. The Final Inspections will be conducted with all concerned parties i.e., Manufacturer's Representative, General Contractor, Roofing Contractor, Architect and Consultant, etc.
   f. One (1) meeting is included.

PRICING FOR EACH PHASE AND TOTAL COST

PHASE I:

SD:	$ 4,400.00
DD:	$ 6,500.00
CD:	$ 13,300.00
`` Sub-Total Phase I:	$24,200.00

PHASE II: $ 29,500.00*

***This cost does not include Quality Assurance Observation. Final Inspections are only performed on work in which D 7 provided Full-time Quality Assurance Observation (see Note #5).**

TOTAL PRICE: $ 53,700.00

Thank you for the opportunity to issue this Proposal for Consulting Services. Please contact me at your convenience if you have any questions or would like to discuss this Proposal.

D 7 NOTES:

Note #1: D 7 has included services and fees for exterior wall waterproofing systems and door/window flashing components on the building. D 7 has not included interior kitchen or bathroom systems related to waterproofing. No exterior plaster, other exterior skin components are included.

Note #2: Site Visits shall consist of meetings at the project to review questions, concerns or non-compliant work related to roofing and waterproofing components on the day of each visit. D 7 will also review and document the roofing and waterproofing application on the day of each visit, provide assistance with moisture tests on substrates prior to application of roofing and waterproofing components when necessary, and review mock-up of/or preliminary installations of roofing and waterproofing components.

Note #3: Site Visits or Punchlists do not represent approval or acceptance of the roofing and waterproofing installations. Work installed prior to or after the date on which visit occurred cannot be reviewed with regard to substrate conditions, installation procedures or system attachment. Incomplete work, improper work or any component not reviewed prior to the actual day of each visit is not the responsibility of D 7.

Note #4: D 7 recommends Full-time Quality Assurance Observation in order to provide complete documentation of work related to roofing and waterproofing.

Note #5: Final Inspections are only performed on work in which D 7 provided Full-time Quality Assurance Observation.

TERMS & CONDITIONS

D 7 must have fully executed proposal or contract for work prior to commencement of services for the project. The D 7 Terms & Conditions must be incorporated into, by reference, or included as an attachment to any contract created by or issued by the client.

Payment terms shall be Net Thirty (30) days from **DATE OF INVOICE**. Any other terms agreed to shall be clearly depicted within a separate contract document and must be agreed to by D 7 prior to commencement of any services on the project.

Payments made after requirement listed above or agreed upon shall incur additional cost of 3% of invoice total.

Late payment of invoices shall be cause for D 7 to stop services on the project. Work will commence when all payments due are current.

D 7 can terminate services on any portion of the project provided we have notified the client in advance no less than 30 days.

D 7 is not responsible for any 3rd party dispute. Payment of services is required regardless of client or other party entering into mediation or arbitration during the work or after the completion of the project.

D 7 reserves the right to file liens on all projects in an effort to secure payment in a timely manner. Releases or waivers shall be furnished upon payment of services in full.

Quality Assurance Observer (QAO) daily rate is based on four (4) hours or more per day. Half (½) day rate will be charged on QAO under four (4) hours. Holidays are billed at two times (2) the daily rate. Holiday Weekends are billed at one and one half times (1 ½) the daily rate. QAO in excess of eight (8) hours per day and/or forty (40) hours per week will be billed at one and one half times (1 ½) the standard rate. A Show Up fee of a quarter (¼) the Daily rate will be incurred for days when the QAO arrives at the jobsite as scheduled and no work is performed.

All Consulting services performed for the above referenced project, at the request of the client, and not specifically outlined herein, will be billed at the rate of $275.00 per hour.

D 7 reserves the right to increase the fees listed in this proposal based upon any request for insurance certificates or indemnifications above and beyond our standard coverage. D 7 will provide the Client with a breakdown of the cost, if any, and proceed only after receiving written authorization from the Client.

The Consultant will not be a constructor, thus will not participate in any construction contracts under the project. The Consultant will work with the Project Team and monitor the Roofing & Waterproofing Contractor that has been retained to perform the specified scope of work.

Limitations On Consultant's Responsibility, Indemnity & Insurance

Client acknowledges that Consultant is performing professional services on behalf of Client and in the event claims, losses, damages or expenses are caused by the negligence of Consultant or Client or both, Client agrees to indemnify and hold harmless Consultant, and Consultant's officers, employees, agents and representatives, from and against liability for all Professional Liability claims, losses, damages and expenses whether or not insured, including reasonable attorney's fees.

This Proposal is good for 60 days from date listed above. If after 60 days the Client requests services outlined within this Proposal, D 7 shall review and provide revised pricing as necessary.

No changes/modifications may be made to this proposal without prior consent/agreement by both parties.

Agreed and accepted as of the first date set forth below.

Dated: _____

_____
Client Signature

_____
Print Name

_____
Company

_____
Title

Dated: _____

_____
Principal's Signature

Joseph Daniels, President
Print Name

D 7 CONSULTING INC.

Gmail

Michael Green <mike@ra-da.com>

RE: Hawthorne Senior Center 2nd floor addition from LFA

1 message

Jelisa Thomas Adams <jelisa@geoconinc.com> Fri, Oct 20, 2023 at 11:44 AM
To: Michael Green <mike@ra-da.com>
Cc: Rania Alomar <rania@ra-da.com>

Hi Michael,

The below information provides a rough ROM estimate for just the geotechnical investigation report for the Hawthorne Senior Center expansion project. It is suggested that an additional budget of $1,750 be considered for post-report consultation services. Scope Alt 1 would be recommended if as-built plans showing the dimensions of the existing foundation system are not available. Scope Alt 2 would be recommended if test pits to expose the existing foundations are not needed.

Please let us know if you have any questions and if you need anything else to support your submittal,

Geotechnical Investigation Alt 1: $14,600.

- 2 days of test pit explorations to expose existing footings. Estimated that 4 test pits can be completed. Test pits to be extended via hand auger for collection of soil samples; maximum depth of 15 feet anticipated.
- Work can be performed M-F, 7am to 5pm.
- No permits required (given lack of GW and relatively shallow depth of explorations).
- All soil cuttings will be backfilled into borings; no offsite soil disposal required.
- If exploration is performed inside of existing structure, floor covers, vapor barrier, and rebar will not be restored.
- PW rates apply.
- Percolation testing not included.

Geotechnical Investigation Alt 2: $10,500.

- 1 day boring explorations. Estimated that 3 borings can be completed. Maximum depth of 15 feet anticipated.
- Work can be performed M-F, 7am to 5pm.
- No permits required (given lack of GW and relatively shallow depth of explorations).
- All soil cuttings will be backfilled into borings; no offsite soil disposal required.
- If exploration is performed inside of existing structure, floor covers, vapor barrier, and rebar will not be restored.
- PW rates apply.
- Percolation testing not included.

Proposal pricing for Hawthorne Senior Center Renovation Project, Monrovia, CA

KMAC – Specifications and Technical Assistance

Lump Sum pricing by Phase: (Breakout per Phase)

Construction Specifications and Technical Assistance:

SD Design submittal - $3,360

(Outline specifications)

DD Design submittal - $15,400

(Partial and in-progress specifications)

CD Design Submittal (Permit) – $13,440

(Full length specifications)

Permit/Bid – $2,800

(AHJ corrections and packaging, Bidding & Negotiation assistance)

CA: Technical review and CA assistance (RFIs, submittals, substitutions, etc.) – $1,400.

Total - $36,400

Reimbursables - $2,400 (One trip to LA as required for team meetings) (Optional – use if needed)

Separate line items: (Deducts or adds to total price above)

Removal of Creation of Division 00/01 documents (DD/CD phase) – Deduct $6,000

Additional hours of CA or technical assistance – At hourly rate of $150 per hour.

Assumptions/Exclusions/Qualifications/ Notes:

1. Pricing is based on information received from Michael Green of RA-DA on 10/12/2023 and 10/19/2023.
2. Pricing includes creation of Division 01 and coordination with Owner's Front end (Contracts and conditions) documents. Division 01 creation is included in the base price, if not needed, separate line items deduct pricing is included.
3. Coordination and assembly of specifications and Project Manual documents by disciplines directly contracted to/directed by AOR is included in this pricing.
4. Pricing assumes review of City standards and documents, but not use of specific City master spec. Pricing is contingent on use of consultant's own master specification.

Full proposal will follow if RA-DA wins project.

Gmail

Michael Green <mike@ra-da.com>

Re: Hawthorne Senior Center RFP for RADA (fast turnaround)

1 message

Glenn Tanner <glenn@mep-llc.com> Mon, Oct 16, 2023 at 11:34 AM
To: Michael Green <mike@ra-da.com>
Cc: Rania Alomar <rania@ra-da.com>, "betty@mep-llc.com" <betty@mep-llc.com>

Hi Michael happy Monday! Please find below our MEP design proposal. Thank you, it has been a blessing to have become affiliated with you and Rania. I based this off of the Monrovia proposal for consistency. /// G

P-23-514

Site: City of Hawthorne Senior Center; 4455 West 126th Street, Hawthorne CA 90250.

Base scope: Existing 9600-SF single story structure will be expanded by a new 10,000-SF 2-story addition . Existing structure mechanical-electrical-plumbing (M-E-P) services will be modified for interior remodeling - but the present rooftop AC units will need to be removed and relocated in order to add a full second floor level. New addition building component will require all new M-E-P services including HVAC units and associated ductwork, new gas-water-sewer-drainage plumbing for restrooms, mop sink, kitchenettes, storm water collection will also be required. As the size of the building is basically doubling, it is apparent that the existing electric metered utility service will be not be large enough and a larger utility service with be required. New addition area will also need Lighting/ lighting controls/ switching to meet T24, plug outlets, and site lighting. Includes one (1) site visit to existing site.

Mechanical- New interior HVAC distribution duct and control systems, demo and relocate existing structure rooftop AC units, additional/ new AC units as needed on new structure, with restroom and other ventilation. Specify AC units that meet or exceed 2023 T24 energy effiency standards, non-CFC refrgerant, digital controls, estimated 50-Tons total.

Plumbing: Restroom relocations and new locations, kitchenettes for potable water, domestic hot water (heaters and piping), gas, sanitary sewer & vent, storm water roof drainage, condensate piping.

Electrical; Interior and site lighting, plug outlets, T24 compliant design and Electrical utility service upgrade EE design/ SCE coord. for larger electric service. (Roy Lee SWG Engineering)

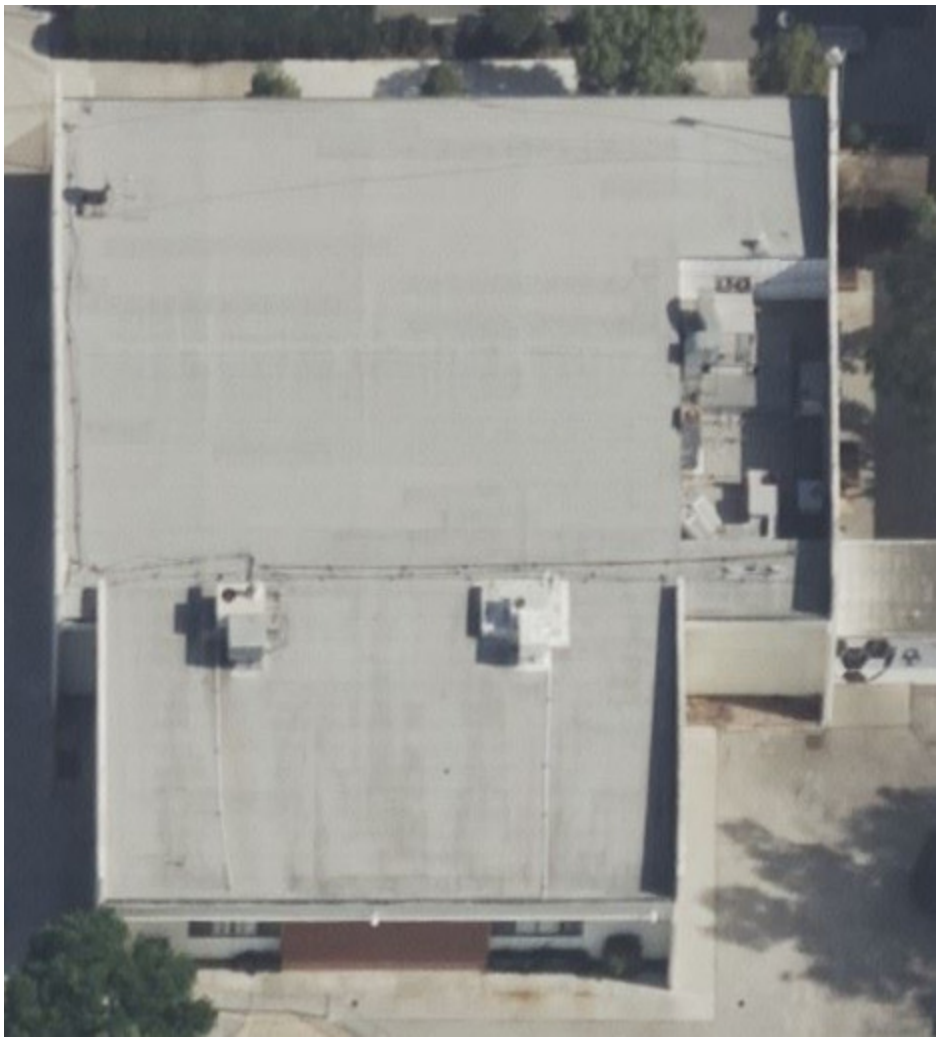
Title XXIV (24): Energy model compliance documents: MECH, LTG, EXTLTG, ENV (Kim Hogan Sheer Energy)

Excludes structural and civil engineering. Excludes CSI "Book Spec" Divisions 22, 23, 26.

Mechanical plumbing design, CAD coordination, PE Project approvals: $34,500
Electrical $48,000
T24 $15,000
Design sub-total: $97,500

CA T&M 40 hrs max at $235 not to exceed $9,400
Base agreement: $106,900

Book specs availabe on extra Basis $5000.



Glenn R. Tanner, PE
Principal Engineer
MAXIMUM ENERGY PROFESSIONALS
23670 Hawthorne Bl. Suite 204
Torrance CA 90505
(310) 782-1410 Tel.
www.mep-llc.com
glenn@mep-llc.com

On 10/12/2023 5:32 PM, Michael Green wrote:

> Hi Glenn,
> I have another project here for your review. Please let me know if you are willing to join us on this pursuit. It is a fast turnaround on the fee proposal as we received this very late. Let me know tomorrow if you have any questions. Please email them as I will be out, but checking my email for this later in the day. Thank you, as always, for your time and consideration.
>
> --
> *Thank you.*
> Michael Green, WELL AP
> RA-DA
>
> mike@ra-da.com
> www.ra-da.com

Spence Environmental Corp.

October 20, 2023

Michael Green
RA-DA
7523 Norton Avenue
West Hollywood, CA 90805

Subject: Proposal for Asbestos and Lead Survey
City of Hawthorne Senior Center Project
3901 West El Segundo Boulevard
Hawthorne, CA 90250

Reference: 2023, Requests for Proposals (RFP) for City of Hawthorne Senior Center, Design Services, October 3

Dear Michael Green:

Spence Environmental Corp. (Spence-Enviro) is pleased to submit this cost proposal in response to RA-DAs request to join their team in support of their upcoming response to the referenced Design Services RFP for the City of Hawthorne Senior Center located at 3901 West El Segundo Boulevard, Hawthorne, California (site). Renovations are planned including the addition of a 2nd floor of approximately 10,000 square feet to the existing 1-story Senior Center structure
(includes an approximate 9,600 SF area) located in the rear parking lot of the City Memorial Center. Renovations to the first floor are also planned which include but not limited to new stairway and elevator to the new 2nd floor, new offices, flooring and a new window wall. An asbestos and lead survey are needed in support of the renovations. In addition, abatement specification documents may be needed based on the findings of the surveys.

Scope of Services

The following tasks are included in our proposed scope of work.

TASK 1 – ASBESTOS AND LEAD SURVEY

- Perform project coordination, participate in project conference calls, and perform project administration tasks
- Michael Cushner, a California Division of Occupational Safety and Health Certified Asbestos Consultant, who is certified as a California Department of Health Lead Related Construction Inspector/Assessor (Appendix A) will perform the asbestos and lead field survey work
- Perform a lead-based paint survey with an X-ray fluorescence (XRF) analyzer

    - Inconclusive XRF readings, if any, may require collecting representative paint chip samples
- Submit samples to a certified independent laboratory to be analyzed as follows:
    - Up to 110 suspect asbestos bulk samples will be analyzed for asbestos content using a 72-hour turnaround time
    - Up to 5 of the 90 bulk samples will be analyzed by 400-point count using a next-day turnaround time
    - Up to 6 paint chip samples, if needed, will be analyzed using a 72-hour turnaround time.
- Prepare a report summarizing the sampling tasks and provide recommendations concerning needed abatement and/or cleanup activities
- Assist RA-DA with preparing estimated costs of abatement, based on the survey findings

TASK 2 –ABATEMENT BID SPECIFICATION PREPARATION (IF NEEDED)

- Prior to Spence-Enviro's preparation of the abatement bidding specification documents, we will meet with your assigned representative to discuss the findings of the surveys (Task 1). Based on these findings, your representative will provide guidance and requested response actions, which may include potential asbestos or lead abatement, encapsulation tasks, paint stabilization tasks, or the material stays in place and managed by an operations and maintenance program
- Based on the guidance provided by your representative and the results of the surveys, Spence-Enviro will prepare an asbestos, and lead abatement bid specification documents in support of the renovation tasks. The document will include the required asbestos and lead abatement scope of work; worker or contractor certification requirements; regulatory notification submittal requirements; abatement and/or stabilization methods and procedures; regulatory requirements; engineering controls and equipment; disposal and manifest requirements; clearance for re-occupancy requirements; and close-out reporting requirements.

Assumptions

We have developed the proposed scope of services and cost estimate based on the following assumptions:

- Exterior and roofing require sampling. Roof access is available through an existing roof hatch or safe access attached ladder to the existing building. Roofing area sample locations will be re-patched with roofing mastic. This is not a professional repair.
- Fieldwork will be completed in two days with one inspector, or potentially one day with two inspectors.
- Full site access to the sampling areas will be granted during normal business hours Monday through Friday.
- The visual observations made, and material sampled for the surveys will be limited to accessible portions of the structure. As such, some materials and/or surfaces that are

enclosed in wall cavities, ceiling, or canopy soffits, and behind plumbing fixtures may be inaccessible.

- If additional laboratory analysis is needed, you will be contacted for an additional budget.
- Preparation of an estimated cost of abatement document is not included.

Schedule

Following receipt of your written authorization to proceed, Spence-Enviro will commence the services described herein and schedule the field survey. We anticipate that the survey report and abatement bid specification documents will be delivered within three weeks of receipt of final laboratory data.

Estimated Fee

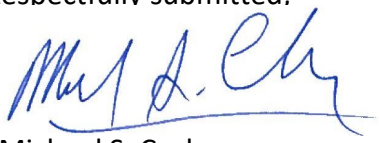
Our services will be performed for the estimated fees noted below for each of the tasks and also presented in the attached Tables 1, and 2.

Task 1 - $10,272 Task 2 - $2,600 (if needed)

Grand Total of Task 1, and 2 = $12,872

Upon a Project award selection for RA-DA, and if the terms and conditions of this proposal meet with your approval, please sign, and return our agreement which is presented in Appendix B. Best of luck on your submittal.

Respectfully submitted,



Michael S. Cushner
Principal/Operations Manager

Attachments:

Table 1 – Asbestos and Lead Survey (Task 1)
Table 2 – Abatement Bid Specification Documents (Task 2)

Appendix A Certifications
Appendix B Agreement

Distribution: Addressee (via email)

Table 1 = Asbestos and Lead Survey (Task 1)

City of Hawthorne Senior Center Project

Breakdown of Fee Per Staffing Code								
Project Coordination								
Principal	3	hours	@	$	175	/hour	$	525.00
Asbestos Consultant	4	hours	@	$	135	/hour	$	540.00
Lead Inspector	2	hours	@	$	110	/hour	$	220.00
				Subtotal			**$**	**1,285.00**
Field Services (Asbetos and Lead Survey)								
Asbestos Consultant	10	hours	@	$	135	/hour	$	1,350.00
Lead Inspector	10	hours	@	$	110	/hour	$	1,100.00
Field Vehicle	2	days	@	$	50	/day	$	100.00
Asbestos Sampling Supplies	1	days	@	$	30	/day	$	30.00
XRF Daily Usage Fee	1	days	@	$	650	/day	$	650.00
				Subtotal			**$**	**3,230.00**
Laboratory Services								
Asbestos PLM Analysis (72-hour TAT)	110	tests	@	$	18	/test	$	1,980.00
Asbestos PLM 400 Point Count Analysis (72-hour TAT)	5	tests	@	$	55	/test	$	275.00
Lead in Paint Analysis (72-hour TAT)	6	tests	@	$	12	/test	$	72.00
				Subtotal			**$**	**2,327.00**
Asbetos and Lead Survey Report								
Principal	4	hours	@	$	175	/hour	$	700.00
Asbestos Consultant	10	hour	@	$	135	/hour	$	1,350.00
Lead Inspector	10	hours	@	$	110	/hour	$	1,100.00
Editor	4	hours	@	$	70	/hour	$	280.00
				Subtotal			**$**	**3,430.00**
Total Estimated Fee For Task 1							**$**	**10,272.00**

Notes:

PLM = polarized light microscopy

TAT = turn-around time

Table 2 - Abatement Bid and Specifcation Documents (Task 2)
City of Hawthorne Senior Center Project

Breakdown of Fee Per Staffing Code						
Project Coordination						
Principal	4	hours	@	$ 175	/hour	$ 700.00
Asbestos Consultant	6	hours	@	$ 135	/hour	$ 810.00
Lead Project Monitor	6	hours	@	$ 135	/hour	$ 810.00
Editor	4	hours	@	$ 70	/hour	$ 280.00
					Subtotal	**$ 2,600.00**
Total Estimated Fee For Task 2						**$ 2,600.00**

Appendix A

Certifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant



Michael S Cushner
Name

Certification No. **11-4711**

Expires on **07/20/24**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00002155	10/18/2024
	Lead Project Monitor	LRC-00002154	10/18/2024

Michael Cushner

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

Appendix B

Agreement

Agreement

Client agrees with the proposed scope of work, pricing, and approves for Michael Cushner to move forward with the City of Hawthorne Senior Center Project based on the scope of services outlined in the Spence Environmental Proposal document, dated October 20, 2023. One invoice will be prepared and delivered to RA-DA following the deliverable of the reporting documents. Payment is due within seven (7) days of receipt of invoice.

Consultant	Client
Michael Cushner:	RA-DA
Signature:	Signature:
Date:	Name:
	Date:

October 19, 2023

Mr. Michael Green, WELL AP
RA-DA
7523 Norton Avenue
West Hollywood, CA 90046

Member of WSP

Re: **Hawthorne Senior Center (202320301)**
Engineering / Consulting Proposal and Professional Service Agreement

Dear Michael,

Thank you for the opportunity to collaborate with your firm on this project.

We are pleased to provide this proposal to furnish engineering / consulting services for the above-referenced project. Our total fee is **$110,500.00**, the details of which are provided in Exhibit B in this document.

Please contact me if you have any questions and/or comments regarding this proposal.

If you find the scope and fees acceptable, please execute this agreement accepting the terms and conditions stated herein. If we are directed to proceed prior to the execution of a contract, the terms outlined in our proposal/agreement shall prevail until such time as an agreement is fully executed.

This proposal will remain open for thirty (30) days from October 19, 2023.

Sincerely,
tk1sc

Mathew Mershimer

Mathew Mershimer, PE
Vice President – Fire & Life Safety

Copy to: Mr. Rick Brysacz, tk1sc
Ms. Amy Hoover, tk1sc

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PROFESSIONAL SERVICES AGREEMENT ("*PSA*")
Between tk1sc *(SUBCONSULTANT) and* ARCHITECT / PRIME CONSULTANT *(CLIENT)*

This Agreement is entered into effective October 19, 2023, to provide engineering / consulting services for the project named Hawthorne Senior Center (202320301) described in Exhibit A, between RA-DA (Client) and **tk1sc.**

1. Subconsultant will:

    a. Provide those Basic Services outlined in the attached Exhibit C and such other related additional services as the parties may mutually agree.
    b. Direct all Project communications to and through Client unless Client indicates or directs otherwise.
    c. Assist as reasonably requested in Client's Project coordination.
    d. Subconsultant will maintain the insurance program outlined in Exhibit D.

2. Client will compensate Subconsultant for Basic Services pursuant to Exhibit B and for additional services pursuant to Subconsultant's then-current fee schedule, or as the parties may mutually agree at the time the services are undertaken.

3. This Agreement is subject to the terms and conditions set forth in Exhibit D.

RA-DA (Client) finds the scope and fees acceptable and by executing below has agreed to accept the terms and conditions stated herein. If **tk1sc** is directed to proceed prior to execution of this professional services agreement, the terms set forth in our proposal/agreement shall prevail until such time as an agreement is fully executed by both parties. If tk1sc's services are provided at the direction of the client, but in the absence of an executed agreement, the terms set forth in this Professional Services Agreement shall prevail.

tk1sc	**RA-DA (Client)**
Raymond Swartz, PE, MIES, LEED AP	Name (Signature Above):_____
Senior Vice President I	Title: _____
Lic. #E15610	Client Project No.:_____

Attachments **Professional Service Agreement**
EXHIBIT A – *PROJECT DESCRIPTION*
EXHIBIT B – *COMPENSATION*
EXHIBIT C – *ENGINEERING AND CONSULTING SCOPE OF SERVICES DESCRIPTIONS*
EXHIBIT C(LV) – *LOW VOLTAGE SYSTEM CONSULTING SCOPE OF SERVICES*
EXHIBIT C(FP) – *FIRE PROTECTION ENGINEERING SCOPE OF SERVICES*
EXHIBIT D – *INSURANCE / TERMS AND CONDITIONS*

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EXHIBIT A – *PROJECT DESCRIPTION*

Description of Project

Project Name:	Hawthorne Senior Center (202320301)
City / State:	Hawthorne, CA
Project Type:	Residential
Project Description:	To provide fire protection and LV/security consulting/design services.

-----END-----

EXHIBIT B – *COMPENSATION*

SEE COVER SHEET FOR WHAT IS INCLUDED IN THIS CONTRACT

A. Compensation for the scope of services in accordance with the attached exhibit(s) shall be based upon the following fixed fee(s):

Engineering / Consulting Services:

Code Consulting	$ 12,000.00
Fire Sprinkler – Full Design	$ 30,000.00
Fire Alarm – Full Design	$ 24,000.00
Technology – Structured Cabling, Security	$ 35,000.00
Technology – Audio Visual	$ 9,500.00
Total Fee	**$ 110,500.00**

B. Reimbursable expenses are in addition to the compensation listed above and shall include costs for reproductions (copies, binding, blueprints, CADD plotting), mileage, parking costs, postage and messenger delivery charges, transportation (auto rental, taxi, bus, airfare), meals, and lodging, plus other expenses incurred in connection with out-of-town travel (must be approved by Client). Also, they may include costs associated with photographic production techniques, renderings, models, mockups, etc. (with client approval), plus any additional insurance coverage or limits, including professional liability insurance that is requested by Client in excess of that normally carried. Billing for allowed reimbursable expenses will be as follows: **Cost plus 15%**

C. For additional services, such as changes to the scope of work after commencement of Contract Documents or preparation of record drawings of existing conditions, the Client shall pay the Engineer on an **hourly** basis as follows:

2023 Hourly Billing Rates – All Engineering / Consulting Services:

All professional services including, but not limited to, Acoustics, Audio-visual, Commissioning, Electrical, Enclosures, Fire Protection, Lighting, Mechanical, Plumbing, Security, Structural, Sustainability, Technologies, and Telecommunications:

Senior Vice President	**$350**
Vice President	**$290**
Assistant Vice President	**$250**
Lead Consultant / Senior Lead Technician	**$220**
Senior Consultant / Lead Technician	**$190**
Consultant / Senior Technician	**$160**
Associate Consultant / Specialist Technician	**$135**
Assistant Consultant / Sr. Coordinator Technician	**$120**
Sr. Project Coordinator / Coordinator Technician	**$110**
Technician Assistant / Coordinator / Project Coordinator	**$100**
Administration	**$90**

The above hourly rate schedules are firm for twelve months from date of execution of contract with an annual escalation of 5% thereafter.

-----END-----

EXHIBIT C – *ENGINEERING AND CONSULTING SCOPE OF SERVICES DESCRIPTIONS*

Professional Services
We will provide full-service engineering / consulting services.

Engineering / Consulting Basic Scope of Services Options
Based upon the indicated Professional Services, the following specific Scope of Services options are included in this scope.

Scope Included		Basic Engineering / Consulting / Design Service Description
☐		Mechanical Engineering services.
☐		Electrical Engineering services.
☐		Plumbing Engineering services.
☐		Structural Engineering services.
☐		Architectural Lighting Design services.
☐		Utility Company Coordination services.
☐		Energy & Sustainability Consulting services.
☒		Fire Protection Engineering services.
☐		Renewables services.
☒		Technology System Design services.
	☒	Structured Cabling System Design services.
	☒	Audio / Visual System Design services.
	☒	Electronic Access Control Design services.
	☐	Emergency Responder Radio Coverage System Design services.
	☐	School Integrated Communications System Design services.
	☐	Synchronized Clock System Design services.
	☐	CATV/MATV System Design services.
	☒	Video Surveillance System Design services
	☒	Intrusion Alarm Design services.

Project Specific Scope Clarifications
Fire Protection:
1. Fire water flow test to be provided by others.
2. As-built fire sprinkler and alarm drawings to be provided in CAD/PDF format.
3. Code Consulting CA phase is excluded.
4. Fire pump/standpipe design/consulting is excluded.
5. Special detection/suppression design/consulting is excluded.

Technology Systems include:
1. Structured Cabling System for data, voice, TV throughout.
    a. Assume incoming telecom service to the building will remain in the same location.
2. Electronic Access Control, Intrusion Alarm and Video Surveillance Systems.
    a. Assume these are new systems.
3. 2-way communications system in elevator lobbies above level of egress (code required).
4. Emergency First Responder Radio System Distributed Antenna System (EFRRS-DAS) is excluded. Most jurisdictions to not require for building 3-levels or fewer.

AV Systems to include:
1. Video Displays with AV inputs and Controls.
2. Speaker Systems for Music and/or AV audio content.
3. AV equipment rack(s).
4. AV system infrastructure.

Engineering / Consulting Sub-Consultants
Sub-consultants are not proposed for this project.

Engineering / Consulting Design and Construction Administration Phases

Phases Included	Phase Descriptions
☐	Feasibility / Programming Phase services.
☒	Schematic Design Phase services.
☒	Design Development Phase services.
☒	Construction Document Phase services (includes Building Department services).
☒	Construction Administration Phase services (includes Bidding services).

Engineering / Consulting Design Phase Meeting(s)
Design Meeting(s): Two meeting(s) per scope exhibit.

Construction Administration Phase Visit(s)
CA Visit(s): One visit(s) per scope exhibit.

Engineering / Consulting Permit Packages and Construction Phase(s)
Number of Permit Package(s): One
Number of Construction Phase(s): One

LEED Design and Certification
Although we can provide these services, this scope of work does not include design or commissioning related scope efforts in pursuit of a LEED certification.

Building Information Model (BIM) Services
Our scope of work includes our assistance in creating a Building Information Model (BIM) per the requirements of AIA Document E202™ - 2008. As the Model Element Author (MEA) for the in-scope Model Element (ME), we will develop the BIM using the Autodesk Revit program to a level of development summarized in tk1sc BIM Appendix (available upon request). In no event will the ME contain a LOD over 300. tk1sc BIM is approved only for the selected uses below:

Standard BIM Uses					
X	Design Authoring	X	Design Reviews / Model Reviews	X	Design Model 3D Coordination / Clash Detection

Additional BIM Uses

X	Existing Conditions Modeling	X	Asset Management	X	Design Model 3D Coordination / Clash Detection

For definitions of BIM uses reference tk1sc BIM Appendix.

It is understood that while the specific Model Elements may include data that exceeds what is required by the LOD descriptions listed in tk1sc BIM Appendix, Model Users and subsequent Model Element Authors may rely on the accuracy and completeness of a Model Element consistent only with the content required for the specific LOD listed in tk1sc BIM Appendix. Any client changes to the Model Element Table LOD requirements, beyond what is defined in tk1sc BIM Appendix, may incur additional fees.

Reliance on Model Elements
Any use of, or reliance on, a Model Element inconsistent with the LOD indicated within the model element table by subsequent Model Element Authors or Model Users shall be at their sole risk and liability to the new Model Element Author / Model Users.

At any Project milestone, a Project Participant may rely on the accuracy and completeness of a Model Elements only to the extent consistent with the minimum data required for the Model Element's

LOD for that Project Milestone. Content of a specific Model Element includes data that may exceed the minimum data required for the identified LOD. For tk1sc LOD definitions and model element table, reference tk1sc BIM Appendix.

AutoCAD Projects that require a Revit Coordination Model deliverable, shall rely on the "AutoCAD Coordination Model Element Table" presented in the tk1sc BIM Appendix.

Client Model Update Frequency and Timing
This agreement assumes that the client provided model updates will be using file sharing websites to exchange drawings and models once every two weeks for the length of the project schedule. Additional model updates that occur beyond the two-week interval are subject to an additional service. Our scope of services assumes the model will be "frozen" with no model updates being issued when the project is within – three business day of a project milestone deliverable.

3D Clash Coordination/Clash Detection
Where tk1sc is required to provide 3D coordination or Clash Detection models to the client, coordination elements will uphold the minimum tolerances listed within the tk1sc BIM Appendix.

tk1sc can only perform 3D coordination or Clash detection with model elements authored from a 3D Design Authoring software.

Attendance at or participation in Client BIM Coordination/Clash detection meetings is to include one meeting(s) and be attended by one team member(s), as part of this scope of work.

Attendance at Contractor(s) BIM coordination/Clash detection meetings is not included in this scope of services.

tk1sc-to-Contractor Model Transfer
tk1sc is responsible for model elements within their scope of work. Models that will be delivered to the Contractor(s) for continued development will be owned by the Contractor(s) from that point forward. The use of Contractor specific software is not included in this scope of work.

Record Drawing Drafting Services
Although we can provide these services, this scope of work does not include any CAD/BIM drafting of as-built conditions.

Commissioning Scope of Services
Although we can provide these services, this scope of work does not include in any commissioning efforts or services. Our basic engineering services includes any required coordination and BOD documentation as required by a third-party commissioning agent.

-----END-----

EXHIBIT C(LV) – *LOW VOLTAGE SYSTEM CONSULTING SCOPE OF SERVICES*

A. Schematic Design Services:

1. Confer with the Architect, Owner, and other Consultants to determine design criteria, design, and scope of work.
2. If applicable, review as built / record documentation provided by Client.
3. If applicable, consultant will visually review the reasonably accessible portions of the existing facilities to ascertain in general the accuracy of the Project's applicable "as built" documentation, taking such photographs and preparing such documents for consultant's internal use as are in consultant's judgment appropriate and economically justified; but these service will not involve the preparation of detailed "as builts," nor any detailed surveys, any destructive investigation or inspection or any testing of materials or equipment.
4. Provide preliminary single-line diagrams and riser diagrams.
5. Establish approximate sizes and space requirements for new equipment.
6. Prepare schematic plans in the consultant's standard format and level of detail.
7. Provide schematic catalog cut sheets of equipment, as required.
8. Prepare outline specifications in the consultant's standard format and level of detail.

B. Design Development Services:

1. Provide up-to-date single-line diagrams and riser diagrams.
2. Provide up-to-date approximate sizes and space requirements for new equipment.
3. Prepare design development plans in the consultant's standard format and level of detail.
4. Provide design development catalog cut sheets of equipment, as required.
5. Prepare outline specifications in the consultant's standard format and level of detail.

C. Construction Document Services:

1. Prepare in the consultant's standard format and level of detail. Systems will be designed and documented in a performance specification format for design build delivery.

D. Construction Administration Services:

1. Provide support services for assisting prospective bidders related to construction document interpretations, clarifications, and supplement documentation, as required to support the design intent. Provide responses to all pre-bid inquiries from prospective bidders regarding construction documents and specifications.
2. Review shop drawings, manufacturers' prints, submittals, and samples furnished by the Contractor pursuant to the industry-standard protocol set forth in AIA Document A201-2007.
3. Confer with the Architect, Contractors, and other Consultants to resolve related construction issues.
4. Make field observations as directed, per the quantity listed in Exhibit "C-Engineering and Consulting Scope Of Services Descriptions", in order to review the progress of the

work and to be available to address contractor questions, but not to provide construction inspection.

5. Assistance in preparation of Verified Reports, if required.

E. <u>Optional Additional Services Available at an Additional Fee:</u>

1. Submittal of any documents to any governmental agencies.
2. Value engineering services if the in-scope construction costs are within budget.
3. Services resulting from significant changes in the scope of the project's features. The building department submittal documents are considered final design documents. Design changes after submittal to the building department are not included in this proposal. Minor revisions as required due to the normal evolution of the project are included.
4. Early procurement packages separate from the construction document packages.
5. Assistance with RFP bid evaluation, bid leveling, and facilitating Bidding Contractor presentations to the Client and/or Client site visits of Bidding Contractor's projects.
6. Design or engineering related scope efforts for:
7. Emergency Responder and/or Neutral Host Distributed Antenna System (DAS).
8. Paging System.
9. Sound Masking System.
10. WAN / LAN equipment, servers, computer hardware and/or software.
11. Telephone Systems.
12. Lecture Capture Systems.
13. 2-way Emergency Communications Systems.
14. Telepresence-type Video Conferencing systems.
15. Assistive Listening Systems – unless AV design services are being provided for an area requiring Assistive Listening by the Building Code.
16. Acoustic Analysis (although basic practice recommendations will be made, detailed acoustic measurement and analysis is not included).
17. 802.11-type Wi-Fi or DAS RF analysis (although basic practice recommendations will be made, detailed acoustic measurement and analysis is not included).
18. Telecommunications Service Provider Coordination such as application for service, contract negotiations, provisioning or construction coordination.

F. <u>Services Not Included:</u>

1. All backgrounds, and requested architectural details, are to be provided by the Architect in CAD ".dwg" or ".rvt" format.
2. Structural engineering.
3. Any street lighting / signalization drawings or specifications.
4. Detailed cost estimates – although coordination with the project's cost estimator is included.
5. Dimensions and elevations for in-scope devices. This proposal assumes that all critical dimensions of all scope related devices will be documented on the architectural drawings.
6. Off-site work.
7. Payment of any Plan Check fees, Permit fees, Utility Company fees, or fees of any kind.

8. Physical inspection and/or inventory of any existing equipment and/or systems.
9. Engineer will provide code research relating to reasonably accessible applicable codes and laws for the Project; however, a formal written report outlining the impacts of applicable local codes and ordinances is not included.

-----END-----

EXHIBIT C(FP) – *FIRE PROTECTION ENGINEERING SCOPE OF SERVICES*

Code Consulting

A. Schematic Design:

1. Building and Fire Code Compliance
   a. Work with the architect to develop an overall approach to building and fire code compliance.
   b. Work with all members of the team to identify issues associated with fire protection, life safety, and building code compliance which will need further review and consideration as the project continues.
   c. Conduct a review of the means of egress/code compliance plans prepared by the architect. One review will occur at the 100% Schematic Design project milestone. Results will be provided to the team by Bluebeam mark-up.
   d. Document the following in the Fire and Life Safety/Building Code Compliance Report:
      - Occupancy classifications
      - Special requirements based on use and occupancy
      - Building construction type and allowable height and area information
      - Fire-resistance rated construction requirements
      - Fire protection system requirements
      - Means of egress system requirements and design criteria

2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

B. Design Development:

1. Building and Fire Code Compliance
   a. Work with the architect to refine and further develop the approach to building and fire code compliance.
   b. Work with all members of the team to proactively identify issues associated with fire, life safety, and building code compliance which need coordination and consideration as the project continues.
   c. Conduct a review of the means of egress/code compliance plans prepared by the architect. One review will occur at the 100% Design Development project milestone. Results will be provided to the team by Bluebeam mark-up.
   d. Revise the Fire and Life Safety/Building Code compliance report to document design decisions as the project progresses.

2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

C. **Construction Documents:**

1. Building and Fire Code Compliance
   a. Finalize the overall approach to fire life safety and building code compliance
   b. Finalize the Construction Document-level fire life safety/building code compliance report
   c. Work with all members of the team to resolve any outstanding fire and life safety/building code compliance-related issues

d. Conduct a review of the means of egress/code compliance plans prepared by the architect. Two reviews will occur at the 50% and 100% Construction Documents project milestones. Results will be provided to the team by Bluebeam mark-up.

2. Provide ongoing consulting services for questions regarding the development of the Fire and Life Safety/Building Code Compliance Report.

D. Construction Administration:

1. Excluded

Fire Protection System Full Design

A. Schematic Design:

1. Work with members of the design team to identify issues for coordination and consideration as the project progresses. Such issues may include (as applicable):
   a. Sprinkler zoning
   b. Sprinkler hazard classifications
   c. Incoming water supply

   Note: Fire pump and standpipe design is excluded and would be an additional fee if determined to be required.
2. Perform one survey of the existing sprinkler system in order to verify the as-built drawings and existing conditions. The absence of as-built drawings would require a more detailed survey as an additional service.
3. Prepare fire sprinkler Basis of Design (BOD) to include system installation and applicable requirements of National Fire Protection Association (NFPA) codes and standards, specifically, NFPA 13.
4. Submit BOD to the Client for review at the 100% Schematic Design (SD) deliverable. Client to provide any necessary feedback and markups for tk1sc to address in one round of comments.

B. Design Development:

1. Review 100% SD Phase architectural, mechanical/electrical/plumbing (MEP), and structural drawings.
2. Provide Design Development (DD) level automatic fire protection design drawings. These drawings will include the following as applicable:
   a. Project information
   b. Scope of Work
   c. Design criteria
      i. Design densities
      ii. Hazard classifications
      iii. Remote area
   d. Water supply information (by others)
   e. Phasing notes (if applicable; this is not a construction phasing plan)
   f. Riser locations
   g. Generic seismic bracing detail placeholders
   h. Section/Elevation placeholders

3. Submit drawings sheets to the Client for review at the 100% DD deliverable. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.

C. Construction Documents:

1. Review 100% DD Phase architectural, MEP, and structural drawings.
2. Provide CD Level automatic fire sprinkler design drawings. These drawings will include the following as applicable:
   a. Project information
   b. Scope of Work
   c. Design criteria
   d. Water supply information (by others)
   e. Phasing notes (if applicable; this is not a construction phasing plan)
   f. Fire sprinkler riser location and detail
   g. Bulk main routing
   h. Branch line locations and elevations (on architectural floor plans)
   i. Sprinkler locations and elevations (on reflected ceiling plans (RCPs))
   j. Hydraulic reference nodes
   k. Rise and drop locations
   l. Seismic bracing details
   m. Seismic joint details
   n. Hanging details
   o. Fitting details
   p. Backflow preventer details (by others)
3. Provide hydraulic calculations and validation of system design from the water supply to the remote area.
4. Assemble manufacturer data sheets for sprinklers, fittings, and other system components.
5. Prepare fire sprinkler specifications to include system installation and applicable requirements of NFPA codes and standards, specifically, NFPA 13.
6. Submit drawings, product data, and specifications to the Client for review. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.
7. Submit drawings, product data, and specifications to the Client for the Authority Having Jurisdiction (AHJ) review. AHJ is to provide any necessary feedback and markups for tk1sc to address one round of comments.

D. Construction Administration:

1. Provide ongoing consulting services during the Construction Administration phase to address Requests for Information (RFIs) and any other questions regarding the design of the fire sprinkler system.

Fire Alarm System Full Design

A. Schematic Design:

1. Work with members of the design team to identify issues for coordination and consideration as the project progresses. Such issues may include (as applicable):
   a. Fire alarm zoning
   b. Fire Alarm Control Panel (FACP) or command room (if required) location
2. Perform one survey of the existing fire alarm system in order to verify the as-built drawings and existing conditions. The absence of as-built drawings would require a more detailed survey as an additional service.

3. Prepare fire alarm Basis of Design (BOD) to include system installation and applicable requirements of National Fire Protection Association (NFPA) codes and standards, specifically, NFPA 72, *National Fire Alarm, and Signaling Code*.
4. Submit BOD to the Client for review at the 100% Schematic Design (SD) deliverable. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.

B. <u>Design Development:</u>

1. Review 100% SD Phase architectural, mechanical/electrical/plumbing (MEP), and structural drawings
2. Provide Design Development (DD) level fire alarm system design drawings. These drawings will include the following as applicable:
   a. Project information
   b. Scope of Work
   c. Design criteria
      i. FACP location
      ii. Fire alarm system zoning
      iii. Locations of primary power source
      iv. System riser location
      v. Placeholder for battery calculations
      vi. Placeholder for voltage drop calculations
   d. Phasing Notes (if applicable; this is not a construction phasing plan)
3. Submit drawings to the Client for review at the 100% DD deliverable. Client to provide any necessary feedback and markups for tk1sc to address in one round of comments.

C. <u>Construction Documents:</u>

1. Review 100% DD Phase architectural, MEP, and structural drawings

2. Provide Construction Documents level fire alarm system design drawings. These drawings will include the following as applicable:
   a. Project information
   b. Scope of Work
   c. Design criteria
      i. FACP location
      ii. Fire alarm system zoning
      iii. Locations of primary power source
      iv. Location of all devices (notification appliances, initiating devices, and control equipment)
      v. System riser location
      vi. Smoke control system zoning
      vii. Battery calculations
      viii. Voltage drop calculations
   d. Phasing notes (if applicable; this is not a construction phasing plan)

3. Assemble manufacturer data sheets for notification appliances, initiating devices, control equipment, and other system components.
4. Prepare fire alarm specifications to include system installation and applicable requirements of NFPA codes and standards, specifically, NFPA 72.

5. Submit drawings, product data, and specifications to the Client for review. Client to provide any necessary feedback and markups for tk1sc to address one round of comments.
6. Submit drawings, product data, and specifications to the Client for the Authority Having Jurisdiction (AHJ) review. AHJ to provide any necessary feedback and markups for tk1sc to address one round of comments.

D. Construction Administration:

1. Provide consulting services during the Construction Administration phase to address Requests for Information (RFIs) and any other questions regarding the design of the fire alarm system.

Unless specifically modified in the Scope Clarifications, the following items will be considered additional services:

A. Preparation or presentation of formal appeals, engineering judgments, alternate means, and methods, or variances.
B. Substantial redesign of the automatic sprinkler system once 50% of Construction Documents have been delivered as a result of architectural, mechanical, or structural changes. Any re-design after 100% Construction Documents submission will be considered an additional service.
C. Fire protection piping more than 5 ft beyond the building (e.g., underground fire supply) unless otherwise noted.
D. Services resulting from significant changes in the scope of the project's features. The building department submittal documents are considered final design documents. Design changes after submittal to the building department are not included in this proposal. Minor revisions as required due to the normal evolution of the project are included.
E. Preparation of any computational fluid dynamics (CFD) modeling that goes beyond the modeling included within the scope.
F. Revisions to previously approved studies, design documents, and/or specifications.
G. Preparation of filling forms, permits, application forms, etc., as required by the Building Department and/or other agencies having jurisdiction over the project.
H. Detailed cost estimates.

Scope Not Included

A. Any code consulting activities detailed in the scope above exclude accessibility (CBC Chapter 11, Americans with Disabilities Act, etc.) consulting.
B. Plan Check fees, Permit fees, Utility Company fees or fees of any kind will be the responsibility of the Client.
C. Printing and distribution of documents will be the responsibility of the Client.
D. Meeting minutes for all meetings as required by the project will be the responsibility of the Client.

-----END----

EXHIBIT D – *INSURANCE / TERMS AND CONDITIONS*

A. Minimum limits and conditions of insurance required:

1. Professional Liability Insurance - $2 million each claim / $4 million aggregate, including limited contractual liability coverage.

2. Workers Compensation Insurance - As required by state law. In addition, consultant waives all rights against Architect and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the worker's compensation and employer's liability insurance obtained by consultant.

3. Employers Liability Insurance
   a. Each Accident $1,000,000
   b. Disease - Policy Limit $1,000,000
   c. Disease - Each Employee $1,000,000

4. Commercial General Liability Insurance

   a. Commercial General Liability Insurance (CGL) with a limit of $1 million each occurrence and $2 million aggregate.
   b. Client shall be included as an additional insured under the CGL policy using "blanket or specific additional insured wording or attached to the certificate of insurance." Consultant's insurance shall be primary.

5. Commercial Automobile Liability Insurance

   a. Business automobile coverage will be written with a minimum limit of $1 million for each accident.
   b. The automobile liability policy shall include coverage for owned automobiles (where applicable) as well as non-owned and hired automobile coverages.

B. Policies shall be written by an insurance company "admitted" to do business in the State of California with a minimum rating by A.M. Best & Company of A-X.

C. Certificates of Insurance evidencing the above coverages shall be provided to the Client. Each certificate shall provide a 30-day written notice of cancellation, except 10 days' notice for non-payment of premium.

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EXHIBIT D – *INSURANCE / TERMS AND CONDITIONS*

The following "Standard Terms and Conditions" shall apply to all of "the Services" carried out by WSP USA BUILDINGS INC., tk1sc or Englekirk (hereinafter "Company"), on behalf of RA-DA "the Client" as of October 19, 2023.

They shall constitute the sole contract between the Company and the Client until such time that they are replaced by a written, agreed, signed, and subsequent "Master Services Agreement."

1. DEFINITIONS

- **a.** "The Services" shall mean the scope of services, duties, and activities provided by the Company to the Client as defined in the attached proposal.
- **b.** The "Agreement" refers to these Standard Terms and Conditions subject to this document.

2. AGREEMENT

The Agreement is between the Client and the Company.

- **a.** The Client hereby confirms that it is entering into this Agreement wholly on its own behalf and not on behalf of or for the benefit of any other party, and agrees that in the event of any claim for breach of contract arising out of or in connection with this Agreement it shall be entitled to recover from the Company only the losses, if any, it has itself suffered.
- **b.** The Company shall in the performance of the Services (as defined in the proposal letter) exercise and will continue to exercise the reasonable skill, care, and diligence to be expected of a properly qualified and competent consultant experienced in the provision of such services as in effect at the time and location where the Services are performed. NO OTHER REPRESENTATIONS TO CLIENT EXPRESS OR IMPLIED, AND NO WARRANTY OR GUARANTEE IS INCLUDED OR INTENDED IN THIS AGREEMENT OR ANY REPORT, OPINION DOCUMENT OR OTHERWISE.
- **c.** The Company shall not be required to sign any documents, no matter by whom requested, that would result in the Company having to certify, guarantee or warrant the existence of conditions whose existence the Company cannot ascertain. The Client also agrees not to make resolution of any dispute with the Company or payment of any amount due to the Company in any way contingent upon the Company's signing any such certification.
- **d.** The Services shall be provided by the Company for the sole benefit and use of the Client unless otherwise agreed in writing by the parties. Unless otherwise agreed in writing by the parties, no person other than the Client may rely on any report or other communication made in writing or otherwise by the Company in relation to the Services.
- **e.** The Company has no responsibility for hazardous or toxic substances or other waste materials found or identified as part of the services and the Company shall have no responsibility for the removal, treatment, storage, transport or disposal of these materials unless specifically agreed in writing with the Client. In any event, the Company shall utilize only the licensed or permitted treatment, storage, or disposal facility or facilities designated by Client.
- **f.** The information contained in the proposal is provided in confidence and regarded as commercially sensitive and confidential; in particular, rates, fees, personal information and other information deemed by the Company to be commercially sensitive should not be released by the Client to any other party without the Company`s prior written consent.
- **g.** The Client acknowledges and agrees that the Services may be performed in whole or in part by subcontractors selected by the Company in its reasonable discretion. The Company will name Client as a third-party beneficiary of all subcontracts entered into the performance of work under this Agreement unless the Client authorizes otherwise in writing.
- **h.** Client agrees that the Company is not responsible for damages arising directly or indirectly from any delays for failure of performance by Client or Client's contractors or consultants or discovery of any previously undisclosed hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the Company to perform its services in an orderly and efficient manner, the Company shall be entitled to a reasonable adjustment in schedule and compensation.

WSP USA
Suite 410
750 Holiday Drive
Pittsburgh, PA 15220
Tel: +1 412 604-1040
Fax: +1 412 920-7455
wsp.com

3. COMPENSATION

a. ***Compensation.*** In consideration of the performance of the Services, the Client shall pay to the Company the fees stated in the proposal.
b. ***Additional Services.*** If the Company is required by the Client to provide additional services outside the scope and nature of the Services set out in the proposal letter, the Client shall make payment according to the hourly rates and sums set out in the proposal letter.
c. ***Termination.*** In the event that the Client requests the Services to be aborted, the Client shall pay to the Company the fees commensurate with the work completed by the Company. For the avoidance of doubt, the fees will include the preparation of reports or other deliverable items actually carried out whether or not the Client requires them to be issued.
d. ***Currency.*** All monies due to the Company shall be paid in US $ (dollars) unless specifically detailed otherwise.
e. ***Invoices.*** Payment is due on the date of each invoice rendered and accounts must be settled in full within 30 days of the date of the invoice. Invoices past due more than 10 days will be assessed at an interest rate based on one percent (1%) per month or the highest applicable rate permitted by law, whichever is less. Notice of any dispute concerning an invoice must be provided in writing within 14 days of receipt of the invoice or the invoice is deemed to be correct and the full sum according to the invoice is due to the Company.
f. In the event that the Client fails to pay when due any invoice delivered to it by the Company, Company shall thereupon have a lien upon all of the drawings, specifications, plans, documents or other materials or writings prepared by the Company, or at its direction, and then in its possession, and shall be entitled to withhold all such materials from the Client until such time as payment in full of the invoice is made. This lien shall be in addition to, and not in lieu of, any rights or remedies which the Company may have under the Agreement, or at law, equity or otherwise.

4. ACCESS TO INFORMATION

Before the commencement of Services and continuing thereafter, the Client shall immediately notify the Company of any known potential or possible health or safety hazards existing on or near the project site on which Services are to be or are being, performed by Company or its subcontractors, with particular reference to hazardous substances or conditions. The Client shall furnish at the Client's expense all information, requirements, reports, data, surveys, and instructions required by this Agreement. The Company may use such information, requirements, reports, data, surveys, and instructions in performing its Services and is entitled to rely upon the accuracy and completeness thereof. The Company shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by Client and/or Client's consultants and contractors.

5. LIMITATION OF LIABILITY

Client agrees that to the fullest extent permitted by law, the Company's total liability to client and third parties for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to this agreement from any cause or causes, including but not limited to the Company's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall not exceed and shall be limited to the lessor of total compensation paid to and retained by the Company for services pursuant to this agreement or the amount of the Company's insurance provided pursuant to this Agreement. The Company shall not be liable for any for lost revenues, lost profits, incidental, indirect, consequential, special or punitive damages incurred by the Client.

The Company's liability for any claims shall be further limited to such sum as it would be just and equitable for the Company to pay having regard to the extent of the Company's responsibility for the loss or damage suffered as a result of each claim or series of claims in question ("the loss and damage") and on the assumption that:

a. all other Consultants and all Contractors shall have provided contractual undertakings on terms no less onerous than those applying to the Company in respect of the carrying out of their obligations, and
b. there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause, and any other party who is responsible to any extent, for the loss and damage that is contractually liable to the Client, and
c. all other Consultants and all Contractors have paid, or agreed to pay, to the Client, such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

Client hereby acknowledges, understands and agrees that: (1) there are risks inherent to building investigation, analysis, management, and remediation, many of which cannot be ascertained or anticipated prior to or during the course of the Services; (2) due to the inherently limited nature and amount of data resulting from building investigation methods, complete analysis of conditions is not always possible, and, therefore, conditions frequently vary from those anticipated earlier; and (3) technology, methods, accepted professional standards as well as law and policy, are undefined and/or constantly changing and evolving. In light of all of the foregoing and the Company's lack of responsibility for creating the conditions requiring the Services, as a material inducement to and consideration for the Company's agreement to perform the Services on the terms and at the price stated herein CLIENT SPECIFICALLY AGREES THAT THE COMPANY'S LIABILITY SHALL BE STRICTLY LIMITED AS AND TO THOSE CAUSES AND AMOUNTS PROVIDED ABOVE.

6. TERMINATION

Failure of the Client to make payments to Company in accordance with this agreement shall be considered substantial nonperformance and cause for termination. If the Client fails to make payment when due the Company for services and expenses,

the Company may, upon seven (7) days' written notice to the Client, suspend performance of services under this agreement. unless payment in full is received by the Company within seven (7) days of the date of the notice, the suspension shall take effect without further notice. in the event of a suspension of services the Company shall have no liability to the client for delay or damage caused to the client because of such suspension of services.

7. INDEMNIFICATION

The Client shall indemnify the Company and its principals, officers and employees against any liability, claim or expense (including payment of attorneys' fees and disbursements as incurred) in connection with actions, proceedings or claims by any person or entity for monetary losses (and, to the extent permitted by law, property damages and personal injuries) alleged to have occurred in connection with the performance of the Services, unless the sole cause for all such losses, damage or injuries was negligence by the Company. The foregoing shall not affect any rights of the Company to contribution or indemnification from Client. In addition, the Client hereby agrees that the Company, its principals, officers, agents and consultants are hereby released of and from any and all liability or responsibility (i) for the investigation, examination, testing, sampling or other review of any asbestos-containing materials which may be located in or about the project, (ii) for any work undertaken with respect to the removal, encapsulation or other treatment of any such asbestos-containing materials within the project, or (iii) for compliance with any laws, orders, rules or regulations imposed by any federal, state, city or other governmental entity, agency or instrumentality, except to the extent that the Company has expressly agreed in this agreement to undertake responsibility thereof. The Client does hereby agree to indemnify and hold harmless WSP from and against any and all liability, fines, suits, damages, losses, demands, costs and expenses of any kind or nature whatsoever incurred in connection with any claim or proceeding brought against the Company by any party and in any way related to any aspect of items (i), (ii) or (iii) of the immediately preceding sentence. Indemnification shall include the defense of any claims, suits, demands or fines arising therefrom, by counsel approved by the Company in writing that may be brought by the Client or by any third party. The foregoing provisions hereof shall survive the expiration or earlier termination of this agreement.

Client shall cause any and all Contractors, Subcontractors, Material Suppliers and other entities or persons (hereinafter "Contractor") actually responsible for construction to indemnify WSP to the extent permitted by law against risk which are not normally borne by the engineering profession in the form of AIA Document A-201 - General Conditions of the Contract for Construction (1987 Edition), Section 3.18. Client shall also cause Contractor to name WSP as an additional insured on Contractor's Comprehensive General Liability policy.

8. CERTAIN LIMITATIONS ON RESPONSIBILITY

The Company does not assume responsibility for construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in connection with the work. The Company does not assume responsibility for the contractors' failure to carry out the work in accordance with the contract requirements or for stopping the work in the event of such failure. The Company's review of the contractors' performance is not intended to include review of the adequacy of safety measures, in, on or near the construction site. The Company is responsible for its design and reports only and is not liable for unsatisfactory performance of the any other systems resulting from code constraints, improper installation, operation and maintenance.

9. DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this Agreement or the provision of the Services shall be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

10. OWNERSHIP

All intellectual property rights and copyright associated with the Company's services shall remain vested in and the property of the Company. A specific license for use may be granted by the Company. Any such license will be strictly limited to issues associated with the Services. The Company will not accept any liability whatsoever for any use of the materials to which the license is granted for any purpose other than the original intent. In the event that the Client is in default of payment of monies due to the Company, such license is agreed by the parties to be immediately withdrawn and revoked. All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Company as instruments of service shall remain the property of the Company. The Company shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

11. CLIENT'S DUTIES

a. The Client shall procure access for the Company to the property or properties in respect of which the Services are to be performed.
b. The Client shall supply to the Company without charge and within reasonable time all necessary and relevant data and information in the possession of the Client or known to him and shall give such assistance as shall reasonably be required by the Company in the performance of the Services.
c. Where relevant to the Services, the Client shall give the Company adequate notice of any danger or hazard which might cause death or injury to their employees and of which the Client ought reasonably to be aware.
d. Where relevant to the Services, the Client shall provide to the Company, prior to any intrusive investigations, full details concerning the presence and location of any underground or otherwise located services. If such details are unavailable, the Company will take reasonable precautions to identify such services including the use of specialist equipment. The Client agrees

to reimburse the Company for the reasonable cost of any such precautions. Where no or insufficient information has been provided or is available, the Client agrees to indemnify the Company against any and all resulting losses or costs.

12. BUDGETARY ESTIMATIONS

Unless specifically stated to the contrary, any budgetary opinion or estimate offered by the Company, exclusive of written proposals signed by authorized representatives of the Company, is to be regarded by the Client as broad guidance only. The Company is not liable for any deviation from such budgetary opinions or estimates whatsoever.

13. NO THIRD-PARTY RIGHTS

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Company. Any report issued by the Company is solely for the benefit of the Client for the purposes set out in the report and should not be relied on by third parties, or relied on for any other purpose, without the express written consent of the Company. The Company shall have no liability whatsoever to a person who is not a party to the Agreement unless otherwise agreed in writing.

If requested by the Client, the Company will consider the provision of reliance letters to third parties in a form to be agreed by the Company. In relation to property transactions the provision of such agreements will normally be limited to a lender, a first purchaser and a first tenant, and will be provided on no more than two occasions. Additional fees may be payable for the provision of this service.

14. REPORTING OBLIGATIONS

In states where there is a legal obligation for a licensed professional (employed by the Company) or the Company to report an observed release of a hazardous material or petroleum product to the environment, an imminent threat to human health or the environment, or other incident (as defined by applicable law) to a regulatory agency, the Company shall first notify the Client and its Counsel regarding the nature and timing of the required notification, but in any case will comply with the applicable legal requirements with regard to reporting.

15. SEVERABILITY

If any term or condition of this Agreement is for any reason held to be illegal, invalid, ineffective, inoperable, or otherwise unenforceable by law, it shall be severed and deemed to be deleted from this Agreement and the validity and enforceability of the remainder of this Agreement shall not be affected or impaired thereby.

16. PERSONAL LIABILITY

Notwithstanding anything to the contrary contained in any other provision of this Agreement, the Company's partners, members, agents, directors, officers and/or employees shall have no personal liability whatsoever arising out of or in connection with this Agreement or the performance of the Services hereunder.

17. HEADINGS

The headings or captions within this Agreement shall be deemed set forth in the manner presented for the purposes of reference only and shall not control or otherwise affect the information set forth therein or interpretation thereof.

18. MODIFICATION

This Agreement may be modified or amended only by a written instrument signed by an authorized agent of each party.

19. AUTHORITY

Each individual and entity executing this Agreement hereby represents that he, she or it has the capacity set forth on the signature page hereof with full power and authority to bind the party on whose behalf he, she, or it is executing this Agreement to the terms and provisions hereof, and that such entity has authorized the execution of this Agreement as necessary to bind such entity to the terms and provisions hereof.

20. GOVERNING LAW

This Agreement shall be deemed to be a contract made under the laws of the state of New York, and for all purposes shall be construed in accordance with the laws thereof. Client agrees that any and all disputes between the parties under or relating to the terms and conditions of this Agreement shall be fully and completely adjudicated in any federal or state court located in the state of New York and Client completely and entirely waives any and all jurisdictional defenses it may have now or in the future to the jurisdictional reach of such courts.

21. BUSINESS INTEGRITY

The Company values innovation, unity and trust. We are passionate about our work and care about how we conduct ourselves with all individuals and corporations we interact with. Simply put, this is how we get things done. Our Company's reputation depends on our ability to achieve our core values and to conduct our business ethically. To be clear, we do not, and will not, compromise on compliance with the law or on our business-conduct standards. We simply will not tolerate unethical behavior.

As your professional services provider, we undertake to follow your business integrity rules. This being said, we also invite you to review our Code of Conduct and underlying policies. These guidelines are the Company's standard for maintaining a legally-compliant and ethical workplace. They are available through our website at: http://www.wsp-pb.com/en/Who-we-are/Corporate-Governance/Corporate-Policies/Code-of-Conduct-and-Policies/. If you have any questions about our guidelines, please contact one of the local representatives identified on our website.

For situations which pertain to irregularities inconsistent with our guidelines, please report to our independent whistleblowing provider, Expolink. This service is available 24 hours a day, 7 days a week. Information as to numbers and e-mail where to contact the service provider can be found at: http://www.wsp-pb.com/en/Who-we-are/Corporate-Governance/whistleblowing-service/. All calls and e-mails are confidential and you can remain anonymous, should you request.

22. ACCEPTANCE OF AGREEMENT

If upon submission of this Agreement to the Client, the Client fails to return a signed copy to the Company and knowingly allows the Company to proceed with the Services, such Services shall be deemed performed pursuant to the Agreement and these Terms and Conditions shall be binding the same as if the Agreement were fully executed.

By receipt and in the absence of a written declaration to the contrary, these initial "Standard Terms and Conditions" are accepted by the Client and deemed to constitute a contract between the Client and the Company for the delivery of the Services and shall be binding the same as if the Agreement were fully executed.

A. Revised: February 2021

RA-DA

RANIA ALOMAR ARCHITECT, INC
7523 Norton Avenue
West Hollywood, CA 90046
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http://www.ra-da.com/
rania@ra-da.com

PREPARED WITH CARE FOR THE

CITY OF HAWTHORNE

REQUEST FOR PROPOSALS - HAWTHORNE SENIOR CENTER PROJECT – PROFESSIONAL DESIGN SERVICES

City of Hawthorne
Hawthorne Senior Center
City Clerk Office
4455 West 126TH Street
Hawthorne, CA 90250

DUE DATE: 4:00 PM PST / October 24, 2023

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A. The proposer's implementation plan for the requested services, including at a minimum, those tasks in the Required Services section. Proposed personnel s be able to perform all services listed in the Scope of Work.

FIRM BACKGROUND

RA-DA is a boutique design and architecture firm committed to excellence in design and with the organizational and technical skills of a large firm. RA-DA is staffed by 2 Architects and 6 Architectural Designers. RA-DA is currently licensed to practice architecture in California, Nevada, Texas, Arkansas, New York, and soon Georgia. One of our designers is also a WELL AP should you decide to pursue any sustainability goals for your project.

Based in West Hollywood, California, RA-DA was founded in 2006 by Rania Alomar after a decade of working as a design lead for two prestigious US Architecture firms. Ms. Alomar envisioned the firm as a nimble and highly creative entity and has since built its reputation into one of the strongest burgeoning design forces in the region, evidenced by our AIA Institute National Honors Award.

RA-DA is a full service firm and normally completes all aspect of a project from preliminary programming and concept through construction documentation and construction administration. We often go further even and complete interiors, furnishings and signage.

RA-DA has been designing public architecture since its inception. Most recently RA-DA has completed a Community Center and multiple playgrounds for the City of Long Beach that are similar in size and scope for your project. As well as a slightly larger community center in Bentoville, Arkansas. Full project descriptions and other sample projects are included below.

RA-DA will have additional consultants working under our umbrella, please refer to our organization chart. These would be key to fulfilling your project scope as described in your request for proposals Scope of Services.

As the founder of RA-DA, Rania Alomar will be your primary liaison throughout the course of the contract and takes personal interest and would have direct oversight for the duration of all the associated work. Ms Alomar strongly believe that our acumen for working with complex client groups and previous experience working with municipalities make us a perfect candidate for the role of architect described in this RFP.

If awarded a contract with you we would maintain a high level of client service and quality product with the goal of a long and continued relationship. We have a proven track record in delivering complex projects on time and on budget and in achieving consensus amongst client groups as you will hear from our references.

We look forward to an opportunity to work with you and hope that this package serves as a convincing sample of our capabilities.

The included project examples were selected to demonstrate our expertise in Public Architecture for variuos municipalities. Not only do we have Community Center experience, but we are able to demonstrate our ability to work with multiple project types that relate directly to this project. Such as private office complexes that show our abilities in creating work spaces for office staff, sports facilities, playgrounds, rental facilities for vendors, and community meeting rooms.



RA-DA Designed Oxnard Gym for the Police Activities League

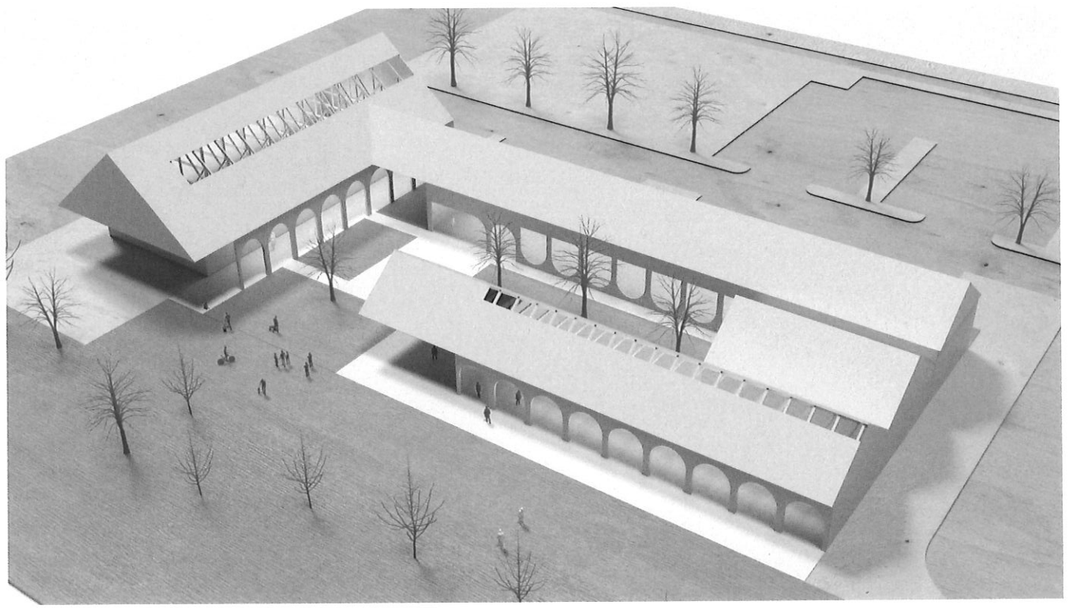
PROJECT APPROACH

PROJECT UNDERSTANDING

Having studied the Building, Site , Scope of Services and your Request for Proposal, we have familiarized ourselves with the work that needs to be done.
Having completed a number of Community Centers often involving partial renovations of older structures, we have identified key aspects of the project that will need immediate analysis and attention. Lessons learned on similar projects have taught us that complete analysis of the existing structure, the existing power available as well as other infrastructure, and the possiblity of hazardous materials must be addressed up front.
Also the approach and possible phasing of construction must be discussed early on with the goal of a seamless and well planned transition.
We will need to consider the current uses and how those will be accommodated during construction.
Our task will be to guide you through those options and make smart decisions together.
Our first phase 'Predesign' will be dedicated to analysis of existing conditions and Needs assessment and programming. This phase will include cost analysis and budgeting for th eproject and will help guide the building scope as we move into design phases.

(Note that we just completed a new 21,000 sf community center on a 6 acre property on time and on budget for $12M construction budget.)

In addition to our expertise in community center design, we are proud to emphasize our ability to work within budgetary constraints and adhere to strict project schedules. We understand the significance of these factors in ensuring the success of your project. Our team excels in finding innovative solutions that optimize resources and deliver exceptional value without compromising on quality or design integrity. By leveraging our extensive network of suppliers and contractors, we can provide cost-effective options for materials and construction methods, ensuring that your senior center is not only elegant but also financially feasible. Moreover, our well-honed project management skills enable us to meticulously plan and execute each phase of the project, keeping it on track and within the agreed-upon timeline. We are committed to open and transparent communication throughout the process, ensuring that you are regularly updated on progress and any potential adjustments that may arise. By entrusting us with your project, you can have complete confidence that we will deliver a remarkable senior center



Concept image for the Alhambra Community Center

that aligns with your budget and meets your deadline without compromising on quality or design excellence.

In our Specific Project Approach at the end of this section we have laid out each phase of work from Concept through Construction Administration. Phases shown are reflected in section E's Schedule.

GENERAL PROJECT APPROACH

The following aspects of our General Approach describe how we would work with you, and a look at our internal office culture. These tenets of practice are applied with small variations as appropriate to each of our projects.

Clear Line of Authority

Our goal is to maintain a simple and clear line of communication between the A/E team and the City. To do this we have designated RA-DA's Principal Rania Alomar as the primary liaison and Project Manager for this Project. The City Project Manager will work directly with Ms Alomar who holds ultimate responsibility on all aspects of the project and will oversee the progress, performance and schedule. Underneath Ms Alomar are the RA-DA team, the QA/QC team and the Engineers and Consultants. RA-DA is responsible for all design work and for the coordination of all the design and engineering disciplines.

Sub-consultant Team

For this RFP, RA-DA has assembled a team that is familiar with community center construction. We have worked with this team of Engineers and Consultants for many years, some since the founding of RA-DA, and they are able to bring an understanding of multiple facility types and any special requirements that come with them. Having navigated multifaceted issues together we are an already established, strong and seamless team.

The City of Hawthorne is already familiar with our Structural Engineer, LFA, as they have recently completed a Concept Design for City Hall. RA-DA has been working with LFA since their inception and cherish this long standing relationship.

First steps & Kick-off

As soon as you contact us to begin your project, Ms Alomar shall assemble the team to review site and scope together. We shall begin our preliminary analysis and also review the schedule for the work and a preliminary approach to QA / QC procedures. The Project Schedule will become our 'map' for the project and will be updated at the end of each phase. Once massaged to achieve the required result, and agreed upon in our early kick-off meeting with the city, we will rigorously abide by this established schedule.

The kick-off meeting is an important start to our relationship. The entire A/E team, any specialty consultants, and all interested stakeholders on the Client side shall attend.

This meeting has both general and specific goals.

General Goals:
Know all the stakeholders of the project
Establish communication protocols
Review the City's documentation, delivery, and submittals standards and requirements
Review our QA/QC plan
Develop Responsibility Matrix
Review the Project Schedule and upcoming tasks

Specific goals:.
We will have a discussion about goals and thoughts regarding the existing building and site. Additional specific goals will arise as we begin our code, program, design and cost analysis.

Collaborative Approach / Coordination

Successful delivery of your project means completing the project on time and on budget and exceeding design expectations, giving the city as much value for your dollar as possible. It also means a design and construction process that is organized and seamless, where issues are resolved quickly and effectively and every member of the team, from client, to architect and engineers, to contractor and subcontractors are communicating effectively and working together toward the same goal.

Proactive communication will start in the pre-design phase of the project and continue through the documentation phase keeping all team members constantly informed. This communication will partly take form in weekly internal project meetings between the A/E team and regular planned meetings or workshops with the City

PROJECT APPROACH

Project Manager and User Groups. Meeting minutes and current documents will be shared in a central location on the 'Cloud' so that they are always accessible to all team members including the Client. Once the project has been awarded to a contractor, this collaboration will continue with weekly site meetings.

Response Follow Through

In order to fulfill client expectations and provide a quality project, we make sure that all team members are fully aware of the project goals and are kept up to date as these may be elaborated upon or changed during the process. Changes made during design or construction often become a pitfall for errors for the design and the construction team if they are not clearly communicated and immediately and thoroughly addressed.

After our initial kick off meeting, where goals are discussed, all key personnel will be updated with meeting minutes from all team and client meetings. The program and a 'Master Checklist of Client Decisions' will be posted to the Cloud and updated as the project progresses. Changes and their impacts will be clearly identified in a changes log, and followed up on.

In-House Communication and Document Checks

As well as checking the other disciplines' work, each micro-team (consultants and engineers) will cross-check their own work within their immediate group. This process is formalized into a weekly internal review and is also an ongoing process of more senior staff looking over the shoulders of the team members and making sure the team is efficient and accurate in their production. They will repeatedly check progress against our Corporate Quality Control Plan and with Client meeting notes and our own internal redline sets and checklists generated in our coordination meetings. These Peer reviews enable quality issues to be identified earlier in the project and therefore increases the likelihood of the quality issues being resolved within the planned time allocation.



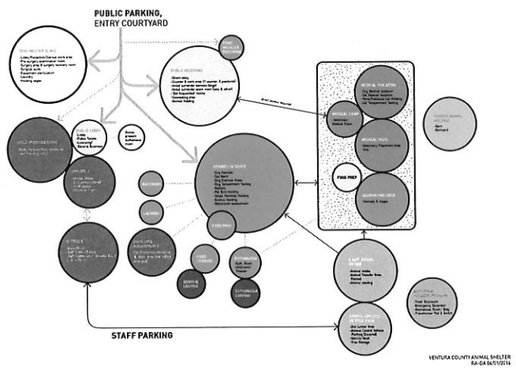
Design Rendering for Bentonville Pet Resource and Community Center

Design Reviews

We consider the Client Group an integral part of our team and a key contributor to a successful project. We provide an open-book environment giving you access to all current documents. We plan intermittent Design Reviews and Workshops at structured intervals to provide opportunities for collaboration. Our goal is to keep you fully informed on all aspects of the project. We have found that this collaborative approach encourages appropriate and timely decisions and often mitigates design changes made during the construction phase of a project.

Our schedule for projects identifies milestones for submission of interim sets of coordinated A/E documents with an updated Basis of Design Report to the Client Group. This submittal is typically followed by a 'Design Review period' allowing the Client group and all stakeholder ample opportunity to review the documents before attending the Design Workshop or presentation meeting.
Our early design meetings are often structured as workshops that start with a design presentation and continue to show options on layouts and certain features such as materials and finishes, or review issues and decisions that have come up during design. We will guide you through decisions with clear and thorough information and will always keep you informed on potential cost, schedule, and quality impact on the project if there is any. We will also use these meetings to review any need for value engineering and fully studied options to you in this regard. All value engineering decisions will be made together.

PROJECT APPROACH



Program Massing Study Ventura County VCAS

Incorporating Client Input

Any adjustments, verifications or change requests made in these meetings will be documented clearly in our meeting notes and distributed throughout the team. We will create a 'Master Checklist of Client Decisions' that clearly lists the changes and the disciplines that it affects. This chart is a shared live document that we add to in each phase of design. As the different disciplines address their affected scope, they mark off the checklist so that we can manage the updates made to the documents.

The Master Checklist also provides us a method to verify that all client comments and decisions have been implemented into the project. The City's ability to review this list at any time is an added advantage and makes the process of reviewing the A/E team's documents much easier.

Cost Control & Value Engineering

A key component of a successful project is achieving the City's stated budget. RA-DA has an impeccable history of managing cost on a variety of types and scales of projects. Over the years we have successfully designed and built facilities that are cost-efficient and within budget parameters without sacrificing design excellence and quality.

Starting at the Pre-Design phase, the design team approaches global and detailed design decisions for your project with the budget parameters as one of the fundamental criteria, constantly reviewing decisions in relation to cost and value.

Often, a challenge to cost control during design is deficient Consultants performance. We have subverted this risk by including consultants that have immense credibility and experience on their own and many of whom we have worked with numerous times before. We require that the Consultants are involved in site investigations and pre-design conferences and we make sure they are updated in a timely manner on all client meeting minutes and changes. The entire A/E Team remain ultimately responsible for construction cost estimating, value engineering and cost management.

Any add services that may be anticipated outside the scope in the RFP have been addressed as separate line items in our attached fee proposal.

Stage-Gate Reviews:

There are formal reviews at the end of each major project milestone and especially the final coordination prior to construction to assess all activities and deliverables completed to date and gain approval from our project manager to continue to the next project phase. A key component of these is the quality and constructibility reviews by RA-DA and by our third party quality control officer. This will include all disciplines' documents and specifications including any other management documents that have been prepared for inclusion. The specifications-review in the construction document phase is an important component of quality control and has proved invaluable in our low change order rates.

Schedule Administration

RA-DA has an impeccable reputation in delivering projects on time. Good planning and rigorous adherence to schedule ensures that we meet the stated project timeline. At every phase in the project we will review and update the schedule as necessary. We will mitigate any unforeseen issues by planning early meetings with jurisdictional agencies, and performing due diligence on utilities, and the site prior to the start of construction. We will continue to work through the construction phase of the project with the contractor to anticipate any potential issues or conflicts in an effort to avert unforeseen issues that may impact the project timeline.

We are savvy on product lead times during the design phase and systematically include this information in our documents so that the contractor

PROJECT APPROACH

is aware of their impact on the critical path and can schedule accordingly.

Technology

The entire RA-DA team is proficient in all the latest technology associated with today's building and sustainable design practices. We are each highly skilled in a variety of the current drafting and 3D tools, including Revit, and can easily adapt to a platform of your choice. All our projects are developed in three dimensions both for design and for coordination purposes between the disciplines. We use photo-realistic renderings to communicate our design and have found these skills especially useful when garnering consensus not only from the client group but also neighborhoods, committees and public agencies whenever applicable. We use Microsoft Project to create Gantt charts for scheduling and share checklists and other team communications centrally using applications such as Google Docs so that the entire team is aware of progress and critical items throughout the project. Our frequent team meetings take place via video conference which allows us to meet regularly without the inefficiencies of travel time.



Early Design Rendering for Bentonville Pet Resource and Community Center

3-D Modeling

Using Revit, the design team will generate an accurate three-dimensional model of the project to allow ease of navigation throughout the spaces and will model critical aspects of the design with lighting and materials depicted for the client and also to help coordinate these amongst the team members and ultimately communicate them to the subcontractors.

Energy / Sustainability

Although LEED is not a part of this project it is a prescriptive way of addressing sustainability, but there is much more that we can do that is more fundamental to the design. Creating spaces that are integrated in nature, create healthy, happy environments to live in, work in and visit.

WELL building standards move one step further in sustainability by addressing the human component and how we interact with our built environment. It looks at movement of all things from air, water, light and food access. The requirements help facilitate more sustainable approaches to those systems. RA-DA has a WELL AP on staff should you choose that route for your project.

Please refer to our statement of qualifications section for a LEED Silver Community Center project we have designed for the City of Long Beach.

Close Out

At substantial completion RA-DA shall attend a site meeting with the construction manager and client and contractor to generate a final punch list of items for final completion by the contractor. At the completion of these items by the contractor the project will be ready for City Inspection. RA-DA will continue to work with the project stakeholders to ensure flagged items are dealt with before re-inspection and certificate of occupancy is granted.

RA-DA will also prepare all required close out documentation including specifications, finishes and as-built drawings that the City may require.

SPECIFIC PROJECT APPROACH

PROJECT DESCRIPTION
Construction Type: To be determined
Construction: Approximately 20,000 square feet new and tenant improvement
Total Development Budget: unknown
Project Schedule: 11 months

***PHASE 1 - Programming / Discovery and Concept (~ 2 weeks.)* Discovery**
SITE VISIT: RA-DA shall visit the site along with our consultants.

DEEP DIVE: In a kickoff meeting and additional early

COVER LETTER

October 24th, 2023

Akbar Farokhi
Director of Engineering, City of Hawthorne

Akbar Farokhi, Marcial Ramos, and members of the Selection Committee,

We are pleased to present you with our response to the Request for Proposals for Design Services for the City of Hawthorne Senior Center project. This submittal contains all required documentation specified in your request for proposals.

RA-DA is an award-winning full service design and architecture firm. RA-DA's standards for documentation, communication, and coordination are extremely high, with an aim toward client service and project performance. You will find that our portfolio includes projects very similar to this in size and scope. We have carefully read your RFP and understand the scope of services. We have performed in this regard numerous times on City projects and will continue that approach here.

Much of our work is regional, completing a variety of projects for various local municipalities. RA-DA is currently listed as an On-Call Architect for the cities of Long Beach, Placentia, and Anaheim as well as Los Angeles County Beaches and Harbors and the Los Angeles County Development Authority.

We have recently completed a 21,000sf Community Center in Bentonville Arkansas (The Pet Resource Center) and have that full team ready to get started on your project if awarded. As well as this, we have completed a number of public projects for the City of Long Beach. These include a new wing addition at Houghton Park Community Center and a renovation of the 1950s existing building. We are currently in construction on the renovation of the Scherer Park Community Center also for the City of Long Beach.

With our experience in multiple project types, we have partnered with public entities to develop a new Office and Headquarters for Merced County Waste Management, a library for the City of Redondo Beach, sports facilities and a gym building for the City of Oxnard, Animal Shelters for the City of Los Angeles and Porterville, and a Masterplan for the County of Ventura. Many of these projects were completed with the team we are proposing here. This allows us to deliver a team that has real world experience in this project type and allows us to avoid some of the pit falls of dealing both with new construction and the complexities of improvements and integration of existing structures.

On behalf of our team, we would like to state our sincere interest in working on this project with you and build a quality working relationship with the City of Hawthorne. We can assure you of our full commitment should we be chosen to bring your Community Center Renovation Project to fruition.

Yours truly,

Rania Alomar, AIA
Principal and Founder, RA-DA
7523 Norton Avenue, West Hollywood, CA 90046
T. 323 851-4040 // E. rania@ra-da.com

review meetings, we will develop a 'GOALS' package with the client and from this generate a preliminary program.

PROGRAM: RA-DA shall mock up a program document for the facility based on information collected in the Deep Dive.

UTILITIES: In this phase we will also collect all pertinent information on the site including sewer capacity, survey information, and any existing records and history.

ZONING & BUILDING CODE: The A/E team will prepare a zoning and building code analysis for the project. This will determine key program elements such as additional parking and restrooms required.

Layout
RA-DA will complete massing studies as a basis to generate 3 concept layouts for the project.

Concept Workshop
In our first workshop with the team at Hawthorne we will present 3 Concept Schemes for the project. The goal here is to have an open and robust discussion on the pros and cons and best way to move forward. This is often a test of priorities and ultimate goals for the project. We will discuss options, ideas, and refinements within that scheme. This meeting will provide an opportunity for feedback and some hands-on design collaboration.

Concept Development
RA-DA shall develop one idea based on the discussion in the Concept Workshop. This is often a variation of different aspects of 2 or 3 of the schemes. We will present this Concept presentation toward the end of this phase with the intention of coming to a consensus on the big ideas that are to drive the design.

PHASE 2 - Schematic Design (SD) (~ 8 wks.)
Schematic Design
Once we have agreed upon the concept and general layout, RA-DA shall develop a general set of architectural drawings for the project. We will start with a refinement of the building and site planning, and work with the team at Hawthorne to reach a refined plan that addresses all your needs.

The scheme may shift slightly in this phase as the ideas become more real, but the general scheme will remain in tact. We will start to look at design features, lighting and materials and will build a 3D model of the project so that we can easily walk through with the team and you can get a good understanding of the spaces and solutions. We will also start research on key components that are relevant to the project.

Consultant Coordination
We will confer with the consultants to understand civil, structural, mechanical, electrical and plumbing impacts on the site and project. The Engineering team will develop a basic set of drawings that describes general approaches and identifies any utility needs that may impact the project and require further coordination with the City.

Cost Estimate
We will work with our estimator to generate a cost estimate for budgeting purposes based on the set of schematic drawings. This will be our first proper estimate of the approach we have chosen. We will use this estimate as a budget for the project and address any items that are coming in high at this early stage in an effort to control cost. If needed we will generate of list of 'value engineering' items for review with the client group.

Design Workshop
Once we have a set of drawings generated, we will have a design review meeting with the client group. This will be an opportunity to review the project together and address questions and issues. We will also review any value engineering items that may be necessary to keep us safely within budget. Feedback from this meeting will be critical to the development of the drawings and project.

Outreach / Funding
If needed for any future needs we would generate a few key 3D images and a color plan that describe the project. These can be used for public presentation either for City or Community meetings, publicity, or construction fence screening if desired. Once the needs of the City are know RA-DA will bring in a consultant for any public outreach that may be wanted. This scope will be in addition to our provided fee as it is unknown at the time of submittal.

PROJECT APPROACH

PHASE 3 - Design Development (DD) (~ 10 wks.)

Design Development

Once we have reviewed the project with the client and updated the drawings to reflect feedback and any value engineering items, RA-DA shall start to develop the project further. We will look at and coordinate lighting, details, materials, FFE, MEP systems, signage etc. for the project. We will refine the ideas and the approach and heavily research key components that might be integral to the project.

Design Workshop

Midway in this phase, we will present progress to you in a design review meeting that allows input and feedback on the progress of the design. As you know, much of our design work is done in 3D, so walk-throughs and screen shots will facilitate this process. Full final renderings are not included here but can certainly be provided if needed or desired.

Consultant Coordination

RA- DA shall continue to work with Mechanical, Electrical, Plumbing, Civil, Landscape and Structural engineers to coordinate the development of these systems and integrate them into the architectural drawings.



Concept study rendering example

PHASE 4 - Construction Documentation (CD) (16 wks.)

Construction Documentation

Once we have reviewed the DD package with the client group and incorporated feedback into the set, RA-DA and the consultants shall develop a full set of drawings to describe the design and to prepare for plan check submittal.

These drawings shall also be ready for pricing by selected contractors.

Consultant Coordination

We shall continue to work with the consultants to coordinate all the systems in the project and incorporate their information into our drawings. As well as a full specifications package for the project.

PHASE 5 - Permit & Bid (12 wks)

Permitting

We will submit all the drawings to plan check and communicate all comments and corrections sent to us (pictures or scans of the set). Once comments are received we will review and update our drawings with corrections and address any issues they may have. We typically provide updated drawings package with a corrections worksheet that lists all of the comments and the answers to those comments so that the plan checker can easily review the updates and corrections in an effort to make this process as seamless as possible.

Bidding Administration (BA)

While the drawings are out for plan check review, we shall issue complete sets to contractors so that they may bid on the drawings. RA-DA and our consultants shall be available to answer questions and issue addenda as necessary. At the end of the bid phase, we shall compile an updated set of drawings for Construction that also incorporate the plan check corrections. This shall be the 'Construction Set'.

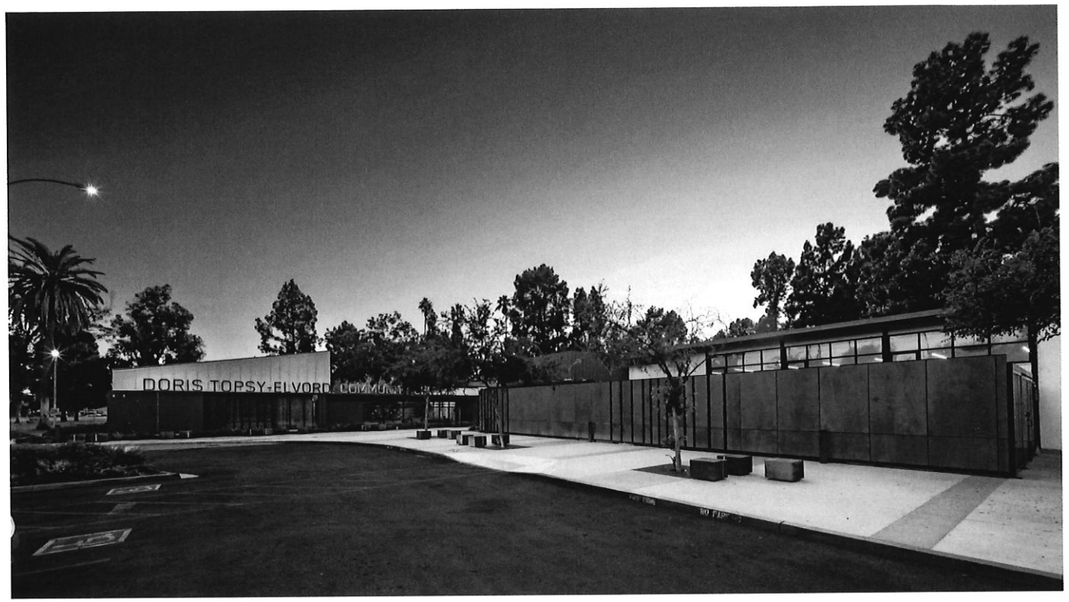
RA-DA will not perform a formal bid leveling but will review the bids with the client in this phase to advise on the process.

PHASE 6 - Construction Administration

RA-DA shall be available for a weekly construction meetings, sometimes via teleconference and sometimes in person to review progress and answer contractor questions. This shall occur over a contiguous 16 month period. We shall also provide formal written responses to questions (RFIs) to clarify design intent and review shop drawings and submittals. We do not expect to have a staff member on site every week but if needed our project manager lives in the vicinity of the project site.

RA-DA PROJECT EXPERIENCE

HOUGHTON PARK COMMUNITY CENTER - LEED SILVER



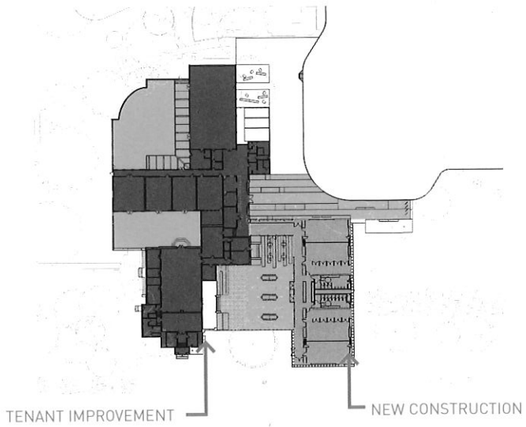
Location: Long Beach, California
Size: 6,500 SF new / 25,000 SF renovation

Owner Reference Information
Client: The City of Long Beach
Contact Name: Tony Resendez
T 562.570.6258
E tony.resendez@longbeach.gov

Start Date: August 2017
Completion Date: March 2019

The City hired us to design this community center that would be a new building adjacent to their existing community center. Our scope on this project included a new parking lot, a new 6500 sf LEED silver certified building and the renovation of their existing building that was built in stages in the 1930s, the 1950s, and the 1980s. The entrance to the main building was relocated to be at the knuckle where the new and the old meet, directly southwest from the parking lot, making it clearly visible to those driving in. A reorganized front plaza creates a drop off zone for buses and visitors.

The new addition is situated to the east of the existing building creating an enclosed courtyard space between it and the 1930's building and is connected by an open, but covered walkway. The new wing is a rectangular building that extends south into the park. It houses 2 large multipurpose rooms and a central core for restrooms and a reception area. The main restrooms are accessed from the central courtyard space but two public restrooms face out to the park providing park goers access to that amenity without having to enter the



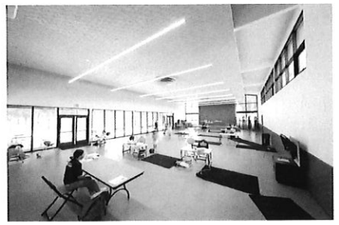
HOUGHTON PARK COMMUNITY CENTER - LEED SILVER



building. The roof of the new building is split into three parts, mirroring the functions inside the building and the existing buildings.

Our scope in this project consists of a new building AND the renovation and retrofit of the existing community center. The retrofit took form in phases and was split logically between what needed to happen for the new community center to function properly and also remedying existing damage.

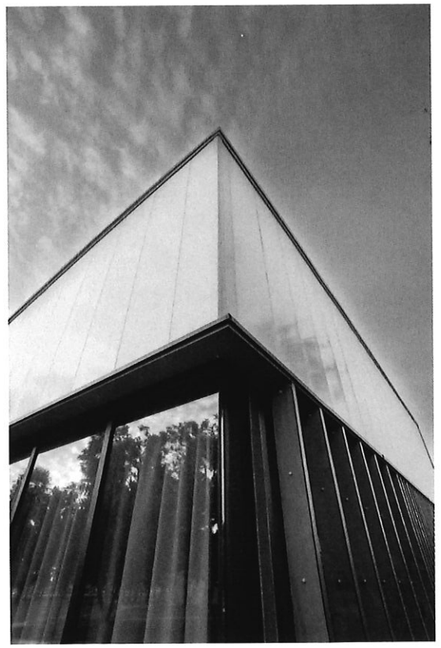
Since we re-organized access to the building, relocating the reception and administration areas, the front portion of the building needed to be retrofitted.



Part of Tenant Improvement Area



After ^ Before >



RA-DA PROJECT EXPERIENCE

BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

2023 LONDON DESIGN AWARDS - GOLD WINNER , 2023 BLT DESIGN AWARDS HONORABLE MENTION



Location:
Bentonville, Arkansas
Size: 24,500 SF

Owner Reference Information:
Client: Best Friends Animal Society
Contact Name: Rose Molina. Project Manager
Contact Information:
5001 Angel Canyon Rd
Kanab, UT 8474
T: 435.644.2001 x4384

Start Date: November 2019
Completion Date: March 2023

SCOPE:
RA-DA provided full A/E services including:
-Concept Design
-Programming
-Schematic Design
-Design Development
-Interiors Signage
-Bid Documents
-Construction Documents
-Permitting
-Construction Administration

RA-DA PROJECT EXPERIENCE

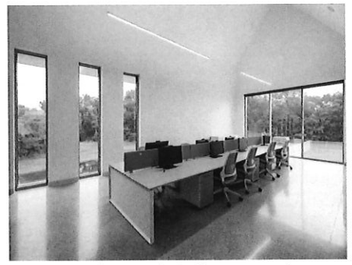
BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

PHILOSOPHY
As the first building of its kind, the Pet Resource Center is a reformed animal-shelter-of sorts. There is one key element intentionally omitted - the kennels. Its function is similar in many ways to an animal shelter, but its fundamental philosophy is the polar opposite.

A NEW WAY
During Covid many shelters were shut down and as a result, a large network of foster parents emerged. Best Friends capitalized on this and halfway through design, we decided that the kennels had to go: The goal was to build a shelter of the future: People need a place where they can connect with animals in a setting that is un-institutional. We needed a home for community, animals, and nature to come together. So, we designed a village. This was going to be different, and the building would be a model for Cities and Counties Country-wide, and even world-wide.

A CUSTOMIZED PROGRAM
This meant a different approach to the design of the building. We had to rethink the purpose, the flow and the program. This Center needed to be community-focused, inclusive, and welcoming. We needed to pull the public into the world of Best Friends and get them involved, either to donate, volunteer, adopt or foster. It needed to support its affiliated rescues, foster parents, and the animals. It needed to provide adequate medical care and spay and neuter services. It needed to educate on all aspects of animal care including dog behavior or kitten feeding. It would even provide a community pantry for parents that were in need. The spaces are designed around these functions and creatively support these aspirations.

SITE / ENGAGE AND CONNECT PEOPLE TO PLACE:
The building is positioned centrally within the future site of 8th Street Gateway Park, a 100 acre park currently being developed by the City. The design team worked with the park designers to integrate


internal staff open work space




modular community center room

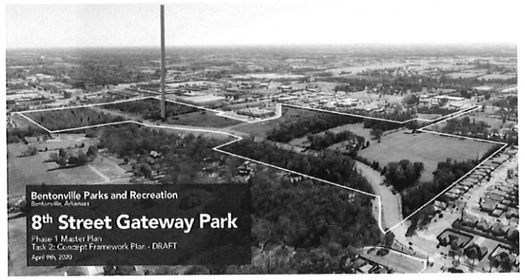

public lobby entrance


exterior stadium seating


interior seating and slide

BEST FRIENDS ANIMAL SOCIETY - PET RESOURCE & COMMUNITY CENTER

the building's planning and access into the overall Master plan, making sure it was smartly integrated and directly responding to park-goers and future surroundings.



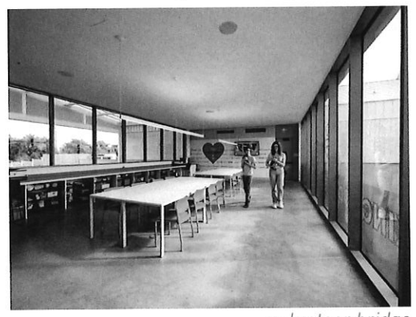
Set back from 8th Street, visitors can access the building either on foot, bicycle or by car. Reminiscent of traditional southern architecture, a wide front porch faces a main green oval "Hillside Meadow" filled with local flora and fauna central to the Park Master plan. Pedestrian and bicycle paths weave through and around the building that is divided into two halves. Park-goers can walk through without entering and glimpse the many functions in the building from weekend adoption events to training seminars in the yards. They pass under the centrally located 'Volunteer Bridge', a critical function of the facility and an offer to the public to enter and get involved.

THE BUILDING: COMMUNITY AND CONNECTION
The building form makes a logical split between the main Community spaces to the north and the more technical Medical and Support spaces to the south. The linking elements are the front porch and courtyard spaces and the Volunteer Bridge. With parking to the south, and pulled away from the building, visitors approach on foot toward the front porch, passing a large dog-themed mural by a local artist. The Medical wing is pulled back so that a clear path to the front door is revealed. This side entry to the main lobby space is intentionally incidental and as such, inclusive to all. Visitors can 'slip in' easily without much pomp. The axis of the main community lobby space provides stunning views of the park to the east and west capturing the sunrise in the winter and the sunset in the summer through its high peaked roofs and providing park-goers respite.

Interior and Exterior spaces are connected wherever possible with open views and large operable glass doors. The two levels of the Community Wing also visually connected. The openness of the space invites and encourages exploration with access given throughout the facility. Even the administrative space is open to view from the main lobby although most staff is working out in the main space making them easily approachable.

Stadium seating and a slide (just for fun) takes guests downstairs to the dog enrichment room and second community room where Best Friends holds Adoption events, Dog Yoga classes amongst other community events.

A critical backbone to the success of the non-profit: The volunteer bridge, is held in esteem as it straddles the lower courtyard and is clearly visible from both the Community and Medical Wing Entries. Every space within this wing is highly flexible: almost all spaces are open and furniture movable to accommodate change and the growth of the facility.



volunteer bridge

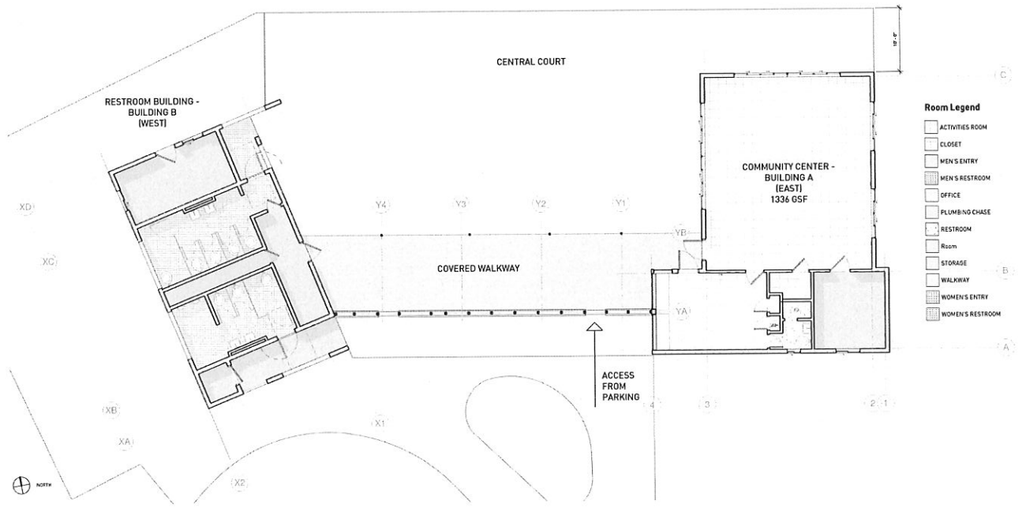


upper cafe patio seating overlooking dog play yards

RA-DA PROJECT EXPERIENCE

SCHERER PARK COMMUNITY CENTER

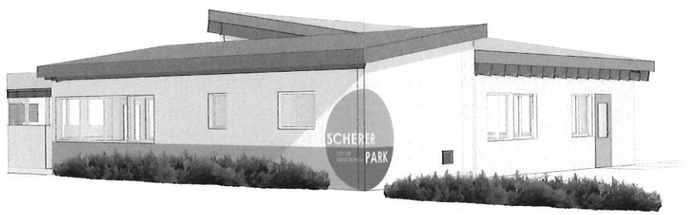
Location: Long Beach, California
Size: 2.200 SF renovation
Completion Date: Currently in Bid Phase



The City of Long Beach approached RA-DA through our On-Call contract to renovate an existing Community Center and bring the site up to Code. The Scherer Park Community Center is a 2232 square foot building located at 4660 Long Beach Boulevard in Long Beach California and was constructed circa 1959.

PROJECT DESCRIPTION.
Interior Tenant improvement of a single story existing community center, office, kitchenette, exterior site improvements, and restroom building.

RA-DA is providing full A/E services including:
-Concept Design
-Programming
-Schematic Design
-Design Development
-Interiors Signage
-Bid Documents
-Construction Documents
-Permitting
-Construction Administration





1 SCHERER PARK COMMUNITY CENTER
RA-DA /// 04.24.2022

RA-DA PROJECT EXPERIENCE

CAMPUS PARK GYM WINGS REMODEL Oxnard, CA



CONTACT

Client: City of Oxnard
Ralph Alamillo, Project Manager
Phone: (805) 385-8341
Email: ralph.alamillo@ci.oxnard.ca.us

SERVICES PROVIDED

-Programming
-Design
-Construction Docs
-Permitting
- Construction Admin

ABOUT

Type: Tenant Improvement
Size: 30,000 SF
Budget: $3 million
Date Opened: Projected 2014

Team:
Rania Alomar - Design Lead
Jesse Madrid - Designer

John Labib + Assoc., Structural Engineer

RA-DA is currently designing the Campus Park Gym Wings Remodel for the City of Oxnard in conjunction with the city's Police Activities League (P.A.L.) - an after-school crime prevention program.

The project is a 30,000 sf renovation of an existing concrete bunker into a modern community building, housing a variety of activities from video and sound production studios for P.A.L., to dance studio and strength and cardio training facility.

RA-DA PROJECT EXPERIENCE

REDONDO BEACH PUBLIC LIBRARY Redondo Beach, CA



Location: Redondo Beach, CA
Completed: September 2010
Type: New Library
Size: 13,000 sq ft
Cost: $3,000,000

Client:
City of Redondo Beach
Contact: Jean Scully, Library Director
303 North Pacific Coast Highway,
Redondo Beach, CA 90277
Phone: (310) 318-0676
Email: jean.scully@redondo.org

Success Factors:
On Time: ***Yes***
Within Budget: ***Yes***
Claim History: ***None***

About:
RA-DA was brought on the team to design the interiors for the new public library and new community center in Redondo Beach, after Rania Alomar had designed the building while at another firm.

Our approach focused on designing the perfect lighting and materials that complemented the exterior of the building. We also designed the Signage and Wayfinding package for the building.



RA-DA PROJECT EXPERIENCE

THE BEACH FRONT AT LONG BEACH - TIDELANDS IMPROVEMENT PROJECT

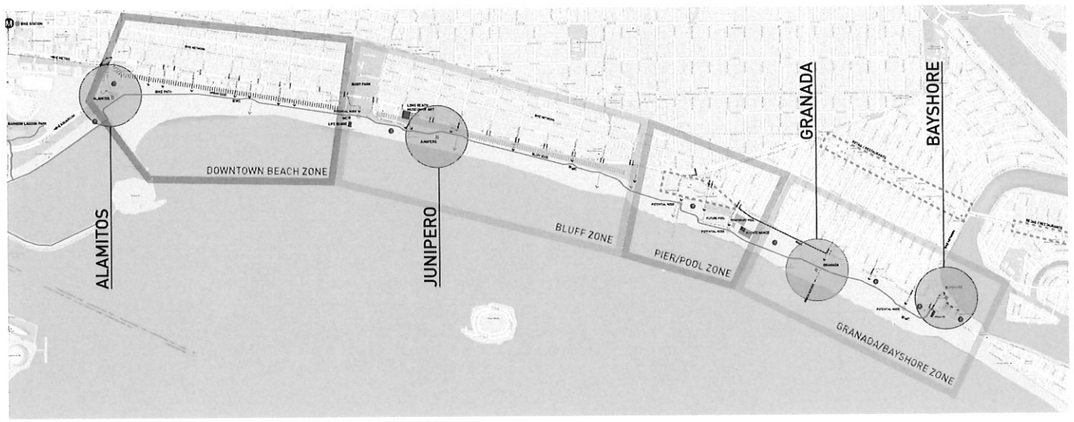
Address: 333 W. Ocean Blvd - 5098 E. Ocean Blvd, Long Beach, CA 90805
Client: The City of Long Beach. See Reference Section for Contact Information
Start Date: August 2015
Completion dates: Bayshore Masterplan-June 2018, Lifeguard Stations-August 2019, Junipero and Granada Beaches- March 2021, Alamitos Beach-July 2022

Total 6 structures along 2.5 miles of beach front. Project included: 2 New Playgrounds, New Restaurant Building, New Water Play Feature, New Smart Restrooms, New Covered Trash Enclosure, New Rental Facility, 2 Existing Concession Stand Tenant Improvements including Rental Facilities, Master Planning, and Lifeguard Stand Renovations.

SERVICES PROVIDED:
-Site Assessment / Interior Planning
-Master planning
-Community Outreach
-Concept Design
-Programming
-Schematic Design
-Design Development
-Interiors Signage / Graphic Design
-Bid Documents
-Construction Documents
-Permitting
-Construction Administration
-Site Photography

Sub-consultants used/proposed for your project:
Landscape Architect - SALT Landscape Architects
Structural Engineer - Labib Funk & Associates
Cost Estimate: Jacobus and Yuang
Low Voltage: TK1SC

Below please find each section of the project broken out by node.



RA-DA PROJECT EXPERIENCE

ALAMITOS BEACH

Location: Long Beach, California
Scope: Demolish and replace 1-story, 2,234 SQ.FT. beach concession stand with 2 new buildings. Building A, 4,240 SQ.FT., 2-story, type V-B concession stand and cafe with first floor decks, roof deck, and game area. Building B, 1157 SQ.FT., 1-story, type V-B public restroom, rinse station, and bike rental facility. Playground, public promenade area, shade structure and pylon way finder signage.- Expand and improve beach parking including new EV stations and future infrastructure for future stations.
Completion Date: July 2022



The City of Long Beach engaged RA-DA to design an approach to activating the beach front for the City. The beach was an under utilized amenity and so with a relatively small budget we came up with ideas to activate nodes along the beach pedestrian and bike path that would make this a destination and a comfortable place to be.

As a highly visible project, we underwent in depth Public Outreach to engage all the neighborhood groups and locals to build consensus.

RA-DA conducted two community Open Houses for both the Alamitos Beach Concession Building project and the Granada, Junipero, and Bayshore Concession Building renovation projects.

Since Alamitos is at one end of this stretch of beach we designed it to become the 'head' or starting point of the Beach Front. Here we demolished the existing concession building and constructed a new cafe, smart restrooms, vendor rental building, playground, expanded parking, covered lockable trash enclosure building, rinse station, and seatings

RA-DA PROJECT EXPERIENCE

alongside the boardwalk with the idea of creating a promenade. The improvement includes the restaurant and cafe building that spills out into a large ground level outdoor deck and roof deck providing magnificent views of the oceanfront.



Our solution was to create these activity nodes at intervals along the popular pedestrian and bike path and to coincide those nodes with the existing run-down concession buildings. As those buildings give us an infrastructure to work with and help control cost, we would renovate the structures and provide localized amenities that would make them great places to be. Simple elements such as shade, a boardwalk, seating, and a vibrant cafe front would engage passers by and create rest stops along the path.

Although LEED Certification was not a requirement of this project RA-DA always designs in a matter that is conscious of it's impact on the projects surroundings and environment. Careful attention was paid to minimize the footprint of the building, yet the building opens up like a 'Game Box' by the use of various sliding panels and openings to activate its surroundings and achieve a more prominent design impact.

Consideration for Low Impact Development was a main priority since this was located on the beach where drainage is a major consideration. RA-DA worked closely with the Coastal Commission during the planning and permit stages as this State Agency has specific policies that must be adhered to to protect the coastal habitat during new development.

New technologies have also been employed for the restroom facilities. A "Smart Locking System" was installed so the building may be locked remotely or set on timers to minimize the need of the Parks Department to visit the site on a twice daily schedule.

For the "soft" siding when the building is open RA-DA chose to use a new 100% sustainable wood product, Accoya, which also has excellent weathering properties for this type of wet and windy environment. Also drought tolerant native plants were selected by the Landscape Architect to enhance the beauty and ease care for the flora on the project.

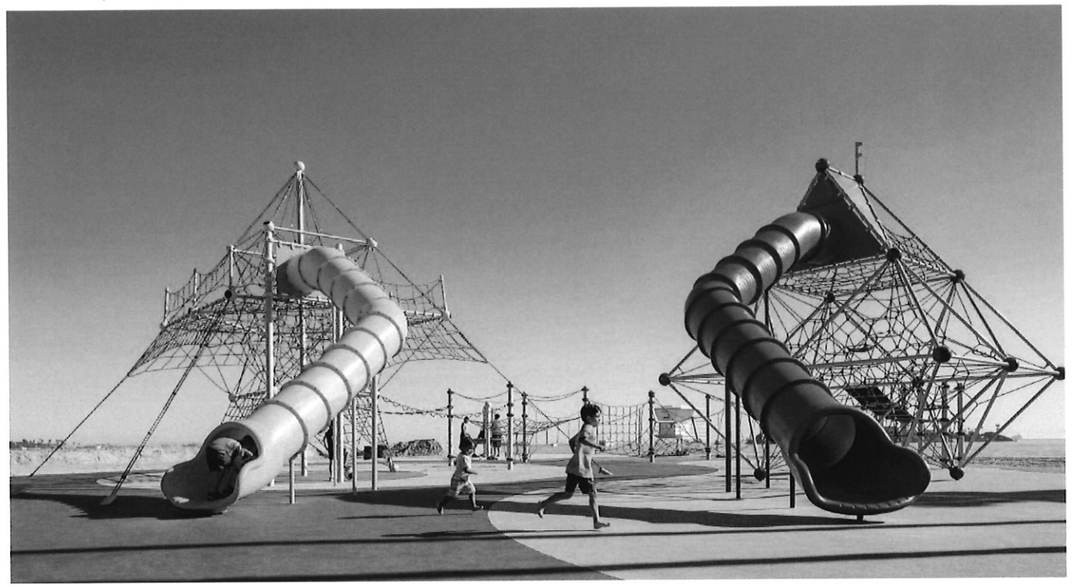
Adjacent and convenient to the café zone is a playground which in turn leads to a restroom building and rental building that provides amenities for beach goers. The playground at Alamitos themed 'Dunes' is for older kids and allows parents to sit on an adjacent deck and eat or drink while their kids play. The project is oriented in alignment with the pedestrian and bike path and is pulled back slightly to create a promenade zone in front of it. It is designed so that the plaza in the back is replaced with a drop off area for the restaurant with the idea that the primary public space (plaza and promenade) is pushed to the front of the building and takes advantage of the views.



RA-DA PROJECT EXPERIENCE

JUNIPERO BEACH TENANT IMPROVEMENTS AND PLAY FEATURES

Includes Tenant Improvements, Playground, Shade Structure, Basketball Courts, Rental Facilities, Fitness Stations, and future Skating Rink and Pickle ball Courts
Locations: Junipero 333 W. Ocean Blvd, Long Beach, CA 90802
Completion date: March 2021



The Junipero existing building provided a baseline infrastructure that supports this site. It has restrooms, beach amenities (such as rinse stations), a kitchen and café windows. Our design maintains these elements as the fundamental infrastructure for the location but greatly enhanced the experience.

To tie all sites to each other, we carried over a key design element that we used to activate the space and drive the design at Alamitos. That was the creation of a 'boardwalk'. This Boardwalk is a social space that connects the café window to the pedestrian and bike path.

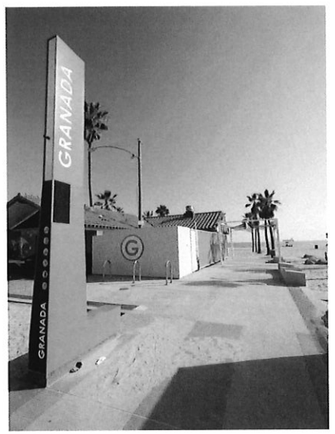
Another key design feature that we use at all the sites is the pylon sign paired with the logo wall. The intent is to provide visibility and identity to each location. So that the concession stand is visible from a distance and easier to locate and to serve as a meeting point for the community.



RA-DA PROJECT EXPERIENCE

GRANADA BEACH TENANT IMPROVEMENTS AND PLAY FEATURES

Includes Tenant Improvement, Water Feature, Shade Structure, Rental Facilities, Fitness Stations, and Dog Wash Station.
Locations: 5098 E Ocean Blvd, Long Beach, CA 90802
Completion date: March 2021





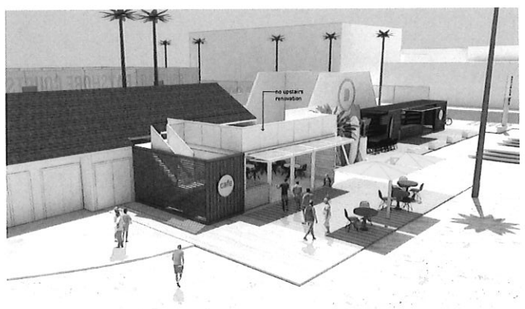


Granada Beach Children's Water Feature

At Granada, we have a much smaller play area intended for smaller children. We have themed this 'Tide Pool' and have small hand pump stations to keep the toddlers busy while parents grab a bite to eat. This is a water feature that contains different interactive ways of moving water through a channel with hand pumps, water trays, and an Archimede's Screw. We have also included a fitness station just north of the pedestrian path and in addition have a dog wash station at the edge of the parking lot to mark an entry point to Rosie's Dog Park and a home for all the scattered signage and other dog amenities such as trash cans, bags, and bulletin boards.

LONG BEACH BAYSHORE MASTER PLAN

RA-DA was tasked with a new Master Plan for the Bayshore and Leeway Boat Launch area at the Eastern point of the Beach Front for the City of Long Beach. RA-DA conducted in depth community outreach and explored the many opportunities available for this area of the beach. As part of the broader Tideland's Improvement Project RA-DA continued with the branding and "node" concept that is used throughout the project. Signage, color, amenities such as shade structures, concessions, rinse stations, and play grounds where incorporated to bolster the use of this great City area.



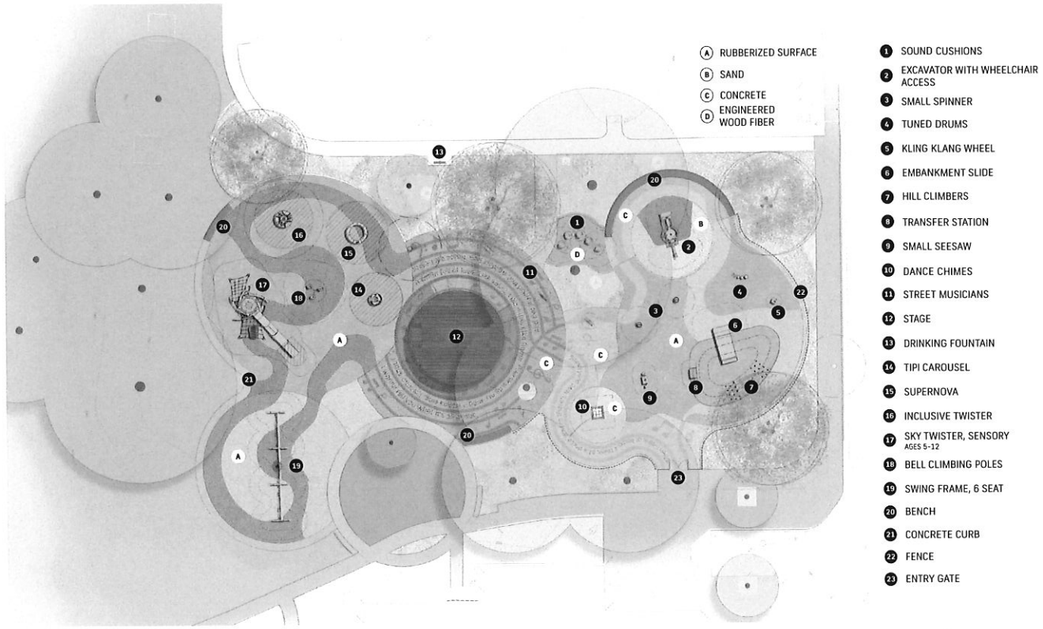


3-D Renderings used for community outreach and to convey possible ideas for the proposed improvements

RA-DA PROJECT EXPERIENCE

HOUGHTON PARK SOUND GARDEN PLAYGROUND - SALT & RA-DA

Location: Long Beach, California
Size: 15.000 SF
Completion Date: Currently in Public Outreach Phase



The Houghton Playground redevelopment project is located in North Long Beach, California. Houghton Park is bounded by Orange Avenue to the east, Atlantic Avenue to the west, Artesia Boulevard to the north, and Harding Street to the south.

Adjacent to the playground is the Community Center to the south, as well as a basketball court, tennis courts, and a volleyball court to the north. To the east of Houghton Playground is the parking lot, and to the west is the park with circulation paths connecting to the sports field and picnic areas.

The vision for the redevelopment project is to design a multifunction playground for children and adults inspired by music that reflects the energy and diversity of the community.

Parking Lot
Along the east edge of the playground, there will be a new 5' wide concrete walkway, native California planting and a decorative fence with undulating vertical posts resembling musical chimes. The fence and integrated signage will be colorful and cohesive with the facade colors of the community center. These interventions will welcome visitors and securely buffer the ages 2-5 playground from the parking lot.

The Playground
The playground area has many established trees, which provide ample shade and will remain in the renovated playground design. To the south of the playground is an existing sound garden which will be incorporated into the new design. A circular pattern and strategy will be implemented throughout the space, creating various zones. The color palette from the existing sound garden will be incorporated into the new play equipment, concrete paving and rubberize surfacing, applying a cohesive design language.

RA-DA PROJECT EXPERIENCE

The playground will have three primary zones for different age groups: ages 2-5 area, ages 5-12 area and an all-ages area that is at the center of the playground.

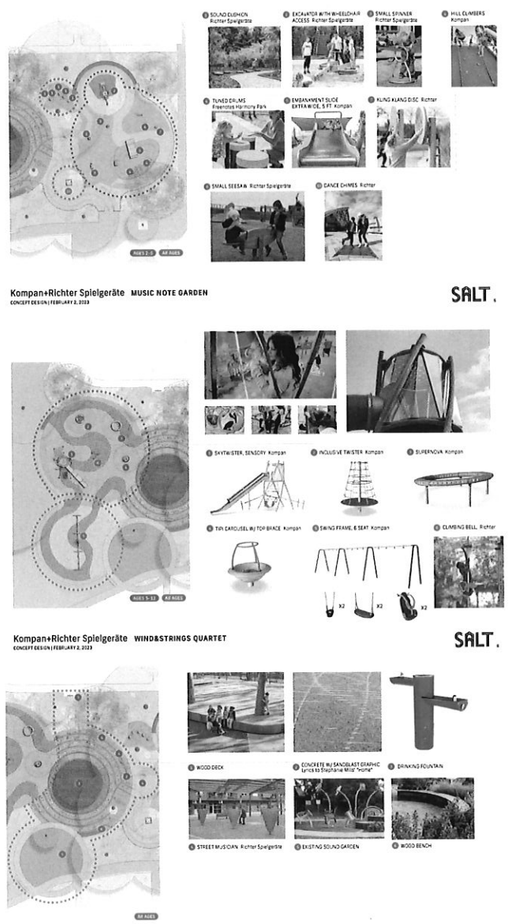
Providing security and seating for visitors, the 2-5 area will be secured with decorative fencing and circular benches with backs. The area will include a berm with a slide and climbing ropes, a see saw, spinners and sound cushions. In addition, interactive musical equipment like drums, a cling clang disc and dance chimes will be located throughout the play area. The 2-5 area will provide a variety of opportunities for different energy levels and creativity.

The 5-12 area will be located to the west portion of the playground. The main feature of the area will be the Skytwister. The Skytwister is a structure integrating a slide, climbing nets, spinning panels and a circular swing. In addition, there will be several active play equipment: the Tipi Carousel for single users and the Inclusive Twister and Supernova for small group play. At the center of the 5-12 area, a Climbing Bell will challenge visitors to climb up a pole to tap bells at the top.

Adjacent to the 5-12 area and the existing sound garden is an area dedicated to a 6-seater swing. The swing will feature three types of swings, accommodating all ages and including two accessible harness swings.

At the heart of the playground is all ages area. The area will feature a wood platform that can be utilized in a number of ways, promoting creative play, performance or seating. The wood platform will be surrounded by interactive musically-themed pieces: three Street Musicians create a deep gong-like sound when they are spun in circles. In addition, graphics would be incorporated into the paving, illustrating a musical staff and notes.

Planting Strategy
The overall planting strategy implements low water use plants and California natives. The vegetation would surround the playground to create a buffer and provide screening from the sports courts to the north. The planting palette will be mostly evergreens, perennials and grasses to soften the playground edges and transitional edges along the pathways.



SALT design presentation for City Stakeholders

RA-DA PROJECT EXPERIENCE

DOCMAGIC

Torrance, California
Size: 24,000 SF
Dates: Phase 1 - Oct. 2010 to Jul. 2012
Phase 2 - Nov. 2018 to Apr. 2019

CONTACT
Client: Mike Zarrilli
T 800.649.1362
E mike@docmagic.com

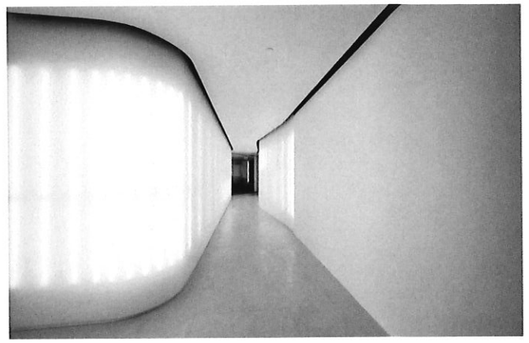
RA-DA
Lead Architect: Rania Alomar
Team: Catherine Wu and Michael Green.

SERVICES PROVIDED
-Program
-Design
-Furniture (FF&E)
-Signage
-Documentation
-Permitting
-Construction Administration

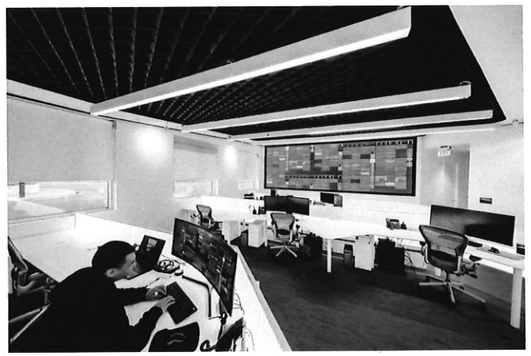
The design of this interior work space, for a technology company that transmits highly sensitive information over the Internet, had to convey the company's strong virtual presence through an equally powerful physical environment. This objective was achieved, in short, with the unique play of light and careful sculpting of passageways that connect the open work spaces.

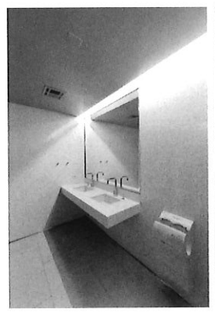
The problem of how the architecture could convey the transfer of information was solved by mapping light fixtures in a complex binary pattern behind translucent walls, creating the "fuzzy" edge that implied the virtual. Two different kinds of spaces were identified in the project. The first was "places of movement," characterized by a person's fleeting experience of spending only a few minutes in the space. These spaces would receive the glowing walls. The second was "places of congregation," such as meeting rooms and work areas, where people would sit for hours. These are more static in nature and characterized by bright colors to contrast with the bare and pristine light corridors.

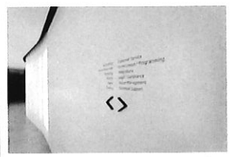
The detailing of these spaces was so important. The light corridors had to be absolute in their minimalism in order to achieve the feeling of the virtual. All evidence of reality had to be banished.













RA-DA PROJECT EXPERIENCE

No attachment details are visible in any of these walls, although they fit tightly against each other to prevent light leakage. The walls are easily movable, allowing the light fixtures to be accessible. Any heat build-up behind the wall is quickly carried away with the air conditioning system, and the space is fully conditioned and lit without any punctures in the ceiling.

The project represents the original commitment to the study of a single paradigm that so eloquently embodies an obscure goal and the follow-through from concept to reality.

WORK SPACES
The work spaces are contrastingly open, accentuating the experience of the light corridors that connect the spaces.

Color acoustic panels separate the desks and enliven these spaces. Each color denotes a different department.

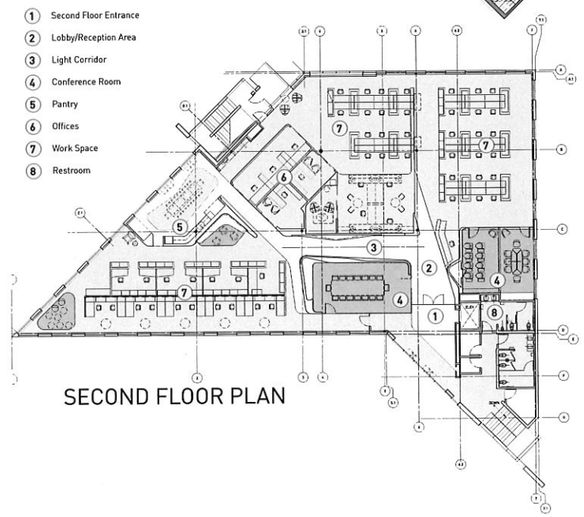
The ceiling plane further defines the different areas albeit in a subtle way, allowing these spaces to remain thoroughly open.







GROUND FLOOR PLAN



SECOND FLOOR PLAN

RA-DA PROJECT EXPERIENCE

DIGITAL OCEAN HEADQUARTERS

Location: New York, New York
Size: 26,000 SF
Completion Date: Oct 2017



CONTACT
Client: DigitalOcean - New York, NY
T 516.472.0719
E frank@dtcownersrep.com

SERVICES PROVIDED
-Programming
-Design
-Construction Docs
-Permitting
-Bid Support
-Construction Administration

The DigitalOcean Headquarters is one of our many private client projects to demonstrate our expertise in creating large flowing office spaces.

DigitalOcean is a fast-growing tech company based in New York. This was the renovation of 3 floor plates in a Manhattan high rise to accommodate their staff. A variety of different types of spaces accommodate different modes of working. A mostly open floor plate created the need for a series of enclosed meeting rooms and phone rooms to allow staff the ability to quickly meet on projects and have privacy. A 'lockdown' room is enclosed and dimly lit housing 10 temporary desk spaces that allow staff to hunker down in the case of an approaching deadline. Bold carpet stripes traverse the entire floor plate and brand the space. The rest of the palette is light and warm, making this a comfortable, non-corporate environment.

OUR EXPERIENCE
Nailing the culture of this relatively new company

was key in our early explorations for the design. This was their first move into a formal office and they had not been through this exercise before. They had a clear sense of identity though so our task was to hone in on that and figure out how to articulate that in the architecture.

After a series of concept studies, the client selected a scheme that we called 'Secret Circuit'. The idea behind this scheme was to leave the space as open as possible and use a series of boxes to strategically and discreetly organize the space. The boxes provide private meeting and office space, to balance the open work plan. They envelop columns and are offset from one another creating negative space between them used for work zones, small meeting zones and lounge zones. There is a certain level of discovery as people move through the space, encountering different kinds of open space and enclosed volumes. This sense of a looser floor plan and organization fit with the culture of the young firm. The Owners work closely together but still need private offices. Both offices have sliding glass double doors that open onto a central space. This space provides a forecourt to their compact offices and serves as a quick informal meeting space. Their doors are mostly open so they can easily discuss issues and talk about ideas.

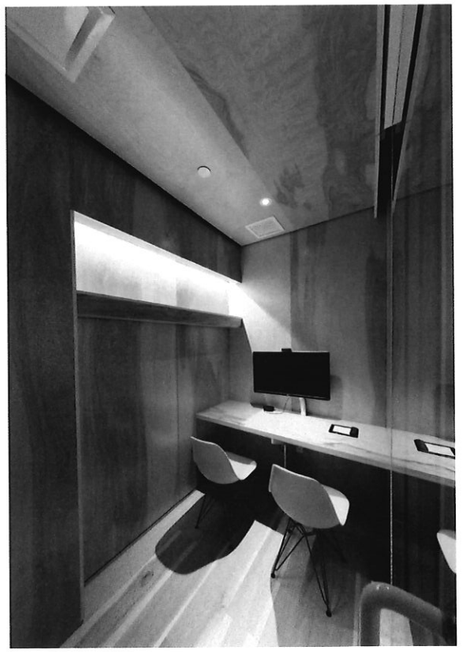
All enclosed rooms are strategically positioned throughout the floor plate to that the negative space between them can be used. The boxes themselves are birch plywood on the exterior and the interior. Each is planted on a black pad that mimics a shadow cast from a strong sun. The narrow spaces between these rooms provide semi-private nooks where people can step out of a meeting and take a quick phone call or have a quick chat. The boxes are further articulated to host such small meetings by carving in seating opportunities wherever possible. The boxes also work to envelop all but one of the columns in the space. This simplifies the obstructions and perception of the space.

To offset the density and openness of the general work spaces, we provided the staff with a 'Lockdown Room'. The intent in here is that if they are on a deadline or there happens to be a lot of activity in the office that day, they can escape to this quiet room that is free of phones and distractions and focus on getting their work done.









Labib Funk + Associates
Structural | Shoring | Civil | EBM

RELEVANT EXPERIENCE - LFA



Project Name: Lakers Training Facility
Location: El Segundo, CA
Services: Structural Engineering
Start & End Dates: 2014– 2017
Budget: $80M
Contact/Team Member: John Labib, S.E.

Description of Project: Built in partnership with UCLA Health, the Lakers Training Facility offers countless resources for team success and empowerment. The 121,900 SF facility includes state-of-the-art amenities, including a 750-seat court, offices for business purposes, plyometric training rooms, a theater/screen room, and a barbershop, amongst others.

Embedded into the exterior of the building are 275 vertical fins, where changing colors of the infamous purple and yellow illuminate the Lakers' logo in the evening. All high-functioning interior and exterior features of this training facility set a new standard for all arenas of the sports world.

319 Main Street
El Segundo, California 90245
(213) 239 9700
info@labibfunk.com | www.labibfunk.com

LFA PROJECT EXPERIENCE

Labib Funk + Associates
Structural | Shoring | Civil | EBM



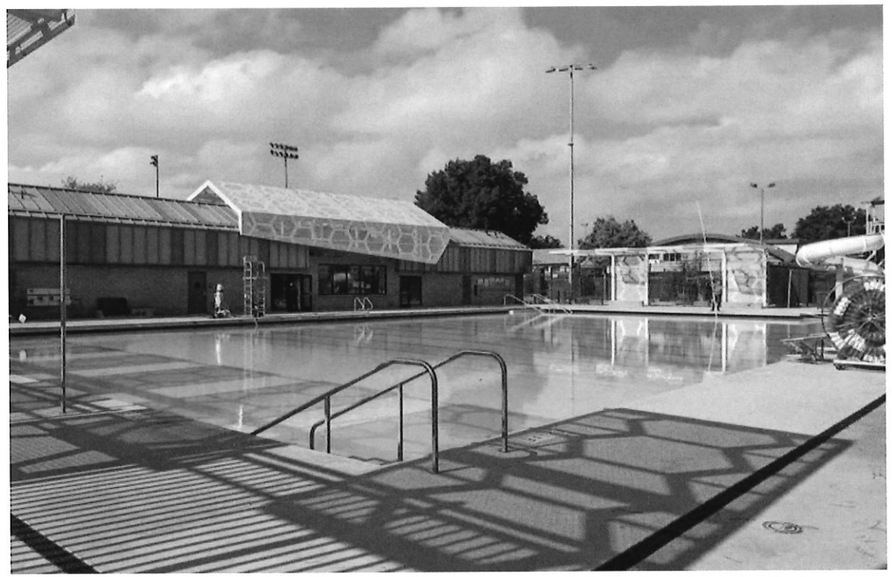
Project Name: John Burroughs Middle School
Location: Hancock Park, CA
Services: Structural Engineering
Start & End Dates: 2017 – present
Budget: $23M
Contact/Team Member: John Labib, S.E.

Description of Project: The John Burroughs Middle School project is an extensive modernization initiative that will help the historic institution meet LAUSD design standards. The selected master plan includes the design of 3 new buildings: a food services + classroom building, a 2-story classroom building, and a maintenance + operation building. Further, existing structures totaling approximately 100,000 SF will be upgraded to current LAUSD design standards and seismic code.

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LFA PROJECT EXPERIENCE

Labib Funk + Associates
Structural | Shoring | Civil | EBM



Project Name: Van Ness Pool House*
Location: Los Angeles, CA
Services: Structural Engineering
Start & End Dates: 2019 –2020
Budget: $8M
Contact/Team Member: Jacob Rodriguez, S.E.

Description of Project: This project, in partnership with the City of Los Angeles Bureau of Engineering, involved the renovation of the existing aquatic facility in Van Ness Park. The structural scope included the design of the new 5,000 SF bathhouse and site shade structures. The bathhouse and swimming pool are outfitted with the latest state-of-the-art equipment; as well as heating systems, filters, and pumps designed to allow for year-round operation.

** Indicates principal experience prior to joining LFA*

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LFA PROJECT EXPERIENCE

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Structural | Shoring | Civil | EBM



Project Name: Atascadero City Hall Seismic Retrofit & Mitigation, Atascadero*
Location: Atascadero, CA
Services: Structural Engineering
Start & End Dates: 2011 - 2013
Budget: $21.7M (originally estimated at $35M)
Team Member/Contact: Jacob Rodriguez, S.E.
Reference: Stephanie Kingsnorth | Principal | Pfeiffer Partners | skingsnorth@pfeifferpartners.com | 626.818.7248

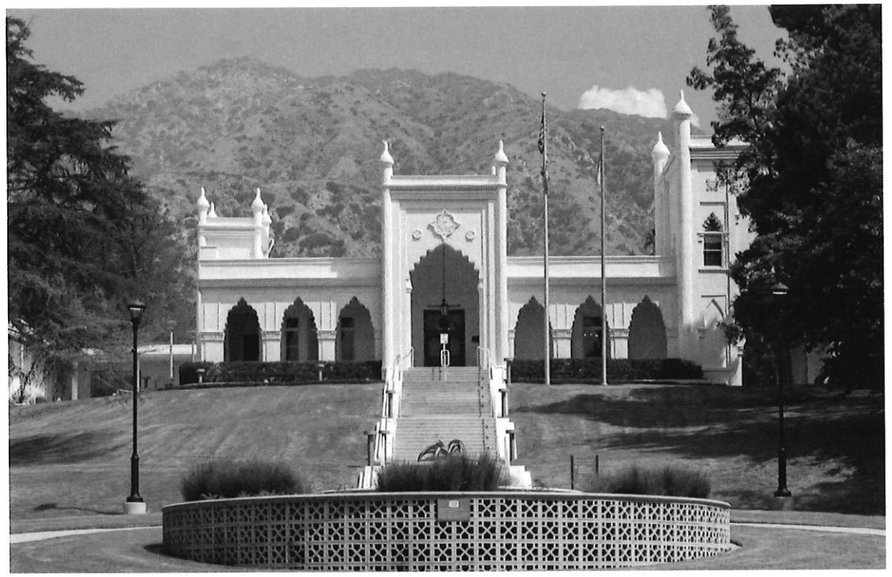
Description of Project: Following the aftermath of the San Simeon earthquake, the historic Atascadero City Hall was severely damaged and in desperate need of restoration. Despite a total lack of historical records, a meticulous evaluation revealed an unreinforced masonry structure, with a very light steel frame. The building had to be separated into two projects: 1. FEMA repair and hazard mitigation, and 2. Additive alternates and upgrades to improve the original building. Some of these additional repairs included the installation of 248 micro-piles; new shotcrete on the interior of the exterior walls on floors 1-3 (now tied to the original masonry using helical anchors); and the installation of FRP (fiber reinforced polymer) on the interior of the rebuilt upper rotunda.

* *Indicates principal experience prior to joining LFA*

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LFA PROJECT EXPERIENCE

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Structural | Shoring | Civil | EBM



Project Name: City of Glendale Brand Library & Art Center*
Location: Glendale, CA
Services: Structural Engineering
Start & End Dates: 2012 - 2016
Budget: $9.5M
Contact/Team Member: Jacob Rodriguez, S.E.
Reference: Debra Gerod | Partner | Gruen & Associates | gerod@gruenassociates.com | 323.927.4270

Description of Project: After more than 50 years of serving the Glendale community, the Brand library, formerly a mansion, was in dire need of a seismic retrofit after evaluations revealed the structure's use of unreinforced masonry walls: a major safety concern for the City. After much analysis, the team used connection modifications and discreet foundation improvements to seismically strengthen the structure without any visible evidence, successfully meeting life safety requirements and restoring the structure to its original luster.

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LFA PROJECT EXPERIENCE

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ADDITIONAL CIVIC/GOVERNMENT PROJECTS

New Construction

1. **San Angelo Community Center, La Puente**
2. **San Pedro Community Center, San Pedro**
3. **Redondo Beach Library, Redondo Beach**
4. **Potrero Heights Community Center, Montebello**
5. **The Creek at Dominguez Hills, Carson**
6. **AEG Conference Center Expansion, Los Angeles**
7. **Ventura Fire Station No. 43, Simi Valley***
8. **Los Angeles Benjamin Franklin Library BOE, Los Angeles***
9. **Long Beach Court House, Long Beach***
10. **LAX Middlefield Satellite Concourse**
11. **VA West LA Housing, Westwood**
12. **Breacher Training Facility, Camp Pendleton**
13. **New Regimental Battalion Headquarters, Camp Pendleton**
14. **Armory Building, Camp Pendleton**

Renovation & Seismic Evaluation/Retrofit

1. **City of Hawthorne Seismic Retrofit (Includes Civic Center), Hawthorne**
2. **The Yard at California Plaza, Los Angeles***
3. **Reseda Pool Renovation, Reseda**
4. **VA San Diego Rooftop Renovation, San Diego**
5. **The Hollywood Palladium Renovation and Preservation, Los Angeles**
6. **Kenneth Hahn State Recreation Area - Bridge Enhancement Project, Los Angeles**

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LFA PROJECT EXPERIENCE

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7. **WDI Research Facilities Renovation, Glendale**
8. **VFW Building Evaluation and Renovation, Inglewood**
9. **Federal Building Renovation, 300 N. Los Angeles St., Los Angeles**
10. **Danville Electrical Substation, NAWS China Lake**
11. **Pt Mugu Demo & Consolidate Building 36 Renovation, Pt. Mugu**
12. **Bachelor's Enlisted Quarters, Pt. Mugu**
13. **Former Amphibious Assault Headquarters, Camp Pendleton**
14. **DDG1000 Training Facility, Naval Base San Diego**
15. **Alcatraz Photovoltaic Project, San Francisco**
16. **City of Watsonville Municipal Photovoltaic Project, Watsonville**
17. **City of San Francisco Chinatown Rooftop Photovoltaic Project, San Francisco**
18. **City of Hawthorne Seismic Retrofit, Hawthorne**
19. **City of Pasadena Central Library Seismic Retrofit Peer Review, Pasadena***
20. **City of Glendale Brand Library & Art Center, Glendale***
21. **Atascadero City Hall Seismic Retrofit & Mitigation, Atascadero***
22. **Commercial Exchange Building Adaptive Reuse, Los Angeles***
23. **Glenarm Power Plant FEMA Retrofit, Pasadena***
24. **VA Long Beach Building 8 Seismic Retrofit***
25. **Commercial Exchange Building Adaptive Reuse, Los Angeles***
26. **Huntington Federal Building, GSA Seismic Evaluation, Huntington, WV**
27. **J. Corman Federal Building, GSA Seismic and Progressive Collapse, Los Angeles,**
28. **March Air Force Reserve Base Building 2305, Seismic Evaluation, Riverside**
29. **Roybal Federal Building, GSA Seismic and Progressive Collapse Studies, Los Angeles**

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30. BEQs Renovation and Seismic Upgrade, Camp Pendleton
31. Beverly Hills Post Office Retrofit PBEE / Passive Energy Dissipation, Beverly Hills
32. NBC Bridge Peer Review, Burbank

Civil

33. La Villa Puente, La Puente
34. Campus Kilpatrick, Malibu*
35. VA West LA Veteran's Home, Westwood *
36. VA West LA Streetlight Retrofit, Westwood *
37. USDA APHIS Facility, El Segundo*
38. USC Hoffman Hall, Los Angeles*
39. International Brotherhood of Electrical Workers – Local 18, Los Angeles*
40. Calabasas Civic Center, Library and City Hall, Calabasas*
41. The Mother's Club Community Center, Pasadena*
42. BCHD EIR/ Bike Path/ Campus improvement, Redondo Beach
43. Rancho Los Cerritos Stormwater Improvement, Long Beach

INSTITUTIONAL/SPORTS PROJECTS

1. SoFi Stadium, Inglewood
2. John Burroughs Middle School Modernization, Los Angeles
3. El Segundo High School Modernization, El Segundo
4. LA Live Office Buildings A & B, Los Angeles
5. LA Clippers Training Facility, Playa Del Rey
6. UCLA Lakers Training Facility, El Segundo

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7. **Buckley School Auditorium, Los Angeles**
8. **Vistamar High School, El Segundo**
9. **The Creek at Dominguez Hills, Carson**
10. **Colorado Campus Renovation, Santa Monica**
11. **Camino Nuevo High School, Los Angeles**
12. **Saddleback College, Mission Viejo**
13. **Caruso Hall, Loyola High School, Los Angeles**
14. **Getty Villa, Malibu**
15. **Garland Theatre, Pasadena**
16. **Chapman University Villa Park Orchard Student Housing, Orange***
17. **Claremont Consortium, Claremont**
18. **Chadwick School Aquatic & Wellness Center, Palos Verdes**
19. **Camp Shalom Retreat, Malibu**
20. **Fallbrook Library, Fallbrook**
21. **Fenton Primary Care Center, Los Angeles**
22. **Caltech Keck Institute, Pasadena**
23. **Palm Springs Art Museum, Palm Springs**
24. **Museum Of Neon Art, Glendale**
25. **Oaks Christian Middle School, Westlake**
26. **UCLA Kaufman Hall Seismic Retrofit and Renovation, Los Angeles***
27. **UCLA Apartment Buildings, Los Angeles**

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LFA PROJECT EXPERIENCE

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28. **UCLA Wooden Center and Parking Structure, Los Angeles***
29. **UCLA Parking Structure #32, Los Angeles***
30. **UCLA Housing & Real Estate, Portfolio of 80 residential properties & office buildings, Los Angeles**
31. **University of California Riverside - Rivera Library, Riverside***
32. **University of California Santa Barbara, New Housing Complex, 30 apartment buildings, Santa Barbara**
33. **Value Schools Westmoreland & Toberman, Los Angeles**
34. **Xavier College Auditorium, Los Angeles**
35. **Beverly Hills Post Office, Beverly Hills**
36. **The Buckley School, Sherman Oaks**
37. **St. Paul the Apostle Parish, Los Angeles***
38. **Mirman School, Los Angeles***
39. **The Oaks School, Los Angeles***
40. **Harvey Mudd College Teaching and Learning Center, Claremont***
41. **LMU William H. Hannon Library (LEED Gold), Los Angeles***
42. **USC Fertitta Hall, Los Angeles***
43. **USC Caruso Catholic Center, Los Angeles***
44. **USC Michelson Center for Convergent Bioscience, Los Angeles***
45. **Pomona College - Richard C. Seaver Biology Building (LEED Silver)***

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SECTION B:

ORGANIZATION CHART_

KEY PERSONNEL RESUMES_

REFERENCES_

PROJECT TEAM

ORGANIZATION CHART

CITY OF HAWTHORNE
Akbar Farokhi, Director of Engineering
Public Works Department
4455 West 126th Street
Hawthorne, CA 90250

PROJECT ARCHITECT
Rania Alomar Architect, Inc. dba RA-DA
West Hollywood, CA

CORE TEAM:

PRINCIPAL IN CHARGE
RA-DA
-**Rania Alomar**, AIA

ARCHITECT / PROJECT MANAGER
RA-DA
-**Catherine Wu**, AIA

ARCHITECTURAL DESIGNER
RA-DA
-Luisana Hernandez

PROJECT MANAGER / DESIGNER
RA-DA
-Michael Green, WELL AP

ADDITIONAL ARCHITECTURAL DESIGNERS & SUPPORT:

-Delara Rahim

-Hayley Kleeman

-Stephanie Odenheimer

-Greg Wartak

PROJECT TEAM

SUB-CONSULTANT TEAM

STRUCTURAL / SURVEY
Labib, Funk & Associates
El Segundo, CA
- John Labib, SE Principal

MEP
Maximum Energy Professionals
Torrance, CA
- Glenn Tanner, PE Principal

FIRE / LOW VOLTAGE / LIFE SAFETY
TK1SC
Irvine, CA
- Mathew Mershimer, PE, CFPS Director

COST ESTIMATING
Jacobus & Yuang, Inc.
Camarillo, CA
- Cobus Malan, Principal

SPECIFICATIONS
KM Architectural Consulting
Naples, ID
- Kathryn Marek, Principal

LANDSCAPE ARCHITECT
SALT
Los Angeles, CA
- Allen Compton, Principal

BUILDING ENVELOPE ENGINEERS
D7
Newport Beach, CA
- Ed Sapigao, AIA

KITCHEN CONSULTANT
TriMark
Irvine, CA
- Eric Smith, Vice President Design

ELEVATOR CONSULTANT
Architectural Elevator Consulting
Seattle, WA
- Bob Nicholson, President

HAZARDOUS MATERIAL ABATEMENT
Spence Environmental Corp
Long Beach, CA
- Mike Cushner, President

GEOTECHNICAL ENGINEER
Geocon West, Inc
Irvine, CA
- Jelisa Thomas Adams, Vice President

KEY PERSONNEL

B. A statement of qualifications and experience for each individual expected to perform responsible portions of the work. The proposer's experience and history in performing this type of work.

Rania Alomar will be the primary contact for the City of Monrovia along with RA-DA's Project Manager Catherine Wu. A brief description of their experience is listed here.

DESIGN PRINCIPAL & PRIMARY CONTACT:
Rania Alomar, AIA, NCARB. *License No. C-29809*
Ms Alomar is designated as the Overall Project Executive for all Projects. She holds ultimate responsibility on all aspects of project design and will be dedicated to all projects from early phases all the way through to construction. She will oversee the progress, performance and schedule of projects.

SELECTED PROJECT EXPERIENCE
- BENTONVILLE PET RESOURCE & COMMUNITY CENTER - New Construction
- PORTERVILLE ANIMAL SHELTER AND SITE UPGRADES - Tenant Improvement
- JUNIPERO BEACH SPORTS FACILITIES - New Construction
- SCHERER PARK COMMUNITY CENTER - Renovation
- MERCED SOLID WASTE ADMINISTRATION BUILDING - New Building
- HOUGHTON PARK COMMUNITY CENTER - New Building
- HOUGHTON PARK EXISTING BUILDING RENOVATION - Renovation
- ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND - New Building
- LONG BEACH, BEACH FRONT RENOVATIONS - Renovation
- DIGITAL OCEAN HEADQUARTERS - Tenant Improvement
- GFP REAL ESTATE - Tenant Improvement
- DOCMAGIC - Tenant Improvement
- OXNARD COMMUNITY CENTER - Tenant Improvement
- REDONDO BEACH LIBRARY - New Building
- ORANGE COAST COMMUNITY COLLEGE - Tenant Improvement
- USC MCKAY CENTER - New Building
- UC IRVINE CAMPUS SURGE BUILDING AND PARKING STRUCTURE
- RIVER RIDGE GOLF COURSE CLUBHOUSE RESTROOMS

PROJECT ARCHITECT & PROJECT MANAGER:
Catherine Wu, AIA *License No. C-37323*
Ms Wu has been with RA-DA since 2012, and was a key part of the team getting the Long Beach project, referenced here, to completion. She will serve as project manager on this contract, shepherding the design through all phases and leading coordination efforts with the Engineers and consultants. Her strong ability to communicate design and coordinate with consultants also ensures that no part of the design goes without meticulous attention. She has the ability and experience to ultimately coordinate the work into a cohesive set. Ms. Wu was also a key team member in the design of the Houghton Community Center, Long Beach Beach Front Project, and the award winning Best Friends Adoption Center.

SELECTED PROJECT EXPERIENCE
- BENTONVILLE PET RESOURCE & COMMUNITY CENTER - New Construction
- PORTERVILLE ANIMAL SHELTER AND SITE UPGRADES - Tenant Improvement
- HOUGHTON PARK COMMUNITY CENTER - New Building
- HOUGHTON PARK EXISTING BUILDING RENOVATION - Renovation
- ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND - New Building
- LONG BEACH, BEACH FRONT RENOVATIONS - Renovation
- DIGITAL OCEAN HEADQUARTERS - Tenant Improvement
- GFP REAL ESTATE - Tenant Improvement

KEY PERSONNEL RESUMES
RA-DA, *Architects*

Education
B.A. Hons in Architecture
Manchester University, School of Architecture.
Manchester, England. 1993

Masters in Architecture
SCI-Arc / Southern California Institute of Architecture.
Los Angeles, California. 1997

Registration/Certification
Registered Architect, State of California.
C-29809
Registered Architect, State of New York. 034265

NCARB / National Council of Architectural Registration Boards

Professional Affiliations
AIA / American Institute of Architects
AWA / Association for Women in Architecture

Design Awards
NBBJ Design award, 2000
AIA Next LA Award, 2002
LA Cultural Affairs Award, 2003
LA Business Council Design Award, 2004
AIA Next LA Award, 2007
LA Business Council Design Award, 2009
Grand Prize Winner, Sustainable Practices Award, 2012
AIA Institute Honors Award for Interior Architecture, 2013
AIA Emerging Professionals, 2013
Vision Awards, Floor Focus, 2013
LA Business Council Los Angeles Architect Awards, 2013
SCI-Arc 40/40, 2013
NYCxDesign, 2017

abbrev. list of Publications
The Los Angeles Times
The New York Times
Interior Design Magazine
Architect Magazine
Architectural Record
Installation Magazine
SCI-Arc News
Form LA
Huffington Post
Filter magazine
Animal Sheltering Magazine
Specs+Spaces
B1 Design
Arch Daily
Archello
Soma
OnOffice
FX Magazine
Tile Magazine
Floor Focus
Design Boom
Curbed LA
CBS News
Blue Ant Studio
Los Angeles Magazine
W magazine
Distinction Magazine
Sunset Magazine
LA Architect
Angeleno Interiors
"Office Interiors" book by Links
"Cool Shops Los Angeles" book by teNeues

RANIA ALOMAR, AIA, NCARB
Principal & Design Lead, RA-DA

With a strong and extensive background in public architecture, Rania Alomar has developed acumen and love for civic places. Her first project after graduate school was the Staples Center, a ground-breaking and world renowned arena. She quickly emerged as one of the lead designers recognized for her exceptional ability to work with demanding clients, to tackle difficult construction techniques and resolve challenging design issues. This experience led to a series of prestigious projects where Rania led the design team to innovative and successful solutions.

She has worked with a broad base of client types: ranging from private developers and owners to community colleges to cities.

In close collaboration with these clients, she has pioneered new prototypes, implemented innovative sustainable design techniques, and worked with tiny budgets and stringent deadlines and still achieved aesthetically, functionally and economically successful buildings.

Known for her creativity and vision, Rania's open-minded approach has led to a widely varied design portfolio, and architectural solutions that have garnered some of the most prestigious awards in her field. Her work has been published in numerous papers and magazines including the Los Angeles Times, the New York Times, Interior Design Magazine, LA Architect and more.

Ms. Alomar will lead our team in the design of all aspects of this project. She will work with you through each phase of the design and will be available during construction for site visits, working with our internal team to find solutions to design issues as they arise.

Her primary focus on projects is maintaining design excellence and client satisfaction.

KEY PERSONNEL RESUMES
RA-DA, *Architects*











Selected List of Previous Experience
CIVIC/MUNICIPAL/PUBLIC

BEST FRIENDS ANIMAL SOCIETY PET RESOURCE & COMMUNITY CENTER,
Bentonville, AR
Project Description: A 25,000 sf The 'PET RESOURCE CENTER' is a different kind of facility focusing on providing resources as well acting as an adoption center. This facility is a new prototype for animal care, it is envisioned as a life-saving center and will be a shelter of the future and transport hub for relocating at risk animals from kill shelter to other locations that need adoptable animals.
Role: Architect

TIDELANDS IMPROVEMENT PROJECT, *Long Beach, CA*
Project Description: A total 6 structures along 2.5 miles of beach front. Project included: 2 New Playgrounds, New Restaurant Building, New Water Play Feature, New Smart Restrooms, New Covered Trash Enclosure, New Rental Facility, 2 Existing Concession Stand Tenant Improvements including Rental Facilities, Master Planning, and Lifeguard Stand Renovations.
Role: Architect

HOUGHTON PARK COMMUNITY CENTER, *Long Beach, CA*
Project Description: A 6500 sf LEED silver certified new building and the renovation of their existing 25,000 sf building that was built in stages in the 1930s, the 1950s, and the 1980s. The entrance to the main building was relocated to be at the knuckle where the new and the old meet, directly southwest from the parking lot, making it clearly visible to those driving in. A reorganized front plaza creates a drop off zone for buses and visitors.
Role: Architect

PROJECT DELIVERY METHOD (C.M. AT RISK)
U.S.C. JOHN MCKAY CENTER - ALL SPORTS BUILDING, *Los Angeles, CA*
Project Description: Teamed with mega-firm HNTB, RA-DA was the interior design firm for the new USC building: a 100,000sf facility on campus to house a complete athletics program including administrative office, training, lockers for the football team and general classrooms for the students.
Role: Lead Architect

CITY OF OXNARD YOUTH AND COMMUNITY CENTER, *Oxnard, CA*
Project Description: A 30,000 sf renovation of an existing concrete bunker into a modern community building, housing a variety of activities from video and sound production studios to dance studio and strength and cardio training facility.
Role: Lead Architect

REDONDO BEACH NORTH BRANCH LIBRARY, *Redondo Beach, CA*
Project Description: A 13,000 SF library and community center. This LEED Gold level building is playful and impactful, delivering a surprising presence for such a modest budget.
Role: Lead Architect

RIVER RIDGE GOLF COURSE MAINTENANCE, CONCESSION, & RESTROOM BUILDINGS, *Oxnard, CA*
Project Description: The River Ridge Golf Course is built on a landfill and owned by the City of Oxnard. RA-DA was engaged to design a series of buildings for the golf course. These ranged from public restroom and concession facilities, maintenance, and storage facilities.
Role: Lead Architect

RESUMES

KEY PERSONNEL RESUMES
RA-DA, *Architects*











Selected List of Previous Experience
WORKSPACE INTERIORS & MASTERPLANNING

DOC MAGIC, *Torrance, CA*
Project Description: A radically forward-thinking design for an 18,000 sf company headquarters.
Role: Lead Architect

SONOS CAMPUS MASTERPLAN AND CAMBRIDGE STUDIO, *Cambridge, MA*
Project Description: A complete new master plan consisting of three separate buildings linked by outdoor lounges and walkways for the Santa Barbara headquarters of Sonos - the wireless speaker company.
Role: Lead Architect

GERSHMAN OFFICES, *Los Angeles, CA*
Project Description: Tenant Improvement of 1,800 sf Office suite with and ADA restroom upgrade, including 4 offices, Pantry, Workroom, & Reception/Lounge. Complete modernization and renovation of all finishes & fixtures.
Role: Lead Architect

BUGABOO HEADQUARTERS, *El Segundo, CA*
Project Description: An elegant and simple 10,000 sf office space for the company's US headquarters in an old existing warehouse building.
Role: Lead Architect

RIVER RIDGE GOLF COURSE CLUBHOUSE RESTROOMS, *Oxnard, CA*
Project Description: The renovation of their existing 4 public restrooms to upgrade the clubhouse facility.
Role: Lead Architect

72ANDSUNNY OFFICE #2, *El Segundo, CA*
Project Description: A 10,000sf office space for the growing advertising agency in the heart of Marina Del Rey.
Role: Lead Architect

ARCHITECTS OFFICE, *El Segundo, CA*
Project Description: A 6700sf open and innovative office space..
Role: Lead Architect

72ANDSUNNY OFFICE #1, *El Segundo, CA*
Project Description: A 5000sf expansion and refurbishment of the hip young advertising agency's space to house 30 people.
Role: Lead Architect

THE SPACE AT CHASE, *El Segundo, CA*
Project Description: Situated at the far end of the upper concourse inside the baseball park in Phoenix Arizona, this cutting edge, open and flexible work space maintains incredible views of the park and the game.
Role: Lead Architect

PPUSA HEADQUARTERS, *El Segundo, CA*
Project Description: A 25,000sf office space for the growing development company in Indianapolis.
Role: Lead Architect

KEY PERSONNEL RESUMES
RA-DA, *Architects*











Selected List of Previous Experience
ANIMAL FACILITIES - SHELTERS, RESCUES, HOSPITALS, WELLNESS CENTERS

BEST FRIENDS ANIMAL SOCIETY ADOPTION CENTER, *New York, NY*
Project Description: A 5,000 sf renovation of an existing ground level retail space and basement level back of house in a building in Soho, New York. This was a flagship space for the non-profit that not only creatively houses animals for adoption but also serves as a brand and message center, providing the public and opportunity to get involved in their mission.
Role: Architect

BEST FRIENDS ANIMAL SOCIETY LIFE SAVING CENTER, *Houston, TX*
Project Description: (Unbuilt) An 23,200 sf renovation of an existing steel mill into an Animal Facility. This facility is a new prototype for animal care and rather than following traditional shelter models, it is envisioned as a life-saving center and will be a shelter of the future.
Role: Architect

WESTSIDE GERMAN SHEPHERD RESCUE, *Los Angeles, CA*
Project Description: An 11,000 sf renovation of an existing warehouse into a hi-tech Animal Facility. The facility houses 60 kennels, administrative facilities, exam and birthing rooms, a grooming room, laundry facility and large community room adjacent to the lobby.
Role: Architect

BEST FRIENDS ANIMAL SOCIETY PET RESOURCE CENTER, *Bentonville, AR*
Project Description: A 25,000 sf The 'PET RESOURCE CENTER' is a different kind of facility focusing on providing resources as well acting as an adoption center. This facility is a new prototype for animal care, it is envisioned as a life-saving center and will be a shelter of the future and transport hub for relocating at risk animals from kill shelter to other locations that need adoptable animals.
Role: Architect

VENTURA COUNTY ANIMAL RESOURCE CENTER, *Camarillo, California*
Project Description: High Level Master planning of their current facility to improve the current state of operations and incorporate modernized housing for the animals and a reworking of the site for better flow. The subsequent phasing of this masterplan, breaking it down into manageable phases that cause minimal disruption to the functionality of the facility and the health of the animals.
Role: Architectural Designer

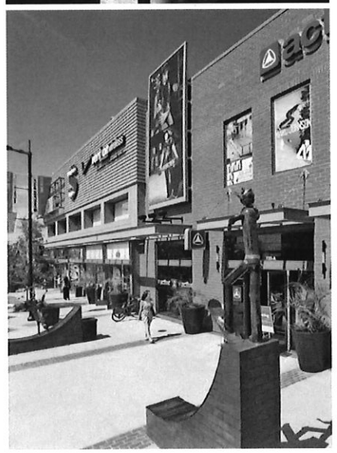
SOUTH LOS ANGELES ANIMAL SERVICES CENTER 2, CHESTERFIELD SQUARE, *L.A., CA*
Project Description: An award-winning design for a very unique facility for the City of Los Angeles. At one and a half acres and 260 kennels, this is one of the largest facilities in the country. Also a sustainable LEED Silver rated design. RA-DA also developed the signage and branding for this project.
Role: Architect

KEY PERSONNEL RESUMES
RA-DA, *Architects*









Selected List of Previous Experience
RETAIL

SONOS STUDIO, *Los Angeles, CA*
Project Description: A retail space that transforms into a nighttime music venue for Sonos - the wireless speaker company. Quickly becoming a center of music and cultural events in the heart of Los Angeles.
Role: Lead Architect

KITSON, *Various Southern California Locations*
Project Description: New store concept and planning for 3 new stores in Southern California for this hyper-trendy retail.
Role: Lead Architect

KLASS PAWN, *Santa Monica, CA*
Project Description: A modern pawn shop in the heart of Santa Monica
Role: Lead Architect

DEYERMOND BOOKS, *Santa Monica, CA*
Project Description: A new bookstore and gallery on Main Street in Santa Monica.
Role: Lead Architect

BUGABOO US SHOWROOM, *El Segundo, CA*
Project Description: The only product showroom in the United States.
Role: Lead Architect

YOGOYA YOGURT, *China*
Project Description: A new franchise of high end yogurt shops in China
Role: Lead Architect

BUGABOO CONCEPT STORES, *Various Locations*
Project Description: Concept design for extremely high end design boutique stores. Ms. Alomar was invited to design their first and prototype series of stores for America and beyond.
Role: Lead Architect

WOODFIELD CROSSING, *Indianapolis, IN*
Project Description: A 24 acre retail and entertainment development in Indianapolis to include 500,000sf retail, a 5000-seat performance theatre, a 2000-seat amphitheater, a boutique hotel, luxury condominiums, and parking structure.
Role: Lead Architect

PLAZA EL SEGUNDO, *El Segundo, CA*
Project Description: A fresh look at retail makes this a unique project. A series of different shopping experiences target different demographics and provide 500,000 sf of lifestyle and youth retail in a contiguous development. RA-DA also developed the signage and branding for this project.
Role: Lead Architect

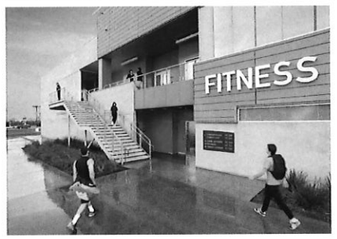
EQUATOR COFFEE, *Venice, CA*
Project Description: A new coffee bar and kitchen integrated into the existing bookstore.
Role: Lead Architect

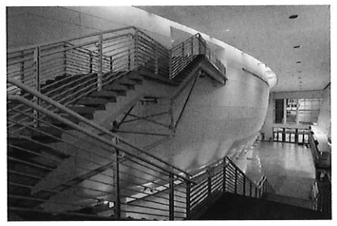
EQUATOR BOOKS, *Venice, CA*
Project Description: A highly acclaimed design for a green and unique bookstore / gallery that has become a center for culture in Venice, California.
Role: Lead Architect

KEY PERSONNEL RESUMES
RA-DA, *Architects*









Selected List of Previous Experience

SPORTS & ENTERTAINMENT

STAPLES CENTER, *Los Angeles, CA*
Project Description: AA 20,000-seat NBA and NHL state-of-the-art arena with suites, restaurants, clubs, retail and office space.
Role: Lead Architect

CLIPPERS' TRAINING FACILITY, *Playa Vista, CA*
Project Description: A 10,000 sf training facility with offices, locker rooms, and court.
Role: Lead Architect

CITIZEN'S BANK ARENA, *Ontario, Canada*
Project Description: A 10,000-seat arena to cater to sports and entertainment events for the quickly growing city of Ontario.
Role: Lead Architect

CHICAGO FIRE STADIUM, *Chicago, Il*
Project Description: A 20,000-seat soccer stadium with full stage and capabilities for rock concerts
Role: Lead Architect

ORANGE COAST COLLEGE FITNESS CENTER, *Costa Mesa, CA*
Project Description: A 30,000 sf facility that included locker rooms for the football team and strength and training rooms for curriculum classes.
Role: Lead Architect

AL AIN SPORTS CITY, *UAE*
Project Description: A design for an entire new city in UAE dedicated to life and sports. To include a professional soccer stadium, an arena, a natatorium, a tennis stadium, various practice fields and courts, housing, recreation centers and parks, offices and more.
Role: Lead Architect

ALBUQUERQUE ARENA, *Albuquerque, NM*
Project Description: A 9000-seat arena in the heart of downtown Albuquerque developed from programming through schematic design. A variety of sites were studied with a complex and political client group to achieve a design that was both exciting and within the limited budget.
Role: Lead Architect

WEST COVINA SPORTSPLEX, GOLF COURSE CLUBHOUSE, *West Covina, CA*
Project Description: A 43-acre development that includes an 18-hole municipal golf course with club house, a 'Big League Dreams' venue, with restaurant, volleyball, soccer included and a commercial retail center.
Role: Lead Architect

PHILADELPHIA EAGLES STADIUM, *Philadelphia, PA*
Project Description: A new 65,000 seat NFL stadium with a variety of high end clubs and restaurants, a number of suites, and full stadium amenities.
Role: Lead Architect

RIO DE JANEIRO CONVENTION CENTER AND ARENA, *Rio De Janeiro, Brazil*
Project Description: Complete conceptual design for a development group.
Role: Lead Architect

SALVADOR SOCCER STADIUM, *South America*
Project Description: Complete conceptual design of a 20,000 seat stadium for a development group based in South America.
Role: Lead Architect

DODGE THEATER, *Phoenix, AZ*
Project Description: A 5000-seat flexible performance theatre with the ability to host a wide range of event types from off-Broadway theatre to boxing to concerts and more. This building is a new prototype in the range of event spaces.
Role: Lead Architect

KEY PERSONNEL RESUMES
RA-DA, *Architects*

CATHERINE WU, **AIA**

Project Manager and Architect

Education
Masters of Architecture
College of Architecture & Urban Design
UCLA Los Angeles, California. 2014

B.A. in Architecture
University of Hong Kong
Hong Kong, SAR. 2009

Registration/Certification
Registered Architect, State of California. C-37323

Design Awards
NYCxDesign, 2017



Ms Wu has been with RA-DA for over 10 years. She is a diligent and talented architect with broad experience in new construction and building renovation. Her design sensibility and attention to detail will prove to be a great asset in this project.

Ms Wu works closely with Ms Alomar early on in the project phases to transform design ideas into a strong working set of drawings. Her strong understanding of good architecture allows her the ability to realize ideas into elegant spaces.

Her strong ability to communicate design and coordinate with consultants also ensures that no part of the design goes without meticulous attention. She has the ability and experience to ultimately coordinate the work into a cohesive set.

SELECTED ANIMAL FACILITIES & PUBLIC PROJECT EXPERIENCE

BENTONVILLE PET RESOURCE CENTER - New Building

PORTERVILLE ANIMAL SHELTER, *Porterville, CA*
Project Description - Renovation of an existing structure for a new animal shelter including: dog park, frontage street improvements, and a new section of "Rails to Trails" adjacent to the building
Role - *Architect / Project Manager*

BEST FRIENDS ANIMAL SOCIETY ADOPTION CENTER, *New York, NY*
Project Description **-** A 5,000 SF renovation of an existing ground level retail space and basement level back of house in a building in SOHO, New York. This was a flagship space for the non-profit that not only creatively houses animals for adoption but also serves as a brand and messaging center, providing the public an opportunity to get involved in their mission.
Role - *Architectural Designer / Project Manager*

TIDELAND'S IMPROVEMENT PROJECT, *Long Beach, CA*
Project Description **-** The redesign of the beach front in Long Beach to include the renovation of existing concession buildings, the addition of a new restaurant building with outdoors space, restrooms, showers, and a large playground. Also, the addition of a series of 'Activity Nodes' along the bike and pedestrian path.
Role - *Project Manager*

HOUGHTON PARK COMMUNITY CENTER, *Long Beach, CA*
Project Description **-** A new 6,500 SF building to house multipurpose rooms, restrooms, and a programmable courtyard space. The renovation of the existing 10,000 SF community center adjacent and a new parking lot. LEED Silver.
Role - *Project Manager*

DIGITAL OCEAN HEADQUARTERS, *New York, NY*
Project Description - A 20,000 SF renovation that consists of two floors in a Manhattan high rise. This is the HQ for a modern tech office.
Role - *Architectural Designer*

KEY PERSONNEL RESUMES
RA-DA, *Architects*

MICHAEL GREEN, WELL AP
Project Manager / Designer, RA-DA

Education
Fine Art
Luther College
Decorah, IA 1991

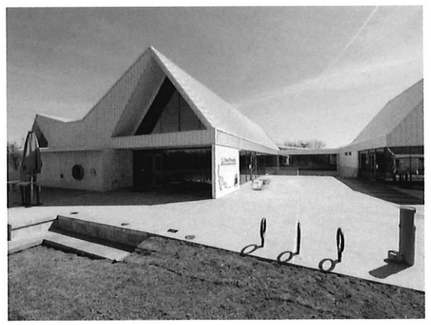
Fine Art and Design
University of Iowa
Iowa City, IA 1996

Registration/Certification
WELL AP

Mr Green has been with RA-DA since 2017 and has been involved in all aspects of project fulfillment from design to construction administration. His work on projects has made him very familiar with the processes, project coordination, plan check processes of multiple municipalities, and construction administration. As the Project Manager he will remain available and in communication with the entire team and Client and manage the schedule, milestones and submittals. Mr Green will manage the plan check submittals and continue through the project into Construction Administration. Mr Green is fluent in project management software such as Procore.

Mr. Green is also WELL AP certified and is available to usher projects through the WELL certification process.







SELECTED PROJECT EXPERIENCE

- **BENTONVILLE PET RESOURCE & COMMUNITY CENTER** - New Building
- **LONG BEACH HOMEKEY CONVERSION PROJECTS**
- **SCHERER PARK COMMUNITY CENTER**, City of Long Beach
- **HOUGHTON PARK COMMUNITY CENTER**, City of Long Beach - Construction Administration
- **JUNIPERO & GRANADA, CONCESSION BUILDINGS**, City of Long Beach - New Building & Construction Administration
- **JUNIPERO SPORTS COURTS & ROLLER RINK**, City of Long Beach
- **LONG BEACH PRIDE TOWER**, City of Long Beach
- **ALAMITOS CAFE AND CONCESSION BUILDING,** City of Long Beach - New Building
- **BENTONVILLE PET RESOURCE CENTER** - New Building
- **DOCMAGIC,** City Of Torrance - Tenant Improvement
- **BLUE SPACE**, City of Los Angeles- Tenant Improvement
- **NKLA**, City of Los Angeles - Tenant Improvement
- **YORBA RANCH SHOPPING CENTER**- Tenant Improvement
- **PORTERVILLE ANIMAL SHELTER**- Tenant Improvement
- **GFP REAL ESTATE** - Tenant Improvement

KEY PERSONNEL RESUMES
RA-DA, *Architects*

LUISANA HERNANDEZ
Architectural Designer

Education
B.A. in Architecture
Southern California Institute of Architecture
Los Angeles 2015

Associates of Architecture
Miami-Dade College
Miami 2012









Ms Hernandez has been with RA-DA since 2015 and has focused her skills on design and documentation of a variety of different types of projects. She is typically on board early on in a project and works closely with Ms Alomar on design and continues on a project through the construction documents phase to ensure that early design concepts are carried through into all aspects of the project.

SELECTED PROJECT EXPERIENCE

- **SCHERER PARK COMMUNITY CENTER** - Tenant Improvement
- **MERCED COUNTY ADMINISTRATION BUILDING**- New Building
- **BENTONVILLE PET RESOURCE CENTER** - New Building
- **BEST FRIENDS HOUSTON** - Adaptive reuse of existing structure
- **HOUGHTON PARK COMMUNITY CENTER** - New Building
- **HOUGHTON PARK EXISTING BUILDING RENOVATION** - Renovation
- **ALAMITOS CAFE AND CONCESSION BUILDING & PLAYGROUND** - New Building
- **LONG BEACH, BEACH FRONT RENOVATIONS** -Renovation
- **DIGITAL OCEAN HEADQUARTERS** - Tenant Improvement
- **GFP REAL ESTATE** - Tenant Improvement
- **PROJECT HOMEKEY -** Tenant Improvement

SUB-CONSULTANTS

CONSULTANTS:

STRUCTURAL ENGINEER

Labib Funk & Associates - RA-DA has been working with Mr Labib since the beginning of our and his practices, and have built a long standing strong relationship. He has provided engineering services on our Long Beach Tidelands Project as well as many of our private client contracts. Mr. Labib is highly responsive and has been a great reputation for minimal change orders both in design and in construction.

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

MEP - MEP and RA-DA currently are working together on two Project Homekey hotel conversions for the City of Long Beach. Due to their attention to detail and fast turn around we wanted to bring them into our team for this project. And all future projects

FIRE. LIFE SFATEY, A/V, LOW VOLTAGE

TK1SC - tk1sc and RA-DA have been worked together on all of our Long Beach on-call projects listed in our project section. They include both Houghton and Scherer Parks Community Centers and the Tideland's Improvement Project.

COST ESTIMATOR

Jacobus and Yuang - JYI has been providing cost estimations for RA-DA for more than 10 years. JYI is RA-DA's go to for any project we are pursuing and/or awarded.

SPECIFICATION WRITER

KMAC - Kathryn Miller started working with RA-DA as our specification writer starting with the Porterville Animal Shelter. Because of her high standard of work we have continued working with her on 4 additional projects since then. Ms Miller is added to all of our pursuits that require specifications.

LANDSCAPE ARCHITECT

SALT Landscape Architects - SALT and RA-DA have been working together for many years and have completed a variety of municipal projects together. Currently we are working together on an additional Playground at Houghton Park. You may find our initial experience at Houghton in our project experience section.

KITCHEN CONSULTANT

TriMark - Eric Smith has provided RA-DA with kitchen consulting services since our first project that required a kitchen. When Mr Smith moved to TriMark in 2017, RA-DA followed him there.

ELEVATOR CONSULTANT

Architectural Elevator Consulting - Bob Nicholson recently worked with us on a beach front restaurant for the City of Long Beach. Mr. Nicholson's work was comprehensive and thorough and awe are confident in his abilities to provide the needed guidance for installation and inspection support on your project.

BUILDING ENVELOPE ENGINEER

D7 - Bob Nicholson recently worked with us on a beach front restaurant for the City of Long Beach. Mr. Nicholson's work was comprehensive and thorough and awe are confident in his abilities to provide the needed guidance for installation and inspection support on your project.

HAZARDOUS MATERIALS

Spence Environmental - Mike Cushner recently completed an environmental assessment and abatement plan for our Scherer Park Community Center for the City of Long Beach. Mr. Cushner's work was comprehensive and thorough. Having recently become a Principal for Spence Environmental we wanted to keep and further pursue our work with Mr Cushner.

SUB-CONSULTANT RESUMES
LFA, *Structural Engineer*

JOHN LABIB, S.E. *Principal*

EDUCATION

M.S./Civil Engineering/ University of California, Berkeley

B.S./ Civil Engineering/ University of California, Irvine

UC Irvine Engineering Hall of Fame

2018 UC Irvine School of Engineering Commencement Speaker

PROFESSIONAL LICENSES

Registered Structural Engineer, California

Registered Civil Engineer, California

ORGANIZATIONS

Structural Engineers Association of California (SEAOC) – Member S.E.

American Concrete Institute (ACI)

ABOUT

Mr. Labib has been involved in a wide variety of projects including new commercial buildings, institutional / educational projects, seismic rehabilitation, and earthquake safety evaluations. Mr. Labib is responsible for structural concepts, quality assurance, and overall project and office management. Mr. Labib has over 25 years of engineering experience and is currently on the Industry Leaders Committee for the Structural Engineers Associates of Southern California.

SELECTED PROJECT EXPERIENCE

- Renovation & Seismic Evaluation/Retrofit
- Beverly Wilshire Hotel Renovation, Beverly Hills
- Blue Cross Headquarters Office Building, Woodland Hills
- UCLA Apartment Buildings, Los Angeles: 558 Glenrock, 641 Landfair, 827 Levering & 10855 Weyburn
- Dodger Stadium Seismic Retrofit and New Stadium Club , Los Angeles*
- Value Schools Westmoreland & Toberman, Los Angeles
- Westside Towers Office Buildings, Los Angeles*
- 222 S. Hill Seismic Upgrade to meet County Requirements, Los Angeles
- Wilshire-Mullen Non Ductile Concrete Adaptive Reuse, Los Angeles
- 200 W. Ocean Blvd Seismic Upgrade and Adaptive Reuse, Long Beach
- 2500 Wilshire Non Ductile Concrete Adaptive Reuse, Los Angeles
- 3807 Wilshire Non Ductile Concrete Adaptive Reuse, Los Angeles
- J. Paul Getty Villa Museum – Museum, Ranch House & Labs, Malibu*
- Ritz Carlton Hotel Renovation, San Francisco*
- St Vibiana Cathedral, Los Angeles*
- UCLA Kaufman Hall, Los Angeles*
- University of California Riverside, Rivera Library, Riverside*
- 813 Flower Street Hotel Non-Ductile Concrete Ordinance Upgrade, Los Angeles

Commercial/Office

- Los Angeles Lakers Training Facility, El Segundo
- 3540 Wilshire Performance Based Design retrofit of steel office tower using viscous dampers
- 611 W. 6th Street Non-linear Performance Based Analysis and Evaluation, Los Angeles – 40 Stories.
- 925 S. La Brea Concrete Office Building, Los Angeles
- 1001 Orange Concrete Office Building, Los Angeles
- 926 Sycamore Concrete Office Building, Los Angeles
- 1302 La Brea Concrete Retail Building, Los Angeles
- Sunset–Bronson Concrete Production Office, Los Angeles
- Playa Vista Parcels 4&5 Commercial Creative Office, Playa Vista
- Los Angeles Clippers Training Facility, Los Angeles
- MBUSA Headquarters, Long Beach
- New Production Building, Sunset Bronson Studios
- National Typewriter Building, Santa Monica

SUB-CONSULTANT RESUMES
TK1SC, *MEP / FIRE / LIFE SAFETY / LOW VOLTAGE*

MATHEW MERSHIMER, PE, CFPS - *Director*

EDUCATION
California Polytechnic State University
• MS Fire Protection Engineering

California State University, Long Beach
• BS Mechanical Engineering

LICENSE / REGISTRATION
• Professional Engineer - CA

AFFILIATIONS
• National Fire Protection Association
• Society of Fire Protection Engineers

Mathew brings 10 years of experience in numerous fire protection arenas, including fire protection system design, code consulting, testing, instructing, and as an Authority Having Jurisdiction (AHJ) for local municipalities and Federal Government Agencies. His federal experience includes Federal Aviation Authority (FAA) & various military branches performing instructor taught courses, designs, design reviews, testing and witness services, and facility assessment activities centered on fire system and life safety deficiencies. Mathew continues performing design reviews and designing fire suppression and alarm systems for government and commercial facilities, including office, healthcare, residential, industrial, oil and gas, theme parks, research laboratories, airport structures, and other vertical markets.

PROJECT EXPERIENCE

LOS ANGELES DEPARTMENT OF WATER AND POWER PUMP STATIONS, *Los Angeles, CA*
In coordination with WSP, evaluate 62 pump stations for LADWP for fire protection and provide an overall evaluation of condition and steps moving forward. This project is on-going.

ORANGE COUNTY SANITATION DISTRICT*, *Orange County, CA*
Performed T.I. and new construction projects that range from Group B, S, H & Other occupancies. Work performed included fire sprinkler/ fire alarm design, life safety & code consulting, water flow testing, site inspections, and assisting with Fire Marshal interactions. This includes working on unique industrial occupancies that may not always fit within the code allowing for us to provide creative solutions when necessary. Projects include: P1-105, P2-98, P2-92, P1-128, J-124, P1-101 & J-117.

SAN CLEMENTE WATER DISTRICT*, *San Clemente, CA*
Performed T.I. work on an existing building containing electrical switch gears, an emergency generator, the addition of a new server room, and the underground maintenance tunnels. Work performed included and new pre-action fire sprinkler design, fire alarm updates, along with a new aerosol fire suppression system. Services ranged from bid level design and project specifications, bid walk support along with construction administration services.

COACHELLA VALLEY WATER DISTRICT*, *Indio, CA*
Performed T.I. work on existing buildings containing wastewater treatment processes. Work performed included and new pre-action/deluge/wet fire sprinkler design, fire alarm updates, along with a new aerosol fire suppression system. Services ranged from bid level design and project specifications, bid walk support along with construction administration services.

SUB-CONSULTANT RESUMES

JACOBUS & YUANG INC, *Cost Estimator*

Cobus Malan, *Principal Quantity Surveyor*

Education
Bachelor of Science, in Quantity Surveying
University of the Witwatersrand, South Africa, 1980

Professinal Affiliations
American Association of Cost Engineers (Member No. 2087)
American Institute of Architects (Member No. 30138264)

As Executive Principal, Cobus Malan has a Bachelor of Science degree in Quantity Surveying (Construction Cost Professional), from the highly accredited University of the Witwatersrand in South Africa. He has acquired at least 37 years in-depth diverse construction costing experience in all aspects of work, from the perspective of a professional Quantity Surveying and estimating practice, as well as working with general contractors, design professionals, design build contractors and developers. In capacity as Quantity Surveyor, Cobus uses his diverse experience in applying first principals to construction cost estimating, by paying particular attention to the multi-trade detailed cost consequential aspects of a project. His consulting experience is supplemented by assisting in evaluation and settlement of Change Orders, helping to keep a finger on the pulse of industry costs. This experience is also enhanced through the research he performs in capacity as Associate Editor for the nationally published SPI Cost Publications. Recreational Center and Park projects furthermore constitute a perfect match in regard to Cobus' attention to detail matched with his multi-trade experience and the firm's in-house multi-disciplinary estimating skills.

SELECTED PROJECT EXPERIENCE

- Cabrillo Recreation Center Rehabilitation, Santa Barbara, CA [$4.339 Million]
- City of Lompoc Senior Recreation Center, Lompoc, CA [$4.368 Million]
- Corona Park Recreation Building, Huntington Park, CA [$.978 Million]
- Westchester Recreation Center Community Building, Los Angeles, CA [$1.383 Million]
- Carson Passive Park, Carson, CA [$.642 Million]
- Charter Oak Park General Improvements, Los Angeles, CA [$.623 Million]
- Kellogg/Hollister Community Park, City of Goleta, CA [$2.872 Million]
- Johnny Carson Park Revitalization, Burbank, CA [$3.929 Million]
- Live Oak Park, Santa Barbara, CA [$.961 Million]
- Miraloma Park Improvements, Anaheim, CA [$3.524 Million]
- MLK Fitness Park, Los Angeles, CA [$315,855]
- Veterans Memorial Regional County Park, Sylmar, CA [$.875 Million]
- Walnut Creek Habitat & Open Space, San Dimas, CA [7.712 Million]

SUB-CONSULTANT RESUMES
KMAC, *Specification Writer*

Kathryn Marek **AIA, CSI, CCCA, SCIP, NCARB**
275 Windswept Court
Naples, ID 83847
Phone: (213) 503-2064
Email: kmarchconsult@earthlink.net

Summary: Significant experience in the technical aspects of architectural practice and construction. Extensive experience in administering projects with private, public, and government funding and regulations. Effective manager with ability to create, maintain, and direct systems for complex projects, including long term developments with multiple issues and project teams. Licensed Architect with strong technical background in building materials and techniques. Proven ability to diagnose and troubleshoot building problems during development and construction.

Experience and Achievements

2017 -¬ present Principal
KM Architectural Consulting, PLLC, Naples, Idaho

KM Architectural Consulting specializes in the production of technical specifications for use as Construction Documents. I am experienced with multiple platforms, including BSD Speclink, and SpecsIntact, for the production of documents for both public and private jobs.
My work consists of the creation of specifications that delineate the qualitative characteristics needed in materials, equipment, and facility systems for construction, as well as designating product options and installation requirements. Information is drawn from Drawings and meetings, as well as from interviews with the project team. The information is collated, reviewed, and combined with the Owner's required documentation, operational guidelines, and internal safety standards into technical documents that form part of the Construction Contract documents.

2012 – 2017 Senior Specifier
Walt Disney Imagineering, Glendale, California

1998 –2012 Project Architect, Specification Writer, Technical Resource Manager
AECOM, Los Angeles, California

1996 – 1998 Project Engineer
Del Amo Construction, Inc., Torrance, CA

1995 – 1996 Project Assistant
L.A. Young & Associates, Inc., Redondo Beach, CA

Accreditation: Registered Architect, State of California – License #C31170, State of Idaho ¬ License #AR-986095, State of Florida – License # AR 100882
NCARB Accreditation #64535
CCCA (CSI Certified Construction Contract Administrator)
CDT (CSI Construction Document Technologist)

Education: Bachelor of Architecture (B.Arch) and Bachelor of Science (B.S.) in Environmental Design, Ball State University 1995

SUB-CONSULTANT RESUMES
SALT, *Landscape Architects*

ALLEN COMPTON, *Principal*

EDUCATION

BSLA, Landscape Architecture,
Cal Poly Pomona, Pomona, California.

MFA, Photography,

California Institute of the Arts,

Valencia, California.

B S, Physics, Davidson College, Davidson,
North Carolina.

State of California SBE
Los Angeles County SBE
City of Los Angeles EBE, LBE, LASBE, OBE

RECOGNITION AND LEADERSHIP

City of Los Angeles Pedestrian Advisory Committee
2012 – present. Co-chair.

USC
2016. Presentation of work on "Green Infrastructure". "Landscape As Necessity", Debate series lecture.

California Institute of the Arts
2015. «Nothing Ventured Nothing Gained", Artists Entrepreneurs Panel

AIA – Urban Design Committee
2014. "Avalon Green Alleyways – Green Infrastructure", lecture.

ASLA Emerging Professionals.
2014."Professional Resillency", lecture.

deLaB – Making LA
2014. "Glassell Park Transit Shelter – Lessons Learned", lecture.

ASLA National Conference
2014. "Take Back the Boulevard: Case Study in Grass-Roots Complete Streets", lecture.

CalPoly Pomona
2015. Landscape guest critic, Landscape Architecture program.

Woodbury University
2014. Landscape guest critic, department of Architecture.

CalPoly Pomona
2013. Landscape guest critic, Landscape Architecture program.

Merit Award, Fenton Primary Center
2014. NAC Architecture, Pasadena AIA.

Merit Award, Wild Beast Pavillion, CalArts
2013. HplusF Architecture, AIA California.

National Honor Award, "So What?" Film
2008. ASLA.

SELECTED PROJECT EXPERIENCE

Pershing Square, *Los Angeles, CA*
-Competition winner for redesign of 5 acre park in downtown Los Angeles.

Metro Station, *Riyadh, Saudi Arabia*
-Planting design for the plaza and atrium gardens at the new main metro station in the center of Riyadh.

Snapchat Offices, *Venice, CA*
-Open space design.

Crenshaw Performing Arts High School, *LAUSD, Los Angeles*
-Open space areas for new performing arts theater and classroom building.

Green Alleyways, *Trust for Public Land, Los Angeles*
-New green infrastructure for the Avalon community through the renovation of dilapidated alleyways.

Take Back the Boulevard Campaign, *Eagle Rock, Los Angeles*
-Pro-bono consulting to local committee seeking pedestrian improvements on Colorado Blvd.

Platform Park, *Culver City*
-Temporary public park adjacent to Metro station to provide flexible programming space with shaded seating, stages, and bike storage facilities.

Antonio Maria Lugo Academy, *Los Angeles*
-Outdoor playground and outdoor classroom spaces, including custom kindergarten tunnels and chalk-walls as well as active play spaces, a vegetable garden, and outdoor work counters.

Pat Brown Charter School, *Los Angeles*
-Sustainable, low-water usage landscape for a new charter school as well as an active recreation field.

Pepperdine University, *Malibu, CA.*
-Planting around the renovated Firestone Fieldhouse and Raleigh Runnels Memorial Pool to meet county fire codes, low-water goals, and achieve a cohesive landscape plan.

Fenton Primary Center, *Fenton Charter Public Schools, Sylmar, CA*
-New playground and outdoor learning environtments with integrated low-water gardens and native Oak grove.

Emerson Middle School, *LAUSD, Westwood, Los Angeles*
-Extensive low-water landscape to compliment new gymnasium and outdoor athletic facilities as well as a large community-facing landscape.

Cahuenga Peak Monuments, *Griffith Park, Los Angeles*
-Donor monument signage, trail markers, and trailhead landscaping for Cahuenga Peak parcel of land annexed to Griffith Park.

Wild Beast Garden, *California Institute of the Arts, Valencia, CA*
-10,000 square foot native and low-water plant garden and outdoor amphitheater seating.

SUB-CONSULTANT RESUMES
D7, *Envelope Engineer*

Edward Sapigao, AIA - *Consultant*

Cal Poly, San Luis Obispo, CA – BS in Architectural Engineering

LICENSE
California Architect since 1990
C-21158

PROFESSIONAL MEMBERSHIP
American Institute of Architects
Roof Consultants Institute (RCI)
aka International Building Envelope Consultants (IBEC)

Continuing Education:
- RCI Hawaii Workshop
- Stucco as Weather Protection System SoCal RCI
- Water Testing: ASTM Method of Testing. Understanding the method of leak investigation, Chicago RCI
- Stucco Repair: Means and Method. The University of Wisconsin, Madison, Wisconsin
- Mold as a Liability: The Rise of Health & Financing. Litigation in Mold Issues. Contributing Factors for Mold Infestation Examples of Effective End Product
- Roof Design/Construction to Avoid Moisture-Related Problems: Water Shedding vs. Waterproofing Roof Components—Key Issues, Presentation of Components and Defects
- Specific Requirements in Effect for Development Projects: Compliance During the Construction Process as well as Expectation for Post-Construction
- Preventing and Solving Moisture-Related Problems in Buildings Design and Construction Requirements for New & Existing facilities
- Fundamentals: Roofs, Walls, Foundations, HVAC Systems
- Advanced Thermal and Moisture In-depth understanding of thermal and moisture design considerations.
- Advanced Thermal Calculation Methods Annual energy estimates, cooling load calculations and calculations of temperatures within cross sections.
- Cool and Reflective Roof Technology Principles of moist air and the effects of moisture on building insulation and other materials

Over thirty (30) years experience as a Licensed Architect in California specializing in all aspects of building envelope weatherizing and waterproofing. Ed is actively involved with waterproofing consulting services, forensic investigations and site inspection service for residential, commercial and institutional facilities. Ed has been designated as an expert witness in numerous litigation cases and attending trial. Overall forensics services include peer review for plans, roofing and waterproofing details, specification development, provide leak investigations, repair reports, site inspection services, due diligence services, plan review for certification, and construction documents on repair projects.

SELECTED PROJECT EXPERIENCE

- UC Berkeley Stadium Renovation, Berkeley, CA: Renovation of the existing UC Berkeley Memorial Stadium. Review and coordinate the development all roofing and waterproofing related details during the SD, DD and CD phase of the documents development. Coordinate work with other disciplines related to roofing and waterproofing. Provided CA services.
- UCLA Dykstra Hall Residence, Los Angeles, CA: Exterior envelope refurbishment of the exterior windows, doors and roof system. Field investigation the existing condition to develop the required details. Coordinate the development all roofing, waterproofing and window details during the SD, DD and CD phase of the documents development. Provided CA Services.
- Raymond Renaissance Theatre, Pasadena, CA: The conversion of a 1920's theater with addition for a 155,000 SF mix-use commercial/residential building. Existing theater conversion includes residential units, open retail space to preserve the interior open volume. Peer review and provided periodic site inspections. Review shop drawing and RFI responses.
- Walt Disney Resort, Anaheim, CA: The re-roof of multiple buildings in the Disneyland Park and Hotel area. The re-roof projects include a hotel, and several themed facilities. The services include field investigation of the existing roofing system, bid support, CA services and site Quality assurance services.
- Variety Boys and Girls Club, Boyle Heights, CA: New sports gym and classes for after school activities. The consulting services include review of all waterproofing related details, RFI's, mock-up review and quality assurance.
- Century Hill Association, Century City, Los Angeles, CA: Developed a repair program for a 20-acres complex with 13 separate condominium buildings for 384 residential units. A subterranean parking structure exists under the 20-acre site. The program included crawl space remediation, crawl space building leaks, and leak investigation for multiple water leaks into the subterranean parking structure, provided budget cost, bid repair documents and various presentations to HOA.
- Sage Hill High Music Building, Newport Coast, CA: New music building seismically separated from an existing gymnasium. The consulting services include development of all waterproofing related details, bid review, RFI's and quality assurance.
- Madison Park Apartment, Rancho Cucamonga, CA: On-site inspection for 20 apartment buildings with 800 units. The work was phased from building to building over a period of 20-months. The repairs included exterior siding replacement to plaster finish, new exterior deck walkway traffic coating, re-roof and window replacements. Provide weekly site inspection and provide field revised details for unforeseen conditions.
- Granite Park Condominium, Pasadena, CA: New 72-unit high-end condominium with a subterranean parking structure, exterior balconies, and penthouse roof area. Scope included review of window water testing program, mock-up, and quality assurance.

SUB-CONSULTANT RESUMES
SPENCE ENVIRNOMENTAL, *Hazardous Material Abatement*

Education

BS, Management, Widener University

Registrations, Certifications, Licenses

California Division of Occupational Safety and Health Certified Asbestos Consultant (CAC) No. 11-4711

California Department of Public Health (CDPH) Lead-Related Construction Inspector/ Assessor (LRC I/A) No. LRC-00002155

CDPH LRC Project Monitor No. LRC-00002154

Mold – Indoor Air Quality Inspector Certification

OSHA 40-Hour HAZWOPER with Annual 8-Hour Refresher

MICHAEL S. CUSHNER, *Principal and Project Manager*

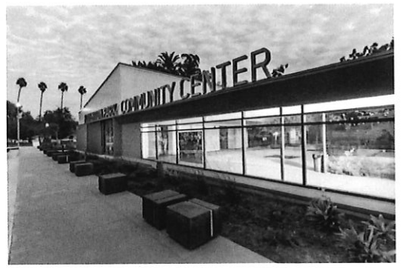
Michael Cushner has over 21 years of environmental consulting experience. He has been responsible for the project coordination and technical thoroughness of a variety of environmental consulting services tasks related to hazardous building materials (HBMs) for a diverse range of clients including municipalities, transportation agencies, architectural and engineering firms, K-12 educational facilities, and residential clients. Mike's typical client support is associated with planned building renovations, demolition tasks, United States Asbestos Hazard Emergency Response Act (AHERA) compliance, or assessments of current conditions related to asbestos-containing materials, lead-based paint, polychlorinated biphenyls (PCBs), universal wastes, and mold and indoor air quality. Specific tasks he performs include interpreting regulations related to HBMs; performing asbestos, lead, and PCB surveys; developing asbestos operations and maintenance programs; performing AHERA periodic and 3-year re-assessments for K-12 schools, and moisture and mold evaluations; developing cost estimates; preparing abatement specifications and abatement plan; supporting contractor bidding tasks; performing abatement monitoring and clearance sampling; and preparing and reviewing reports associated with these tasks. Michael has also provides technical guidance to environmental staff personnel for all fieldwork and reporting assignments. Michael' technical knowledge, communication skills, and business skills have resulted in client retention, and exceptional client feedback.

Representative Work Experience:
2023 Current: Spence Environmental Inc. Long Beach, CA. Principal, and Project Manager
2022 – 2023: Polytechnique Environmental Inc., Bellflower, CA. Senior Consultant
2018– 2022: Ninyo & Moore, Irvine, CA. Senior Scientist
2015– 2018: Ninyo & Moore, Irvine, CA. Senior Project Environmental Scientist
2011– 2015: Ninyo & Moore, Irvine, CA. Project Environmental Scientist
2009-2011: Ninyo & Moore, Irvine, CA. Senior Staff Environmental Scientist
2004 – 2009: Professional Services Industries, Long Beach, CA. Staff Scientist
2002 – 2004: AVP Consulting Engineers, Inc., Anaheim, CA. Staff Asbestos Inspector/Monitor
1986 - 2002: Sodexho-Marriott International, East and West Coast USA Hospital Locations. Various Management and Safety related Positions in Healthcare Food & Nutrition Departments

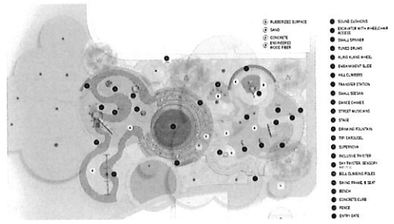
REFERENCES

Include references of persons, firms, or agencies that the City of Hawthorne may contact to verify the experience of the proposer.

Project: Houghton Park Community Center & The Tideland's Improvement Project
Size: 16,500 sq ft Community Center and 2.5 Miles of Beach Front Improvements
Scope: Program, Design, Furniture, Signage, Documentation, Permitting, Construction Administration
Contact: Tony Resendez / Capital Projects Coordinator
411 W. Ocean Blvd, 5th Fl.
Long Beach, CA 90802
T: 562.570.6258
E: tony.resendez@longbeach.gov



Project: Houghton Park Playground, Pride Tower Renovation and Public Art & Junipero Beach Sports Area
Size: Multiple varies sized projects.
Scope: Program, Design, Signage, Documentation, Permitting, Construction Administration
Contact: Amelia Bodek / Public Works Project Manager
411 W. Ocean Blvd, 5th Fl.
Long Beach, CA 90802
T: 562.570.5696
E: amelia.bodek@longbeach.gov

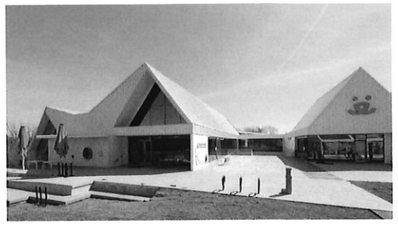


Project: Scherer Park Community Center Renovation
Size: 3,000 sq ft
Scope: Program, Design, Signage, Documentation, Permitting, Construction Administration
Contact: Justin Beck / Capital Projects Coordinator
411 W. Ocean Blvd, 5th Fl.
Long Beach, CA 90802
T: 562.570.6964
E: justin.beck@longbeach.gov



REFERENCES

Project: Bentonville Pet Resource & Community Center
Size: 11,000 sq ft
Scope: Program, Design, Furniture, Signage, Documentation, Permitting, Construction Administration
Contact: Rose Molina / Senior Project Manager
5001 Angel Canyon Rd
Kanab, UT 84741
T: 435.644.2001 x4384
E: rosem@bestfriends.org



Project: Ventura County VCAS Master Plan
Size: 5 acres
Scope: Discovery & Data Collection, Program, Concept Design & Analysis, Masterplan, Phasing Analysis
Contact: Jonathan Jacobson
600 Aviation Dr.
Camarillo, CA 93010
T: 805.665.0268
E: Jonathan.Jacobson@ventura.org



SEE SEPARATE ENVELOPE FOR

SECTION C:

COST PROPOSAL_

SECTION D:

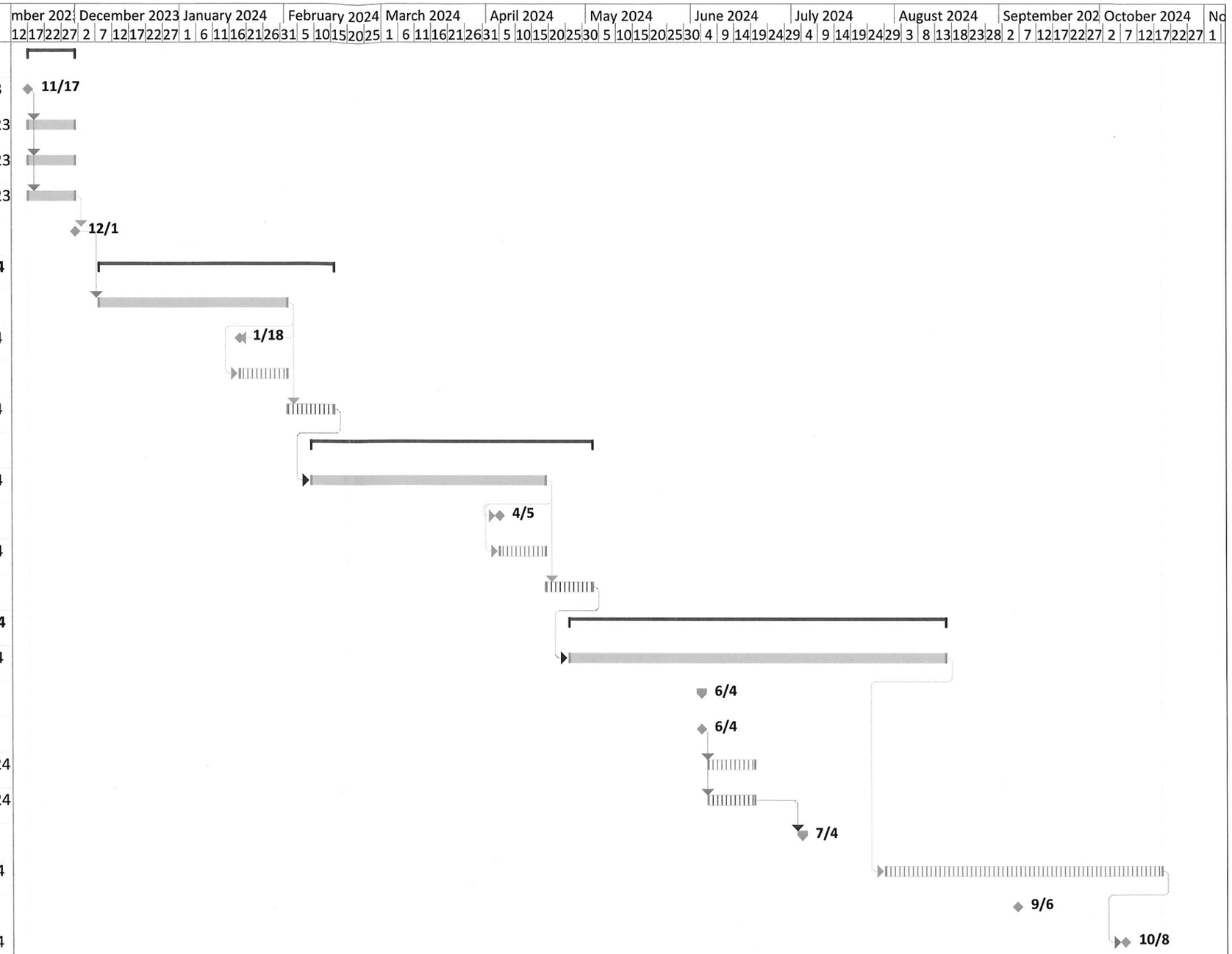
FEE SCHEDULE_

SECTION E:

PRELIMINARY PROJECT SCHEDULE_

E. Indicate ability to perform work during the contractual agreement period.

ID	Task Name	Duration	Start	Finish
1	**Predesign**	**10 days**	**Fri 11/17/23**	**Fri 12/1/23**
2	Kickoff	0 days	Fri 11/17/23	Fri 11/17/23
3	Site Analysis	2 wks	Fri 11/17/23	Thu 11/30/23
4	Code analysis	2 wks	Fri 11/17/23	Thu 11/30/23
5	Concept Analysis	2 wks	Fri 11/17/23	Thu 11/30/23
6	Client Review Workshop	0 days	Fri 12/1/23	Fri 12/1/23
7	**SCHEMATIC DESIGN PHASE**	**50 days**	**Fri 12/8/23**	**Thu 2/15/24**
8	Schematic Design Package	8 wks	Fri 12/8/23	Thu 2/1/24
9	Client Review Workshop	0 days	Thu 1/18/24	Thu 1/18/24
10	Cost Estimate	2 wks	Fri 1/19/24	Thu 2/1/24
11	Client Internal Review	2 wks	Fri 2/2/24	Thu 2/15/24
12	**DESIGN DEVELOPMENT PHASE**	**60 days**	**Fri 2/9/24**	**Thu 5/2/24**
13	Design Development Package	10 wks	Fri 2/9/24	Thu 4/18/24
14	Client Review Workshop	0 days	Fri 4/5/24	Fri 4/5/24
15	Cost Estimate	2 wks	Fri 4/5/24	Thu 4/18/24
16	Client Internal Review	2 wks	Fri 4/19/24	Thu 5/2/24
17	**CONSTRUCTION DOCUMENTS**	**80 days**	**Fri 4/26/24**	**Thu 8/15/24**
18	Construction Documents Packa	16 wks	Fri 4/26/24	Thu 8/15/24
19	50% CD Package submittal	0 days	Tue 6/4/24	Tue 6/4/24
20	50% Package - Client Review	0 days	Tue 6/4/24	Tue 6/4/24
21	Cost Estimate	2 wks	Thu 6/6/24	Wed 6/19/24
22	Client Internal Review	2 wks	Thu 6/6/24	Wed 6/19/24
23	90% CD Package Submittal	0 days	Thu 7/4/24	Thu 7/4/24
24	PERMITTING	12 wks	Mon 7/29/24	Fri 10/18/24
25	Final Plan Package	0 days	Fri 9/6/24	Fri 9/6/24
26	Building RTI	0 days	Tue 10/8/24	Tue 10/8/24



Project: msproj11
Date: Mon 10/16/23

Task	Project Summary	Inactive Milestone	Manual Summary Rollup	Deadline
Split	External Tasks	Inactive Summary	Manual Summary	Progress
Milestone	External Milestone	Manual Task	Start-only	Manual Progress
Summary	Inactive Task	Duration-only	Finish-only	

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, Consultant will maintain insurance in conformance with the requirements set forth below. Consultant will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Consultant agrees to amend, supplement or endorse the existing coverage to do so. Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this Agreement and which is applicable to a given loss, will be available to City.

Consultant shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the equivalent. Limits are subject to review but in no event less than $1,000,000 per occurrence.

Professional Liability Coverage. Consultant shall maintain in-force Professional Liability Insurance (and/or errors & Omissions Insurance) for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations be by the Consultant or by its employees, or subconsultants. The amount of this insurance shall not be less than one million dollars ($ 1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

AGENDA ITEM NO. 22.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Housing

City Manager: **Department Head:**

SUBJECT:
Section 8 Housing Choice Voucher Program, Award of Special Administrative Fee Funding for Small Area Fair Market Rents Implementation.

RECOMMENDED MOTION:
The staff recommends that the City Council:

1. Receive and approve for use, the Special Administrative Fees from the U.S. Department of Housing and Urban Development (HUD) to offset the transition cost of the mandatory use of Small Area Fair Market Rents (SAFMRs).

2. Authorize the Finance Department to make funds immediately available in the 810 account.

DISCUSSION:
On October 25, 2023, HUD published, Small Area Fair Market Rents in the Housing Choice Voucher Program Metropolitan Areas Subject to Small Area Fair Market Rents (FR-6426-N-01). Under this notice, which has an implementation date of October 1, 2024, HUD designated 41 new metropolitan FMR areas that must implement SAFMRs.

In accordance with PIH -- Notice 20204-16, PHAs operating in newly designated mandatory SAFMRs will receive $1,000 in special administrative fee to offset transition costs. PHAs do not need to apply for these funds as HUD will disburse them automatically based on PHAs' location in a designated mandatory SAFMR area.

Per PIH -- 2022-18, eligible transition costs could be related to activities that may include, but are not limited to, the following:

- Additional outreach to families and landlords on new FMR methodology and payment standards;
- Development of additional briefing materials;
- Hiring of additional staff;
- Staff training;
- Changes to rent reasonableness determinations methodology; and
- Required software modifications needed to accommodate SAFMRs.

The City of Hawthorne Housing Authority received confirmation notification on February 14, 2025, that HUD will be providing the special Housing Program funds.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None

FISCAL IMPACT:
None

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
SAFMR Special fees
SAFMR Special fees (b)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

February 14, 2025

Kimberly Mack
Executive Director
HAWTHORNE HOUSING
4455 W 126TH ST
HAWTHORNE, CA 90250-0000

Dear Executive Director:

SUBJECT: Housing Choice Voucher Programs – Special Fees for Small Area Fair Market Rent Community of Practice

On May 28, 2024, HUD published PIH Notice 2024-16, "Implementation of Federal Fiscal Year (FFY) 2024 Funding Provisions for the Housing Choice Voucher Program." This notice describes how Public Housing Agencies (PHAs) located in designated mandatory Small Area Fair Market Rent (SAFMR) metropolitan areas or those that have voluntarily adopted SAFMR could participate in a Community of Practice throughout 2024.

In June, HUD emailed your PHA inviting you to participate in a SAFMR Community of Practice and your PHA responded that it would participate. Therefore, in accordance with PIH Notice 2024-16, your PHA has been awarded **$1,000** in special fees. These special fees must be used only for eligible purposes identified in PIH Notice 2022-18. You will receive an amended Consolidated Annual Contributions Contract in the next week or so under separate cover. Payment will automatically be scheduled at the time funding is contracted.

Should you have questions concerning this determination, please contact your assigned Financial Analyst.

Thank you for your continued participation in the Housing Choice Voucher (HCV) Program and for ensuring decent, safe and affordable housing for families most in need in your jurisdiction.

Sincerely

Miguel A. Fontánez

Digitally signed by Miguel A. Fontánez
DN: CN = Miguel A. Fontánez, C = US, O = Housing Voucher Financial Management Division, OU = Director
Reason: I am approving this document

Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

February 24, 2025

CA126
CITY OF HAWTHORNE HOUSING AUTHORITY
4455 W 126TH ST
HAWTHORNE, CA 90250

Dear Executive Director:

SUBJECT: Special Fees for SAFMR PHAs Under the CY 2024 Administrative Fee Set-Aside

The Department recently notified you that your public housing agency (PHA) is eligible for Special Fees from the Calendar Year (CY) 2024 Administrative Fee (AF) Set-aside for the Small Area Fair Market Rent (SAFMR) special fee awards.

The specific information concerning the Special Fees for your PHA is identified below. These funds have been automatically disbursed, and no further action is required by your PHA

Enclosed is your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above. The amendment notice and revised funding exhibits should be filed with your most recent executed CACC.

Public housing agencies receiving an increment in excess of $100,000 in Budget Authority (BA) are required to submit Form HUD-50071, Certification of Payments to Influence Federal Transactions, and if applicable, Form SF-LLL, Disclosure of Lobbying Activities. If this letter notifies you of a renewal in excess of $100,000, and your PHA has not submitted the Form(s) HUD-50071 (and SF-LLL where applicable) for your current fiscal year; the documents must be submitted to your local field office and Financial Analyst at the Financial Management Center (FMC) within 30 days of the date of this letter.

These forms are located on the Internet at the following addresses:

Form HUD-50071
https://www.hud.gov/sites/documents/50071.PDF

Form SF-LLL
https://www.hud.gov/sites/documents/19161_SF-LLL.PDF

If you have any questions, please contact your FMC Financial Analyst.

Sincerely

Nebyu F. Tilahun

Digitally signed by Nebyu F. Tilahun
DN: CN = Nebyu F. Tilahun. C = US.
O = Financial Management Center.
OU = Division Director.
Reason: I am approving this document

Division Director

Enclosure(s)
Memo Reference: 25-070

Increment Number Table

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program | Section 8

February 24, 2025

Funding Increment Number	Budget Authority	Effective Date	Term (Mos.)	Category
CA126AF0248	$1,000	2/1/2025	1	AF

Consolidated
Annual Contributions Contract

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program | Section 8

HUD NOTICE TO HOUSING AGENCY AMENDING

CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT

Housing Agency: **CA126**
CITY OF HAWTHORNE HOUSING AUTHORITY

In accordance with Paragraph 2.c. of the Consolidated Annual Contributions Contract between HUD and the HA, you are notified that the funding exhibits of the Consolidated Annual Contributions Contract is hereby revised to add a new funding increment as provided in the attached revised funding exhibit. (This notice adds one or more funding increments listed on the attached funding exhibit.)

The revised funding exhibit is attached to this HUD notice. This revised funding exhibit replaces and revises the prior funding exhibit.

In accordance with Paragraph 2.d. of the Consolidated Annual Contributions Contract, this HUD notice and the attached funding exhibit constitutes an amendment to the Consolidated Annual Contributions Contract.

United States of America | Secretary of Housing and Urban Development
Authorized Representative | Date of Document:

Robert H. Boepple, Director
Financial Management Center

2/24/2025

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PIH SECTION 8 - FUNDING EXHIBIT
PROGRAM-BASED
ACC NUMBER: CA126

FIELD OFFICE: **9DPH**

CA126
CITY OF HAWTHORNE HOUSING AUTHORITY
4455 W 126TH ST
HAWTHORNE, CA 902500000

HA FISCAL YEAR-END: **06/30** PROGRAM TYPE: **Voucher Program**

FUNDING INCREMENT NUMBER	FIRST DAY OF TERM	LAST DAY OF TERM	CONTRACT TERM	BUDGET AUTHORITY	UNITS
CA126AF0229	1/1/2023	2/28/2023	2	140,620	N/A
CA126AFR322	2/1/2023	2/28/2023	1	23,486	N/A
CA126VO0198	1/1/2023	2/28/2023	2	1,284,886	711
CA126AF0230	3/1/2023	3/31/2023	1	70,679	N/A
CA126AF0231	3/1/2023	3/31/2023	1	50,645	N/A
CA126VO0199	3/1/2023	3/31/2023	1	654,225	711
CA126VO0201	4/1/2023	4/30/2023	1	32,568	N/A
CA126AF0232	4/1/2023	5/31/2023	2	141,358	N/A
CA126VO0200	4/1/2023	5/31/2023	2	1,308,450	711
CA126AFR422	6/1/2023	6/30/2023	1	18,184	N/A
CA126AFR123	7/1/2023	7/31/2023	1	49,802	N/A
CA126AF0233	6/1/2023	9/30/2023	4	288,176	N/A
CA126AF0235	9/1/2023	9/30/2023	1	46,336	N/A
CA126AFRF23	9/1/2023	9/30/2023	1	40,469	N/A
CA126VO0196	10/1/2022	9/30/2023	12	207,239	15
CA126VO0202	6/1/2023	9/30/2023	4	2,544,982	711
CA126VO0204	9/1/2023	9/30/2023	1	244,256	N/A
CA126AF0234	10/1/2023	10/31/2023	1	72,044	N/A
CA126VO0203	10/1/2023	10/31/2023	1	636,245	726
CA126VO0206	11/1/2023	11/30/2023	1	462,257	N/A
CA126VO0207	11/1/2023	11/30/2023	1	34,035	N/A
CA126AF0236	11/1/2023	12/31/2023	2	167,256	N/A
CA126AF0237	12/1/2023	12/31/2023	1	34,572	N/A
CA126VO0205	11/1/2023	12/31/2023	2	1,285,754	726
CA126AF0238	1/1/2024	1/31/2024	1	79,226	N/A
CA126VO0209	1/1/2024	1/31/2024	1	683,652	726
CA126AF0239	2/1/2024	2/29/2024	1	79,226	N/A
CA126AFR323	2/1/2024	2/29/2024	1	5,359	N/A
CA126VO0210	2/1/2024	2/29/2024	1	683,652	726
CA126AF0240	3/1/2024	3/31/2024	1	79,226	N/A

FUNDING INCREMENT NUMBER	FIRST DAY OF TERM	LAST DAY OF TERM	CONTRACT TERM	BUDGET AUTHORITY	UNITS
CA126AF0242	3/1/2024	3/31/2024	1	10,000	N/A
CA126VO0211	3/1/2024	3/31/2024	1	693,721	726
CA126VO0212	4/1/2024	4/30/2024	1	783,187	726
CA126AF0241	4/1/2024	5/31/2024	2	158,392	N/A
CA126VO0213	5/1/2024	5/31/2024	1	711,053	726
CA126VOPR23	5/1/2024	5/31/2024	1	1,542	N/A
CA126AFR124	7/1/2024	7/31/2024	1	14,687	N/A
CA126AFR423	7/1/2024	7/31/2024	1	14,352	N/A
CA126VO0214	6/1/2024	8/31/2024	3	2,300,735	726
CA126VO0216	9/1/2024	9/30/2024	1	732,001	726
CA126AF0243	6/1/2024	10/31/2024	5	402,355	N/A
CA126VO0217	10/1/2024	10/31/2024	1	732,000	726
CA126AF0244	11/1/2024	11/30/2024	1	79,780	N/A
CA126AFR224	11/1/2024	11/30/2024	1	8,417	N/A
CA126AF0245	12/1/2024	12/31/2024	1	79,780	N/A
CA126VO0218	11/1/2024	12/31/2024	2	646,687	726
CA126AF0246	1/1/2025	2/28/2025	2	166,010	N/A
CA126AF0248	2/1/2025	2/28/2025	1	1,000	N/A
CA126AFR324	2/1/2025	2/28/2025	1	12,296	N/A
CA126VO0219	1/1/2025	2/28/2025	2	1,509,240	726
CA126AF0247	3/1/2025	4/30/2025	2	166,010	N/A
CA126VO0220	3/1/2025	4/30/2025	2	1,519,534	726

AGENDA ITEM NO. 23.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: Housing

City Manager: **Department Head:**

SUBJECT:
The Hawthorne Commercial Facade Program funded by the Community Development Block Grant (CDBG)

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file this report.

DISCUSSION:
The City launched a Commercial Façade Program approved by City Council in 2022, that focused on making improvements to the exterior street-facing sides of local business buildings. Businesses had the opportunity to re-brand to potentially draw greater profits. The CDBG required 3 types of applications: Slum Blight, businesses who had full-time employees and businesses who were willing to create at least one full-time equivalent position (FTE). A business could receive up to $30,000 in grant funding per each verified full-time employee. For the latter two, reporting was required for a minimum of twelve months.

The purpose of the Commercial Façade Rehabilitation Program ("Program") was to provide financial assistance to property and business owners with the renovation of commercial buildings and structures. The Program would fund grants to eligible commercially zoned and developed parcels of land located within the City limits of the City of Hawthorne.

The goal of this program was to facilitate commercial revitalization; stimulate private investment; to preserve and beautify the commercial corridors; to upgrade the physical image of the City; and to generate shopping, tourism, and a pleasant walking environment by improving the visual esthetics of the City with enhancements in design, color schemes, and building facades through the use of the City's Community Development Block Grant (CDBG) Funds. By stimulating private investment and customer patronage, the Program adds value to the City's economy and enhances the community experience.

The City had to conduct a Slum Blight Analysis to ensure that this funding type could be used without the requirement of a FTE position and had to publish a RFP for design firms. After the applications were marketed to the public in 2023, staff found that businesses did not want to produce the information that HUD required to be eligible for funding. Businesses also did not want the burden of reporting on their FTE positions for the required 12-month period as failing to do so would mean they would have to repay the City the entire award amount.

Currently, when federal funding is being cut and based on the steps and length of time required to facilitate this program, staff do not recommend the City Council consider this program as a CDBG project. Additionally, funding is no longer available to make a viable go at a good project as reduced funds have been awarded to more pressing projects such as Hawthorne Alleys and the mandatory Section 108 Loan repayments. When the funding was available and allocated towards this project, four applications were received, and only two were eligible.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
None

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

AGENDA ITEM NO. 25.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

City Manager: **Department Head:**

SUBJECT:
Claim for monetary damages by Kansas Farm & Ranch, Inc.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Kansas Farm & Ranch, Inc.

DISCUSSION:
Claimant Kansas Farm & Ranch, Inc. ("KF&R") alleges that on September 13, 2024, the City breached an agreement related to the purchase of a city-owned helicopter.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not applicable.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

AGENDA ITEM NO. 26.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Ordinance Prohibiting Trash Bins Left on Public Right of Way. (F. Johnson)

AGENDA ITEM NO. 27.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Los Angeles Sparks (WNBA) Basketball Clinic, July 13 & 14th Partnership with the City, Waiver of $1,107 Fee (K. Manning)

AGENDA ITEM NO. 28.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Increase Budget for the City of Hawthorne's Facade Program (K. Manning)

AGENDA ITEM NO. 29.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Marketing City's 311 App (A. Vargas)

AGENDA ITEM NO. 30.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Closed Session: Conference with Legal Counsel: Existing Litigation, California Government Code section 54956.9(d)(1).
Name of Case: *Martha Gonzalez v. City of Hawthorne, et al.*
LASC Case No.: 24TRCV01773

AGENDA ITEM NO. 31.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/11/2025
Originating Department: City Attorney

SUBJECT:
Conference with Legal Counsel - Existing Litigation, Government Code section 54956.9(d)(1)
Name of Case: *People of State of California (City of Hawthorne) v. M&A Gabaee, et. al*.
LASC Case Number: 21TRCV00869
