

**GRANT AGREEMENT
BALDWIN HILLS CONSERVANCY**
State of California – The Resources Agency

GRANTEE	City of Hawthorne		
PROJECT TITLE	Holly Park Bathroom Remodel Project		
PERFORMANCE PERIOD	May 15, 2025	through	March 31, 2027
Under the terms and conditions of this Contract, the Grantee agrees to complete the Project as described in the project description, and the State of California, through the Executive Officer of the Baldwin Hills Conservancy pursuant to the BHUWC Climate Resilience, Wildfire Prevention, Community Access, Nature Based Solutions and Natural Resource Protection Funds			
PROJECT DESCRIPTION			
See project description on the first page of the Grant Agreement. Project is to be carried out in conformance with the attached scope of work in Exhibit A, (hereinafter referred to as the "Project") and all Contract provisions as stated herein.			
TOTAL GRANT AMOUNT NOT TO EXCEED	\$ 750,000 <i>(Seven Hundred Fifty Thousand Dollars and No Cents)</i>		
The General and Special Provisions attached are made a part of and incorporated into the Contract.			

GRANTEE	STATE OF CALIFORNIA
GRANTEE NAME: City of Hawthorne	AGENCY NAME: BALDWIN HILLS AND URBAN WATERSHEDS CONSERVANCY (BHUWC)
ADDRESS: 4455 W 126TH ST HAWTHORNE, CA 9025	ADDRESS: 4859 West Slauson Ave. 364 Los Angeles, CA 90056
BY (AUTHORIZED SIGNATURE): ☞	BY (AUTHORIZED SIGNATURE): ☞
PRINTED NAME AND TITLE OF PERSON SIGNING: Akbar Farokhi, Director of Public Works	PRINTED NAME AND TITLE OF PERSON SIGNING: David McNeill, Executive Officer
DATE SIGNED:	DATE SIGNED:

CERTIFICATION OF FUNDING (FOR STATE USE ONLY)						
AMOUNT ENCUMBERED BY THIS DOCUMENT		AGREEMENT / AMENDMENT NUMBER		FUND TITLE: Proposition 40 - California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002		
\$ 750,000		BHC2510				
PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT		APPROPRIATION				
\$0.00		Local Assistance				
		PROJECT NUMBER		3835P40BHC2510		
TOTAL AMT ENCUMBERED TO DATE		LINE-ITEM ALLOTMENT		CHAPTER	ENY	FISCAL YEAR
\$ 750,000		3835-101-6029		23/16	2016	24-25
PROGRAM	AGENCY USE	SUBFUND	REPORTING STRUCTURE	ACCOUNT	ACTIVITY	ALT. ACCOUNT
3090	B2662	0001000	38350300	544 0000	20007	544 000 000

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.

SIGNATURE OF ACCOUNTING OFFICER ☞	DATE
---	-------------

FOR ACCOUNTING USE

Grantee	City of Hawthorne
Agency Use	B2662
Agreement #	BHC2510
TOTAL AMT	\$750,000
LINE-ITEM ALLOTMENT	3835-101-6029 P40
CHAPTER	23/16
ENY	2016
REPORTING STRUCTURE	38350300
ACCOUNT	544 0000
ACTIVITY	20007
ALT. ACCOUNT	544 000 000
Fiscal Ref	
SCO Ref	

GRANT AGREEMENT
State of California – Baldwin Hills Conservancy

Grantee Name: City of Hawthorne

Project Title: Holly Parks Bathroom Remodel Project

Agreement No: BHC2503

Authority: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, known as Proposition 40

Program: 3090

Appropriation: Local Assistance

PROJECT DESCRIPTION

The Holly Park Bathroom Remodel project aims to address the critical need for updated and accessible restroom facilities at Holly Park, a vital recreational area for the City of Hawthorne. This park is heavily frequented by older residents, who rely on its amenities for leisure, socialization, and physical activity. Recognizing the unique needs of this demographic, the project focuses on modernizing the restrooms to ensure they are fully ADA-compliant and equipped with updated amenities. In addition to improving accessibility, this remodel reflects the City's commitment to sustainability and environmental stewardship. Key features of the project include:

1. **Water-Saving Technology:** Installation of high-efficiency plumbing fixtures to reduce water consumption, including low-flow toilets, faucets, and handwashing stations.
2. **Sustainable Materials and Fixtures:** Use of eco-friendly, durable materials for construction, ensuring a lower environmental footprint while maintaining high-quality standards.
3. **Native Landscaping:** Incorporation of drought-tolerant plants and native species in the surrounding landscaping to reduce water usage and promote biodiversity.
4. **Energy Efficiency:** Implementation of energy-efficient lighting and ventilation systems to reduce overall energy consumption and operating costs.

This remodel will enhance Holly Park as a community hub for recreation and connection, particularly for our older citizens. It also aligns with the City's sustainability goals by demonstrating leadership in water conservation, resource efficiency, and environmental responsibility. is the renovation of an existing, under-utilized 0.5-acre

park in the City of Hawthorne into a multi-benefit, climate resilient community space. Grants funds will support construction of a new playground, picnic area, exercise equipment, California native plants and other sustainable elements.

A detailed Project Scope and activities, Project Schedule and Project Budget are described and attached hereto as Exhibits A and B, respectively.

Grant Funds are to be used for planning, development, restoration, and acquisition of state and local parks, recreation areas and historical resources, and for land, air, and water conservation programs in accordance with the provisions contained in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, known as Proposition 40 Fund Grant Program and this Agreement.

**TERMS AND CONDITIONS OF GRANT
Special Provisions**

1. If applicable, a resolution must be adopted by the Governing Body of the Grantee authorizing the execution of this Agreement and its terms and conditions.
2. Upon completion of detailed Project design, plans and specifications, Grantee shall provide to the State for review and approval a revised detailed Project Budget, Project Scope and detailed site plan. If the Project includes habitat restoration or landscaping, Grantee shall provide a planting palette demonstrating how native vegetation will be used in the Project. Approval by the State of such plans and specifications, or any other approvals provided for in this Agreement, shall be for scope and quality of work and shall not relieve Grantee of the obligation to construct and maintain the facilities, or carry out any other obligations required by this Agreement, in accordance with applicable law or any other standards ordinarily applied to such work or activity.
3. Rights in Data: The Grantee agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes, and other written or graphic work produced in the performance of this Contract are subject to the rights of the State as set forth in this section. The State shall have the right to reproduce, publish, and use all such work, or any part thereof, in any manner and for any purposes whatsoever and to authorize others to do so. If any such work is copyrightable, the Grantee may copyright the same, except that, as to any work which is copyrighted by the Grantee, the State reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof, and to authorize others to do so.
4. Grantee shall comply with and satisfy all of the following conditions before the State will authorize Grantee to proceed with the construction of the Project:
 - A. Grantee's project representative shall present detailed progress reports as described in Section F3 of this Contract to the State during the performance period of the project. Said progress reports will be due in conjunction with requests for reimbursement and will include any changes made by the Grantee that affect the project's design or budget.
 - B. Grantee and the State shall cooperate fully to identify and resolve issues in a timely manner and shall consult with the Conservancy for all policy decisions and guidance. Grantee shall develop new Design Development documents for the project consistent with the agreed upon scope of work as described in Exhibit A and subject to the approval of the Conservancy.

General Provisions

A. Definitions

1. The term "Act" means California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, known as Proposition 40
2. The term "Agreement" means this Grant Agreement.
3. The term "Application" means the individual application form, its required attachments for grants pursuant to the enabling legislation and/or program and any applicable materials supplied by applicant to the Conservancy prior to award.
4. The term "Application Guidelines" means the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, known as Proposition 40 Grant Program Grant Guidelines and Application.

5. The term "CEQA" as used herein means the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; Title 14, California Code of Regulations Section 15000 et seq.
6. The term "Contract" as used herein means a grant agreement between the State and Grantee specifying the payment of Grant Amount by the State for the performance of Work Plan within the Project Performance Period by the Grantee.
7. The term "Subcontractor" as used herein means any contractor or subcontractor that enters into an agreement with the Grantee pursuant to this Contract.
8. The term "Project Performance Period" as used herein means the period of time that the Grant Amount is available, and the time in which all work for Project that is eligible for reimbursement must be complete and billed as described on page 1 of this Contract.
9. The term "Project Representative" as used herein means the person authorized by the Grantee to be responsible for the Project and is capable of making daily management decisions.
10. The term "Design Development Documents" as used herein means the detailed drawings (plans, sections, elevations, specifications, etc.) and estimated costs of construction prepared by the Grantee.
11. The term "Construction Bid Package" as used herein means the detailed drawings (plans, sections, elevations, details, specifications, etc.) and estimated construction costs from which a bidder may prepare and submit a bid and associated budget through the public bidding process to be conducted by the Grantee.
12. The term "Development" means improvement, rehabilitation, restoration, enhancement, preservation, protection and interpretation or other similar activities.
13. The term "Fair Market Value" means the value placed upon the property as supported by an appraisal that has been reviewed and approved by the California Department of General Services (DGS).
14. The term "Grant" or "Grant Funds" means the money provided by the State to the Grantee in this Agreement.
15. The term "Grantee" means an applicant who has a signed agreement for Grant Funds.
16. The term "Conservancy" as used herein means the Baldwin Hills Conservancy.
17. The term "Interpretation" means visitor-serving amenities that communicate the significance and value of natural, historical and cultural resources in a manner that increases the understanding and enjoyment of these resources, or other similar activities.
18. The term "Other Sources of Funds" means cash or in-kind contributions that are required or used beyond the Grant Funds provided by this Agreement.
19. The term "Project" means the Development activity described in the application as modified by Exhibit A to be accomplished with Grant Funds.
20. The term "Project Budget" means the State approved cost estimate included as Exhibit B to this Agreement.
21. The term "Project Scope" means the description or activity for work to be accomplished by the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, known as Proposition 40 Grant Program.

22. The term "Public Agency" means any State of California department or agency, a county, city, public district or public agency formed under California law.
23. The term "State" means the Baldwin Hills Conservancy or its representatives, or other political subdivision of the State.
24. The term "Monitoring" means the periodic checking of results of works against the targets laid down in the proposal, in order to ensure the effectiveness of the funding granted through the water bond, while simultaneously ensuring the longevity and sustainability of the infrastructure implemented on its behalf.
25. The term "Efficiency" means the quantity of time and resources put into the project relative to the outputs and outcomes they result in.
26. The term "Effectiveness" means the research process' success in attaining the goals and objectives proposed to the Conservancy by the grantee.
27. The term "Appropriateness" means usefulness of the project in comparison with other means of attaining the results being sought through project implementation.

B. Project Execution

1. Subject to the availability of funds in the Act, the State hereby grants to the Grantee a sum of money (Grant Funds) not to exceed the amount stated on the signature page in consideration of and on condition that the sum be expended in carrying out the purposes as set forth in the description of Project in this Agreement and its attachments and under the Terms and Conditions set forth in this Agreement.
2. Grantee agrees to periodic reviews by the State to determine if work is conducted in accordance with the approved Work Plan including a final review upon Project completion.
3. Grantee shall furnish any and all additional funds that may be necessary to complete the Project.
4. Grantee shall complete the Project in accordance with the Project Performance Period set forth on the signature page unless an extension has been formally granted by the State and under the Terms and Conditions of this Agreement. Extensions may be requested in advance and will be considered by State, at its sole discretion, in the event of circumstances beyond the control of the Grantee, but in no event beyond **January 31, 2027**.
5. Grantee agrees, to acknowledge the Conservancy as a source of funds in all public and inter-agency correspondence and exhibits related to the Project.
6. Grantee shall at all times ensure the Project complies with all environmental laws, including but not limited to obtaining all necessary permits. This Project is not subject to the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13, commencing with section 21000, et. seq., Cal Code Regs tit. 14, section 15000 et. seq.).
7. Grant Funds for planning and document preparation may be available sooner if included in the grant Project Scope (Exhibit A) and approved by the State.
8. Changes to the scope resulting from CEQA compliance are permitted provided the State determines that the project continues to meet all objectives of the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 Grant Program and is consistent with the intent cited in the original Application.

9. If applicable, projects must comply with Labor Code Section 1771.8 regarding the payment of prevailing wages and the labor compliance program as outlined in the Labor Code Section 1771.5 (b).
10. Grantee certifies that to the best of its knowledge the Project does and will continue to comply with all current laws and regulations which apply to the Project, including, but not limited to, legal requirements for construction contracts, building codes, environmental laws, health and safety codes, and disabled access laws.
11. Grantee shall provide access by the State upon 24 hours' notice to determine if Project work is in accordance with the approved Project Scope, including a final inspection upon Project completion.
12. Prior to the commencement of any work, Grantee agrees to submit in writing to the State for prior approval any deviation from the original Project Scope per Exhibit A and the Application. Changes in Project Scope must continue to meet the need cited in the original application or they will not be approved. Any modification or alteration in the Project as set forth in the Application on file with the State must be submitted to the State for approval. Any modification or alteration in the Project must also comply with all current laws and regulations, including but not limited to CEQA.
13. Grantee shall provide for public access to the Project in accordance with the intent of the Act.
14. Grantee shall promptly provide photographs of the site during and after implementation of Project at the request of the State.

C. Progress Reports

1. Grantee shall submit Progress Reports on a quarterly basis, at minimum, during Project implementation.
2. Progress Reports must be received and up-to-date before Payment Requests will be processed for payment.

D. Project Costs

1. Any Grant Funds provided to Grantee under this Agreement will be disbursed for eligible costs, on a reimbursement basis, as follows, but shall not exceed in any event the amount set forth on the signature page of this Agreement:
 - a. Up to ten percent (10%) of the reimbursement amount will be held back as a retention and issued as a final payment upon completion of the Project.
 - b. Remaining Grant Funds shall be paid up to the total amount of the Grant Funds or the actual Project cost, whichever is less, upon completion of the Project, receipt of a detailed summary of Project costs from the Grantee found to be satisfactory by the State, and the satisfactory completion of a site inspection by the State.
2. Indirect and overhead costs shall not exceed 10% of the Grant Amount.
3. Except as otherwise provided herein, the Grantee shall expend Grant Funds in the manner described in the Project Budget approved by the State. The dollar amount of an item in the Project Budget may be increased by up to ten percent (10%) through reallocation of funds from another item or items, without approval by the State; however, the Grantee shall notify the State in writing when any such reallocation is made and shall identify both the item(s) being increased and those being decreased. Any increase or decrease of more than ten percent (10%) in the

amount of an item must be approved in writing by the State. In any event, the total amount of the Grant Funds may not be increased, nor may any adjustments exceed the limits for preliminary costs as described in the program's Grant Guidelines.

4. Grant funds in this award have a limited period in which they must be expended. All Grantee expenditures must occur during the Performance Period of the Contract and must be submitted for reimbursement within ninety (90) days of the Performance Period expiration date.

E. Payment Documentation:

1. All payment requests must be submitted using a completed Payment Request Form, attached as Exhibit C. This form must be accompanied by a cost table based on the line-item project Budget, an itemized list of all expenditures that clearly documents the check numbers, dates, recipients, employee pay rates and rate sheets, line-item description as described in the Project Budget approved by the State and amounts. Each payment request must also include proof of payment such as receipts, paid invoices, canceled checks or other forms of documentation demonstrating payment has been made.
2. Each payment request must be accompanied by a Progress Report which for the same time period as the work cited in the payment request.
3. Any payment request that is submitted without the required itemization and documentation will not be authorized. If the payment request package is incomplete, inadequate or inaccurate, the State will inform the Grantee and hold the payment request until all required information is received or corrected. Any penalties imposed on the Grantee by a contractor, or other consequence, because of delays in payment will be paid by the Grantee and is not reimbursable under this Agreement.
4. Any overpayment of the Grant Amount in excess of final project costs shall be returned to the State within 60 days of completion of the Project or the end of the Project Performance Period as shown on the signature page, whichever is earlier.

F. Project Administration

1. Grantee shall promptly submit written Project reports, deliverables and/or photographs upon request by the State. In any event Grantee shall provide the State a report showing total final Project expenditures with the final payment request and required closing documents.
2. Grantee agrees to provide all technical and administrative services as needed for Contract completion; monitor and review all work performed; and coordinate budgeting and scheduling to assure that the Contract is completed within budget, on schedule, and in accordance with approved procedures, applicable laws, and regulations.
3. Grantee ensures that the Contract requirements are met through regular communication with the State and progress reports. The State reserves the right to require reports more frequently than on a quarterly basis, if necessary, but no more than once a month.
 - a. The progress reports shall describe activities undertaken and accomplishments of each task during the quarter, milestones achieved, and any problems encountered in the performance of the work under this Contract. The description of activities and accomplishments of each task shall be in sufficient detail to provide a basis for payment of invoices. Progress reports should directly address tasks, timelines, deliverables, milestones, and associated costs scheduled in the Plan referencing deliverables in Exhibit A.
 - b. The accompanying expenditure report should reflect tasks and deliverables in the quarterly progress report, including the projected costs associated with completion of remaining tasks.

The sum of all quarterly expenditure projection reports should equal that of the approved Grant Amount. If at any point the Grantee exceeds the budgeted amount for completion of a task, it will be the Grantee's responsibility to notify the State and document steps taken to resolve the variance.

4. Disclosure Requirements - include the following disclosure statement in any document, written report, or brochure prepared in whole or in part pursuant to this Contract:

"Funding for this project has been provided in full or in part through a Contract with the Baldwin Hills and Urban Watersheds Conservancy (BHUWC) pursuant to the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 Grant Funds. The contents of this document do not necessarily reflect the views and policies of the BHUWC, nor does mention of trade names or commercial products constitute endorsement or recommendation of use."

5. Grantee shall use its best efforts to notify the State at least ten (10) working days prior to any public or media event publicizing the accomplishments and/or results of this Contract and provide the opportunity for attendance and participation by BHC representatives.
6. Grantee must document steps taken in soliciting and awarding any first-tier subcontracts and submit them to the State for review and document all subcontractor activities in quarterly reports.
7. At the completion of this Project the Grantee Project Representative shall fill out and provide a project certification form to the State, attached as Exhibit D.
8. Grantee shall make property and facilities acquired or developed pursuant to this Agreement available for inspection upon request by the State.
9. Grantee shall use any income earned by the Grantee from use of the Project to further Project purposes, or, if approved by the State, for related purposes within the jurisdiction.
10. Grantee shall submit all documentation for Project completion, including a notice of completion as applicable and final reimbursement within ninety (90) days of Project completion, but in no event, any later than **June 30, 2027**.
11. Final payment is contingent upon State verification that Project is consistent with Project Scope as described in Exhibit A, together with any State approved amendments.
12. This Agreement may be amended by mutual agreement in writing between Grantee and State. Any request by the Grantee for amendments must be in writing stating the amendment request and reason for the request. The Grantee shall make requests in a timely manner and in no event less than thirty (30) days before the effective date of the proposed amendment.
13. Grantee must document expenditures and account for all sources of other funds for the Project for review by the State.
14. Grantee indirect costs shall not exceed 10% of the project budget

G. Project Termination

1. Prior to the completion of Project construction, either party may terminate this Agreement by providing the other party with thirty (30) days' written notice of such termination.
2. If the State terminates without cause the Agreement prior to the end of the Project Performance Period, the Grantee shall take all reasonable measures to prevent further costs to the State under this Agreement. The State shall be responsible for any reasonable and non-cancelable

obligations incurred by the Grantee in the performance of the Agreement prior to the date of the notice to terminate, but only up to the undisbursed balance of funding authorized in this Agreement.

3. If the Grantee fails to complete the Project in accordance with this Agreement, or fails to fulfill any other obligations of this Agreement prior to the termination date, the Grantee may be held liable in accordance with relevant laws. The State may, at its sole discretion, consider extenuating circumstances and not require repayment for work partially completed provided that the State determines it is in the State's best interest to do so. This paragraph shall not be deemed to limit any other remedies available to the State for breach of this Agreement.
4. Failure by the Grantee to comply with the terms of this Agreement or any other Agreement under the Act shall be cause for suspension of all obligations of the State hereunder.
5. Failure of the Grantee to comply with the terms of this Agreement shall not be cause for suspending all obligations of the State hereunder if, in the judgment of the State, such failure was due to no fault of the Grantee. At the discretion of the State, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Agreement.
6. Final payment may not be made until the Project conforms substantially to this Contract as determined by the State.

H. Contingencies

1. Both parties agree that any contingency costs that are eligible for reimbursement shall be shared equally between the State and the Grantee until all State Grant Funds have been exhausted.

I. Loss of Grant Amount

1. The following actions may result in (1) the loss of all the Grant Amount allocated to Grantee that has not been disbursed or has been disbursed but has not yet been spent for project purposes, or, (2) if a balance exists after Grant Funds have been disbursed and spent for project purposes, the following actions may require Grantee to return to State all remaining Grant Amount:
 - a. A Grantee fails to return a signed Contract with the State within 60 days of receipt of the Contract.
 - b. A Grantee fails to produce a Work Plan for approval by the State within 90 days of signing a Contract with the State.
 - c. A Grantee fails to produce a Work Plan that is consistent with the Climate Resilience, Wildfire Prevention, Community Access and Natural Resources Protection Fund of 2021-2022 and the intent of State's objectives as stated in authorizing statute (Public Resources Code, Sections 79730-79738).
 - d. A Grantee fails to complete the Project.

J. Hold Harmless

1. Grantee shall waive all claims and recourses against the State, including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Agreement, except claims arising from the gross negligence of State, its officers, agents and employees.

2. Grantee shall indemnify, hold harmless and defend State, its officers, agents and employees in perpetuity against any and all claims, demands, damages, costs, expenses or liability costs arising out of the Project, including Development and construction of the property described in the Project description which claims, demands or causes of action arise under Government Code Section 895.2 or otherwise, including but not limited to items to which the Grantee has certified, except for liability arising out of the gross negligence of State, its officers, agents or employees. Notwithstanding the foregoing, the Grantee or its authorized managing agency of the Project site shall assume full responsibility for the operation and maintenance of the Project upon certification of the completion of construction by the State. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.
3. Grantee and State agree that in the event of judgment entered against the State and Grantee because of the gross negligence of the State and Grantee, their officers, agents or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.

K. Financial Records

1. Grantee shall maintain satisfactory financial accounts, documents and records for the Project and to make them available to the State for auditing at reasonable times. Grantee shall also retain such financial accounts, documents and records for three (3) years after final payment and one (1) year following an audit.
2. Grantee agrees that during regular office hours, the State and its duly authorized representatives shall have the right to inspect and make copies of any books, records or reports of the Grantee pertaining to this Agreement, other matching funds, or matters related thereto. Grantee shall maintain and make available for inspection by the State accurate records of all of its costs, disbursements and receipts with respect to its activities under this Agreement.
3. Grantee shall use applicable Generally Accepted Accounting Principles, unless otherwise agreed to by the State.

L. Audit

1. Projects are subject to audit by the State for three years following the final payment of Grant Amount. The purpose of this audit is to verify that project expenditures were properly documented. Grantees will be contacted at least 30 days in advance of an audit.
2. Audit will include all books, papers, accounts, documents, or other records of the Grantee, as they relate to the Project for which the State authorized Grant Amount. The Grantee shall have the Project records, including the source documents and cancelled warrants, readily available to the State.
3. The Grantee must also provide an employee having knowledge of the Project and the accounting procedure or system to assist the State's auditor. The Grantee shall provide a copy of any document, paper, record, or the like requested by the State.
4. All Project records must be retained for at least one year following an audit or final disputed audit findings.

N. Nondiscrimination

1. The Grantee shall not discriminate against any person on the basis of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave in the use of any property or facility acquired or developed pursuant to this Agreement.
2. The Grantee shall not discriminate against any person on the basis of residence except to the extent that reasonable difference in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. The completed Project and all related facilities shall be open to members of the public generally, except as noted under the special provisions of this Agreement or under provisions of the Act.

O. Application Incorporation

The Grant Guidelines and the Application and any subsequent changes or additions to the Application approved in writing by the State are hereby incorporated by reference into this Agreement as though set forth in full in this Agreement.

P. Severability

If any provision of this Agreement or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are severable.

Q. Amendments

Except as otherwise provided herein, no alteration or variation of the terms of this Contract shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement to be incorporated herein shall be binding on any of the parties hereto.

R. Waiver

No term or provision hereof will be considered waived by either party, and no breach excused by either party, unless such waiver or consent is in writing and signed on behalf of the party against whom the waiver is asserted. No consent by either party to, or waiver of, a breach by either party, whether expressed or implied, will constitute consent to, waiver of or excuse of any other, different or subsequent breach by either party.

S. Assignment

Except as expressly provided otherwise, this Agreement is not assignable by the Grantee either in whole or in part.

EXHIBIT A

**Holly Park Bathroom Remodel Project
PROJECT SCOPE & DELIVERABLES**

TASK NAME	Descriptions
1.0 Planning and design	1.1 Site Assessment & Existing Conditions
	1.1A Conduct a site survey to evaluate the current condition of the restroom facilities, including structural integrity, plumbing, and electrical systems.
	1.1B Assess existing accessibility features to identify necessary ADA compliance upgrades.
	1.1C Evaluate water usage efficiency and identify areas for improvement.
	1.1D Identify opportunities for integrating sustainable landscaping around the restroom.
Construction Solicitation	1.2 Design Development
	1.2A Create preliminary conceptual designs that enhance functionality, accessibility, and aesthetics.
	1.2B Select materials that are durable, low-maintenance, and environmentally friendly.
	1.2C Incorporate water-efficient fixtures such as low-flow toilets, urinals, and faucets.
	1.2D Plan for proper ventilation, lighting, and energy-efficient solutions.
1.0 Planning and design 2.0 Demo & Site Preparation	1.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.
	2.1 Pre-Demolition Planning & Permits
	2.1A Obtain necessary demolition permits and approvals from city agencies.
	2.1B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.
	2.1C Coordinate with utility providers to shut off or relocate water, sewer, and electrical connections as required.
	2.1D Establish safety protocols, including fencing, signage, and dust control measures to ensure public and worker safety.
	2.2 Demolition of Existing Restroom Facility

	<p>2.2A Safely dismantle and remove restroom structures, including walls, roofing, plumbing, electrical fixtures, and foundations.</p>
	<p>2.2B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.</p>
	<p>2.2C Remove outdated or inefficient plumbing and electrical components to prepare for new sustainable installations.</p>
	<p>2.2D Plan for proper ventilation, lighting, and energy-efficient solutions.</p>
<p>2.0 Demo & Site Preparation 3.0 Construction and ADA Compliance Work</p>	<p>2.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.</p>
	<p>2.3 Site Cleaning & Grading</p>
	<p>2.3A Remove debris and clear the site for new construction</p>
	<p>2.3B Conduct soil testing and compaction analysis to ensure a stable foundation for the remodel.</p>
	<p>2.3C Grade and level the site to align with the new design specifications and improve drainage.</p>
	<p>2.4 Environmental & Sustainability Considerations</p>
	<p>2.4A Implement erosion and dust control measures to prevent environmental impact.</p>
	<p>2.4B Protect existing trees, landscaping, and natural features surrounding the restroom area.</p>
	<p>3.1 Site Preparation & Demolition</p>
	<p>3.1A Clear and prepare the site for construction.</p>
	<p>3.1B Remove existing structures, fixtures, and any non-compliant elements.</p>
	<p>3.2 Structural & Infrastructure Upgrades</p>

	3.2A Construct new or renovate existing facilities per approved design plans.
	3.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.
	3.2C Install durable and weather-resistant materials for long-term sustainability.
	3.3 ADA Compliance Implementation
	3.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails
	3.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.
3.0 Construction and ADA Compliance Work 4.0 Installation of Water Saving Features	3.3C Install tactile warning surfaces and proper signage for visually impaired individuals
	3.3D Adjust counter heights, seating, and amenities to meet universal accessibility standards.
	4.1 Assessment & Preparation
	4.1A Evaluate existing plumbing infrastructure and determine necessary modifications.
	4.1B Select and procure water-efficient fixtures, including low-flow toilets, urinals, and faucets that meet EPA Water Sense standards.
	4.1C Ensure compliance with local plumbing codes and ADA accessibility requirements.
	4.2 Fixture Installation
	4.2A Remove and properly dispose of outdated or non-compliant fixtures.
	4.2B Install new low-flow toilets and urinals to minimize water usage.
	4.2C Integrate touchless or metered faucets to control water flow and reduce waste.
	4.2D Ensure all fixtures are securely mounted and properly sealed to prevent leaks.
	4.3 System Testing & Adjustments

4.0 Installation of Water Saving Features 5.0 Plumbing and Electrical	4.3A Conduct pressure and functionality tests to verify proper operation.
	4.3B Adjust flow rates as needed to maximize water efficiency.
	4.3C Check for leaks and ensure all connections meet code requirements.
	4.4 ADA Compliance Considerations
	4.4A Ensure proper fixture heights, clearances, and handle accessibility for compliance with ADA guidelines.
	4.4B Install lever-style or touchless faucets for ease of use.
	5.1 Site Preparation & Demolition
	5.1A Clear and prepare the site for construction.
	5.1B Remove existing structures, fixtures, and any non-compliant elements.
	5.2 Structural & Infrastructure Upgrades:
	5.2A Construct new or renovate existing facilities per approved design plans.
	5.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.
	5.2C Install durable and weather-resistant materials for long-term sustainability.
	5.3 ADA Compliance Implementation
5.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails	
5.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.	
5.0 Plumbing and Electrical	5.3C Install tactile warning surfaces and proper signage for visually impaired individuals
6.0 ADA Accessories and Fixtures	6.1 ADA Accessories Installation
	6.1A Install grab bars in designated areas for ADA compliance
	6.1B Mount accessible soap dispensers, paper towel dispensers, and hand dryers

	6.1C Ensure ADA-compliant signage is installed, including braille and tactile lettering.
	6.1D Install accessible mirrors with the correct mounting height and tilt angle.
	6.1E Verify the placement of ADA-compliant door handles and locks.
	6.2 Final Fixtures and Finishes
	6.2A Install partitions and doors in restroom stalls, ensuring ADA stall dimensions are met.
	6.2B Apply final paint touch-ups and ensure smooth wall finishes.
	6.2C Verify proper sealing of countertops, sinks, and flooring for water resistance and durability.
6.0 ADA Accessories and Fixtures 7.0 Inspection and Project Management	6.2D Conduct a final walkthrough to inspect tile work, grout, and any necessary caulking.
	6.3 Quality Control & Compliance
	6.3A Ensure all installations meet ADA standards and California building codes.
	6.3B Conduct a final inspection to confirm functionality and accessibility of all features.
	6.3C Address any last-minute adjustments or minor fixes as needed before project completion
	7.1 Project Management & Oversight
	7.1A Coordinate with contractors and subcontractors to ensure work progresses on schedule.
	7.1B Monitor budget adherence and track project expenditures.
	7.1C Ensure proper documentation of progress, including photos and reports.
	7.2 Inspection Coordination
	7.2A Schedule and oversee all required inspections, including rough-in, plumbing, electrical, and final ADA compliance checks
	7.2B Ensure all installations meet city codes, health and safety regulations, and ADA standards.

	7.2C Work with inspectors to resolve any compliance issues or necessary corrections.
	7.3 Quality Control & Compliance
	7.3A Conduct a final walkthrough to verify the completion of all work according to approved plans.
7.0 Inspection and Project Management	7.3B Ensure finishing touches, including fixtures, signage, and accessibility features, are properly installed.
	7.3C Obtain final approvals and signoffs from city officials and inspectors.

Holly Park Bathroom Remodel Project PROJECT LOCATION

EXHIBIT A, Attachment 1

HOLLY PARK 2058 W 1201H ST. HAWTHORNE CA, 90250

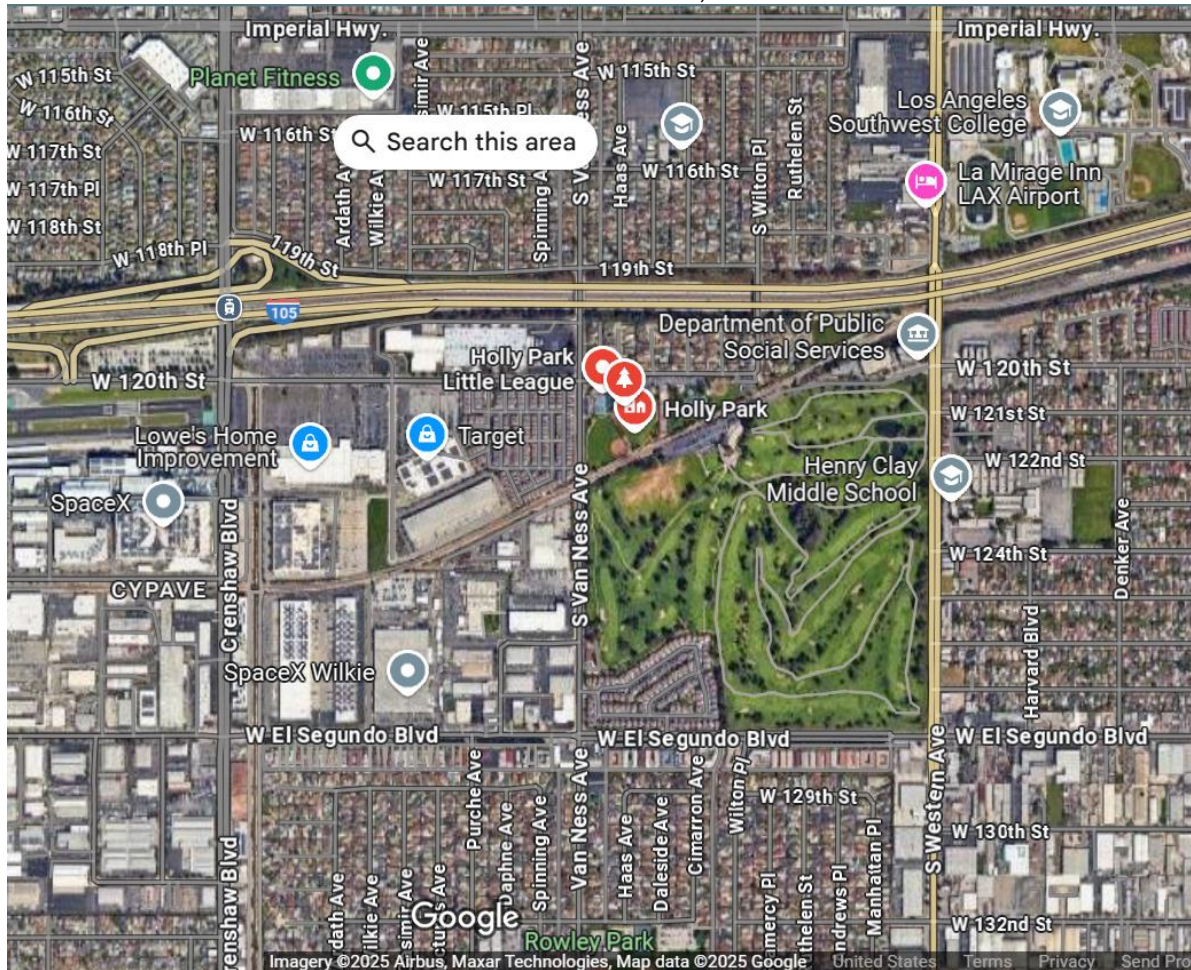


EXHIBIT A, Attachment 2

**Holly Park Bathroom Remodel Project
PROJECT SCHEDULE**

TASK NAME	Descriptions	START DATE	END DATE
Design Solicitation	Develop Design Solicitation RFP	3/1/2025	4/1/2025
	Evaluations of Proposals	4/1/2025	4/15/2025
	Selection and Board Approval	4/15/2025	5/1/2025
	Contract Award for Design	5/1/2025	5/15/2025
	Design of full set of Plans	5/15/2025	9/1/2025
Construction Solicitation	Develop Construction Solicitation Bid Package	9/1/2025	10/1/2025
	Evaluation of Bid proposal	10/1/2025	10/15/2025
	Selection and Board Approval	10/15/2025	11/1/2025
	Contract Award for Construction Bid	11/1/2025	11/15/2025
	Construction	11/15/2025	2/1/2027
1.0 Planning and design	1.1 Site Assessment & Existing Conditions	5/15/2025	11/15/2025
	1.1A Conduct a site survey to evaluate the current condition of the restroom facilities, including structural integrity, plumbing, and electrical systems.	5/15/2025	11/15/2025
	1.1B Assess existing accessibility features to identify necessary ADA compliance upgrades.	5/15/2025	11/15/2025
	1.1C Evaluate water usage efficiency and identify areas for improvement.	5/15/2025	11/15/2025
	1.1D Identify opportunities for integrating sustainable landscaping around the restroom.	5/15/2025	11/15/2025
	1.2 Design Development	5/15/2025	11/15/2025
	1.2A Create preliminary conceptual designs that enhance functionality, accessibility, and aesthetics.	5/15/2025	11/15/2025
	1.2B Select materials that are durable, low-maintenance, and environmentally friendly.	5/15/2025	11/15/2025

	1.2C Incorporate water-efficient fixtures such as low-flow toilets, urinals, and faucets.	5/15/2025	11/15/2025
	1.2D Plan for proper ventilation, lighting, and energy-efficient solutions.	5/15/2025	11/15/2025
	1.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.	5/15/2025	11/15/2025
2.0 Demo & Site Preparation	2.1 Pre-Demolition Planning & Permits	11/15/2025	2/1/2027
	2.1A Obtain necessary demolition permits and approvals from city agencies.	11/15/2025	2/1/2027
	2.1B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.	11/15/2025	2/1/2027
	2.1C Coordinate with utility providers to shut off or relocate water, sewer, and electrical connections as required.	11/15/2025	2/1/2027
	2.1D Establish safety protocols, including fencing, signage, and dust control measures to ensure public and worker safety.	11/15/2025	2/1/2027
	2.2 Demolition of Existing Restroom Facility	11/15/2025	2/1/2027
	2.2A Safely dismantle and remove restroom structures, including walls, roofing, plumbing, electrical fixtures, and foundations.	11/15/2025	2/1/2027
	2.2B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.	11/15/2025	2/1/2027
	2.2C Remove outdated or inefficient plumbing and electrical components to prepare for new sustainable installations.	11/15/2025	2/1/2027

	2.2D Plan for proper ventilation, lighting, and energy-efficient solutions.	11/15/2025	2/1/2027
	2.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.	11/15/2025	2/1/2027
	2.3 Site Cleaning & Grading	11/15/2025	2/1/2027
	2.3A Remove debris and clear the site for new construction	11/15/2025	2/1/2027
	2.3B Conduct soil testing and compaction analysis to ensure a stable foundation for the remodel.	11/15/2025	2/1/2027
	2.3C Grade and level the site to align with the new design specifications and improve drainage.	11/15/2025	2/1/2027
	2.4 Environmental & Sustainability Considerations	11/15/2025	2/1/2027
	2.4A Implement erosion and dust control measures to prevent environmental impact.	11/15/2025	2/1/2027
	2.4B Protect existing trees, landscaping, and natural features surrounding the restroom area.	11/15/2025	2/1/2027
3.0 Construction and ADA Compliance Work	3.1 Site Preparation & Demolition	11/15/2025	2/1/2027
	3.1A Clear and prepare the site for construction.	11/15/2025	2/1/2027
	3.1B Remove existing structures, fixtures, and any non-compliant elements.	11/15/2025	2/1/2027
	3.2 Structural & Infrastructure Upgrades	11/15/2025	2/1/2027
	3.2A Construct new or renovate existing facilities per approved design plans.	11/15/2025	2/1/2027
	3.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.	11/15/2025	2/1/2027
	3.2C Install durable and weather-resistant materials for long-term sustainability.	11/15/2025	2/1/2027

	3.3 ADA Compliance Implementation	11/15/2025	2/1/2027
	3.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails	11/15/2025	2/1/2027
	3.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.	11/15/2025	2/1/2027
	3.3C Install tactile warning surfaces and proper signage for visually impaired individuals	11/15/2025	2/1/2027
	3.3D Adjust counter heights, seating, and amenities to meet universal accessibility standards.	11/15/2025	2/1/2027
4.0 Installation of Water Saving Features	4.1 Assessment & Preparation	11/15/2025	2/1/2027
	4.1A Evaluate existing plumbing infrastructure and determine necessary modifications.	11/15/2025	2/1/2027
	4.1B Select and procure water-efficient fixtures, including low-flow toilets, urinals, and faucets that meet EPA Water Sense standards.	11/15/2025	2/1/2027
	4.1C Ensure compliance with local plumbing codes and ADA accessibility requirements.	11/15/2025	2/1/2027
	4.2 Fixture Installation	11/15/2025	2/1/2027
	4.2A Remove and properly dispose of outdated or non-compliant fixtures.	11/15/2025	2/1/2027
	4.2B Install new low-flow toilets and urinals to minimize water usage.	11/15/2025	2/1/2027
	4.2C Integrate touchless or metered faucets to control water flow and reduce waste.	11/15/2025	2/1/2027
	4.2D Ensure all fixtures are securely mounted and properly sealed to prevent leaks.	11/15/2025	2/1/2027
	4.3 System Testing & Adjustments	11/15/2025	2/1/2027

	4.3A Conduct pressure and functionality tests to verify proper operation.	11/15/2025	2/1/2027
	4.3B Adjust flow rates as needed to maximize water efficiency.	11/15/2025	2/1/2027
	4.3C Check for leaks and ensure all connections meet code requirements.	11/15/2025	2/1/2027
	4.4 ADA Compliance Considerations	11/15/2025	2/1/2027
	4.4A Ensure proper fixture heights, clearances, and handle accessibility for compliance with ADA guidelines.	11/15/2025	2/1/2027
	4.4B Install lever-style or touchless faucets for ease of use.	11/15/2025	2/1/2027
5.0 Plumbing and Electrical	5.1 Site Preparation & Demolition	11/15/2025	2/1/2027
	5.1A Clear and prepare the site for construction.	11/15/2025	2/1/2027
	5.1B Remove existing structures, fixtures, and any non-compliant elements.	11/15/2025	2/1/2027
	5.2 Structural & Infrastructure Upgrades:	11/15/2025	2/1/2027
	5.2A Construct new or renovate existing facilities per approved design plans.	11/15/2025	2/1/2027
	5.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.	11/15/2025	2/1/2027
	5.2C Install durable and weather-resistant materials for long-term sustainability.	11/15/2025	2/1/2027
	5.3 ADA Compliance Implementation	11/15/2025	2/1/2027
	5.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails	11/15/2025	2/1/2027
	5.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.	11/15/2025	2/1/2027

	5.3C Install tactile warning surfaces and proper signage for visually impaired individuals	11/15/2025	2/1/2027
6.0 ADA Accessories and Fixtures	6.1 ADA Accessories Installation	11/15/2025	2/1/2027
	6.1A Install grab bars in designated areas for ADA compliance	11/15/2025	2/1/2027
	6.1B Mount accessible soap dispensers, paper towel dispensers, and hand dryers	11/15/2025	2/1/2027
	6.1C Ensure ADA-compliant signage is installed, including braille and tactile lettering.	11/15/2025	2/1/2027
	6.1D Install accessible mirrors with the correct mounting height and tilt angle.	11/15/2025	2/1/2027
	6.1E Verify the placement of ADA-compliant door handles and locks.	11/15/2025	2/1/2027
	6.2 Final Fixtures and Finishes	11/15/2025	2/1/2027
	6.2A Install partitions and doors in restroom stalls, ensuring ADA stall dimensions are met.	11/15/2025	2/1/2027
	6.2B Apply final paint touch-ups and ensure smooth wall finishes.	11/15/2025	2/1/2027
	6.2C Verify proper sealing of countertops, sinks, and flooring for water resistance and durability.	11/15/2025	2/1/2027
	6.2D Conduct a final walkthrough to inspect tile work, grout, and any necessary caulking.	11/15/2025	2/1/2027
	6.3 Quality Control & Compliance	11/15/2025	2/1/2027
	6.3A Ensure all installations meet ADA standards and California building codes.	11/15/2025	2/1/2027
	6.3B Conduct a final inspection to confirm functionality and accessibility of all features.	11/15/2025	2/1/2027
	6.3C Address any last-minute adjustments or minor fixes as needed before project completion	11/15/2025	2/1/2027

7.0 Inspection and Project Management	7.1 Project Management & Oversight	11/15/2025	2/1/2027	
	7.1A Coordinate with contractors and subcontractors to ensure work progresses on schedule.	11/15/2025	2/1/2027	
	7.1B Monitor budget adherence and track project expenditures.	11/15/2025	2/1/2027	
	7.1C Ensure proper documentation of progress, including photos and reports.	11/15/2025	2/1/2027	
	7.2 Inspection Coordination	11/15/2025	2/1/2027	
	7.2A Schedule and oversee all required inspections, including rough-in, plumbing, electrical, and final ADA compliance checks	11/15/2025	2/1/2027	
	7.2B Ensure all installations meet city codes, health and safety regulations, and ADA standards.	11/15/2025	2/1/2027	
	7.2C Work with inspectors to resolve any compliance issues or necessary corrections.	11/15/2025	2/1/2027	
	7.3 Quality Control & Compliance	11/15/2025	2/1/2027	
	7.3A Conduct a final walkthrough to verify the completion of all work according to approved plans.	11/15/2025	2/1/2027	
	7.3B Ensure finishing touches, including fixtures, signage, and accessibility features, are properly installed.	11/15/2025	2/1/2027	
	7.3C Obtain final approvals and signoffs from city officials and inspectors.	11/15/2025	2/1/2027	
		Project Close-Out - Submit Final reports & Invoices.	2/2/2027	3/31/2027

EXHIBIT B

**Holly Park Bathroom Remodel Project
PROJECT BUDGET**

HOLLY PARK BATHROOM REMODEL PROJECT						
TASK NO.	TASK NAME	Task Details/Descriptions	BHUWC P40 BUDGET	HAWTHORNE MATCHING FUNDS	TOTAL PROJECT BUDGET	
0	Design Solicitation	Develop Design Solicitation RFP	\$0	\$0	\$0	
		Evaluations of Propers	\$0	\$0	\$0	
		Selection and Board Approval	\$0	\$0	\$0	
		Contract Award for Design	\$0	\$0	\$0	
		Design of full set of Plans	\$0	\$0	\$0	
	Construction Solicitation	Develop Construction Solicitation Bid Package	\$0	\$0	\$0	
		Evaluation of Bid proposal	\$0	\$0	\$0	
		Selection and Board Approval	\$0	\$0	\$0	
		Contract Award for Construction Bid	\$0	\$0	\$0	
		Construction	\$0	\$0	\$0	
1	Planning and design	1.1 Site Assessment & Existing Conditions				
		1.1A Conduct a site survey to evaluate the current condition of the restroom facilities, including structural integrity, plumbing, and electrical systems.	\$5,200	\$1,222	\$6,422.00	
		1.1B Assess existing accessibility features to identify necessary ADA compliance upgrades.	\$5,200	\$1,222	\$6,422.00	
		1.1C Evaluate water usage efficiency and identify areas for improvement.	\$5,200	\$1,222	\$6,422.00	
		1.1D Identify opportunities for integrating sustainable landscaping around the restroom.	\$5,200	\$1,222	\$6,422.00	
		1.2 Design Development				
		1.2A Create preliminary conceptual designs that enhance functionality, accessibility, and aesthetics.	\$5,200	\$1,222	\$6,422.00	
		1.2B Select materials that are durable, low-maintenance, and environmentally friendly.	\$5,200	\$1,222	\$6,422.00	
		1.2C Incorporate water-efficient fixtures such as low-flow toilets, urinals, and faucets.	\$5,200	\$1,222	\$6,422.00	
		1.2D Plan for proper ventilation, lighting, and energy-efficient solutions.	\$5,200	\$1,222	\$6,422.00	
		1.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.	\$5,200	\$1,222	\$6,422.00	
			SECTION 1 SUBTOTAL	\$46,800	\$10,998	

		2.1 Pre-Demolition Planning & Permits					
		2.1A Obtain necessary demolition permits and approvals from city agencies.	\$5,000	\$1,500	\$6,500.00		
		2.1B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.d.	\$5,000	\$1,500	\$6,500.00		
		2.1C Coordinate with utility providers to shut off or relocate water, sewer, and electrical connections as required.	\$7,500	\$1,500	\$9,000.00		
		2.1D Establish safety protocols, including fencing, signage, and dust control measures to ensure public and worker safety.	\$7,500	\$1,500	\$9,000.00		
		2.2 Demolition of Existing Restroom Facility					
2	Demo & Site Preparation	2.2A Safely dismantle and remove restroom structures, including walls, roofing, plumbing, electrical fixtures, and foundations.	\$7,500	\$1,500	\$9,000.00		
		2.2B Separate and sort demolition materials for proper disposal or recycling in accordance with city and state waste management regulations.	\$7,500	\$2,500	\$10,000.00		
		2.2C Remove outdated or inefficient plumbing and electrical components to prepare for new sustainable installations.	\$7,500	\$2,500	\$10,000.00		
		2.2D Plan for proper ventilation, lighting, and energy-efficient solutions.	\$8,888	\$6,888	\$15,776		
		2.2E Develop a landscaping plan with native, drought-resistant plants to complement the restroom's surroundings.	\$8,888	\$8,888	\$17,776		
		2.3 Site Cleaning & Grading					
		2.3A Remove debris and clear the site for new construction	\$7,500	\$2,500	\$10,000.00		
		2.3B Conduct soil testing and compaction analysis to ensure a stable foundation for the remodel.	\$7,500	\$2,500	\$10,000.00		
		2.3C Grade and level the site to align with the new design specifications and improve drainage.	\$7,500	\$2,500	\$10,000.00		
		2.4 Environmental & Sustainability Considerations					
		2.4A Implement erosion and dust control measures to prevent environmental impact.	\$7,500	\$2,500	\$10,000.00		
		2.4B Protect existing trees, landscaping, and natural features surrounding the restroom area.	\$7,500	\$2,500	\$10,000.00		
				SECTION 2 SUBTOTAL	\$102,776	\$40,776	
		3	Construction and ADA Compliance Work	3.1 Site Preparation & Demolition			
3.1A Clear and prepare the site for construction.	\$32,500			\$9,833	\$42,333.00		
3.1B Remove existing structures, fixtures, and any non-compliant elements.	\$32,500			\$10,833	\$43,333.00		
3.2 Structural & Infrastructure Upgrades							
3.2A Construct new or renovate existing facilities per approved design plans.	\$32,500			\$10,833	\$43,333.00		
3.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.	\$32,500			\$10,833	\$43,333.00		
3.2C Install durable and weather-resistant materials for long-term sustainability..	\$32,500			\$10,833	\$43,333.00		
3.3 ADA Compliance Implementation							
3.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails	\$32,500			\$10,833	\$43,333.00		
3.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.	\$32,500			\$10,833	\$43,333.00		
3.3C Install tactile warning surfaces and proper signage for visually impaired individuals	\$32,500	\$10,833	\$43,333.00				
3.3D Adjust counter heights, seating, and amenities to meet universal accessibility standards.	\$32,500	\$10,833	\$43,333.00				

		SECTION 3 SUBTOTAL	\$292,498	\$96,499	
4	Installation of Water Saving Features	4.1 Assessment & Preparation			
		4.1A Evaluate existing plumbing infrastructure and determine necessary modifications.	\$7,812	\$2,604	\$10,416.00
		4.1B Select and procure water-efficient fixtures, including low-flow toilets, urinals, and faucets that meet EPA WaterSense standards.	\$7,812	\$2,604	\$10,416.00
		4.1C Ensure compliance with local plumbing codes and ADA accessibility requirements.	\$7,812	\$2,604	\$10,416.00
		4.2 Fixture Installation			
		4.2A Remove and properly dispose of outdated or non-compliant fixtures.	\$7,812	\$2,604	\$10,416.00
		4.2B Install new low-flow toilets and urinals to minimize water usage.	\$7,812	\$2,604	\$10,416.00
		4.2C Integrate touchless or metered faucets to control water flow and reduce waste.	\$7,812	\$2,604	\$10,416.00
		4.2D Ensure all fixtures are securely mounted and properly sealed to prevent leaks.	\$7,812	\$2,604	\$10,416.00
		4.3 System Testing & Adjustments			
		4.3A Conduct pressure and functionality tests to verify proper operation.	\$7,812	\$2,604	\$10,416.00
		4.3B Adjust flow rates as needed to maximize water efficiency.	\$7,812	\$2,604	\$10,416.00
		4.3C Check for leaks and ensure all connections meet code requirements.	\$7,812	\$2,604	\$10,416.00
		4.4 ADA Compliance Considerations			
		4.4A Ensure proper fixture heights, clearances, and handle accessibility for compliance with ADA guidelines.	\$7,812	\$2,604	\$10,416.00
		4.4B Install lever-style or touchless faucets for ease of use.	\$7,812	\$2,604	\$10,416.00
		SECTION 4 SUBTOTAL	\$93,744	\$31,248	
5	Plumbing and Electrical	5.1 Site Preparation & Demolition			
		5.1A Clear and prepare the site for construction.	\$12,188	\$4,063	\$16,250.00
		5.1B Remove existing structures, fixtures, and any non-compliant elements.	\$12,188	\$4,063	\$16,250.00
		5.2 Structural & Infrastructure Upgrades:			
		5.2A Construct new or renovate existing facilities per approved design plans.	\$12,188	\$4,063	\$16,250.00
		5.2B Upgrade plumbing, electrical, and HVAC systems to meet modern efficiency standards.	\$12,188	\$4,063	\$16,250.00
		5.2C Install durable and weather-resistant materials for long-term sustainability.	\$12,188	\$4,063	\$16,250.00
		5.3 ADA Compliance Implementation			
		5.3A Construct or modify pathways, ramps, and entryways with proper slopes and handrails	\$12,188	\$4,063	\$16,250.00
		5.3B Ensure doorways, restrooms, and common areas meet ADA size and accessibility requirements.	\$12,188	\$4,063	\$16,250.00
5.3C Install tactile warning surfaces and proper signage for visually impaired individuals	\$12,188	\$4,063	\$16,250.00		

		SECTION 5 SUBTOTAL	\$97,500	\$32,500	
6	ADA Accessories and Fixtures	6.1 ADA Accessories Installation			
		6.1A Install grab bars in designated areas for ADA compliance	\$6,250	\$2,083	\$8,333.00
		6.1B Mount accessible soap dispensers, paper towel dispensers, and hand dryers	\$6,250	\$2,083	\$8,333.00
		6.1C Ensure ADA-compliant signage is installed, including braille and tactile lettering.	\$6,250	\$2,083	\$8,333.00
		6.1D Install accessible mirrors with the correct mounting height and tilt angle.	\$6,250	\$2,083	\$8,333.00
		6.1E Verify the placement of ADA-compliant door handles and locks.	\$6,250	\$2,083	\$8,333.00
		6.2 Final Fixtures and Finishes			
		6.2A Install partitions and doors in restroom stalls, ensuring ADA stall dimensions are met.	\$6,250	\$2,083	\$8,333.00
		6.2B Apply final paint touch-ups and ensure smooth wall finishes.	\$6,250	\$2,083	\$8,333.00
		6.2C Verify proper sealing of countertops, sinks, and flooring for water resistance and durability.	\$6,250	\$2,083	\$8,333.00
		6.2D Conduct a final walkthrough to inspect tile work, grout, and any necessary caulking.	\$6,250	\$2,083	\$8,333.00
		6.3 Quality Control & Compliance			
		6.3A Ensure all installations meet ADA standards and California building codes.	\$6,250	\$2,083	\$8,333.00
		6.3B Conduct a final inspection to confirm functionality and accessibility of all features.	\$6,250	\$2,083	\$8,333.00
6.3C Address any last-minute adjustments or minor fixes as needed before project completion	\$6,250	\$2,083	\$8,333.00		
		SECTION 6 SUBTOTAL	\$74,997	\$24,999	
7	Inspection and Project Management	7.1 Project Management & Oversight			
		7.1A Coordinate with contractors and subcontractors to ensure work progresses on schedule.	\$4,583	\$1,528	\$6,111.00
		7.1B Monitor budget adherence and track project expenditures.	\$4,583	\$1,528	\$6,111.00
		7.1C Ensure proper documentation of progress, including photos and reports.	\$4,583	\$1,528	\$6,111.00
		7.2 Inspection Coordination			
		7.2A Schedule and oversee all required inspections, including rough-in, plumbing, electrical, and final ADA compliance checks	\$4,583	\$1,528	\$6,111.00
		7.2B Ensure all installations meet city codes, health and safety regulations, and ADA standards.	\$4,583	\$1,528	\$6,111.00
		7.2C Work with inspectors to resolve any compliance issues or necessary corrections.	\$4,583	\$1,528	\$6,111.00
		7.3 Quality Control & Compliance			
		7.3A Conduct a final walkthrough to verify the completion of all work according to approved plans.	\$4,583	\$1,286	\$5,869.00
7.3B Ensure finishing touches, including fixtures, signage, and accessibility features, are properly installed.	\$4,583	\$1,528	\$6,111.00		
7.3C Obtain final approvals and sign-offs from city officials and inspectors.	\$5,019	\$1,000	\$6,019.00		

		SECTION 7 SUBTOTAL	\$41,685	\$12,980	
6		Project Close-Out - Submit Final reports & Invoices.			
		PROJECT TOTALS	\$750,000	\$250,000	\$1,000,000.00

EXHIBIT B, Attachment 1

ELIGIBLE COSTS

COSTS EXPLANATION EXAMPLES

(All eligible costs must be supported by appropriate documentation.)

Personnel or Employee Services

- Must be computed according to the Grantee's prevailing wage or salary scales
- Must be computed on actual time spent on Project
- Must not exceed the Grantee's established rates for similar positions
- Wages and benefits
- Work performed by another section/department in agency
- Consultant Services
 - Costs paid to consultants necessary for the Project
 - Consultants must be paid in compliance with the Grantee's customary method and rate
 - No consultant fee shall be paid to the Grantee's own employees without prior approval
 - Costs paid to consultants necessary for the Project

Planning Costs

- Include planning, plan documentation, designs, appraisals and negotiations, permit costs, consultant costs
- CEQA compliance
- Construction plans
- Master Plans

Personnel or Employee Services

- Must be computed according to the Grantee's prevailing wage or salary scales
- Must be computed on actual time spent on Project
- Must not exceed the Grantee's established rates for similar positions
- Wages and benefits
- Work performed by another section/department in agency

Consultant Services

- Costs paid to consultants necessary for the Project
- Consultants must be paid in compliance with the Grantee's customary method and rate
- No consultant fee shall be paid to the Grantee's own employees without prior approval
- Costs paid to consultants necessary for the Project

Miscellaneous

- Other Project-related costs
- Communications expenses
- Signs/Interpretive aids/Displays
- Travel costs are only to be reimbursed at the current State Rate(s) for travel.

EXHIBIT B, Attachment 2

INELIGIBLE COSTS

INELIGIBLE COSTS EXPLANATION EXAMPLES

(The following is a non-exclusive list of ineligible project costs.)

Operations and Maintenance Costs

- Costs necessary for the short or long-term operation and maintenance of property or facilities once the property has been acquired or the facility or area has been restored, rehabilitated, or developed

Non-fixed Equipment

- Equipment that is not permanently fixed to the project facility or used for construction

Mitigation Costs

- Costs associated with exclusively fulfilling mitigation requirements for this or other projects

Ceremonial or Publicity Expenses

- Funds may not be used for ceremonies, parties, or other publicity expenses (except for required signage)

Ineligible Travel

- Travel costs not directly associated with the project
- Travel claimed when no work time was claimed for the same period

Lobbying/Fundraising

- Costs associated with grant application preparation, for this grant or for others associated with this or any other project
- Costs associated with lobbying legislature or other bodies for funds for this or any other project

Contract Cost Overruns

- Unapproved contract costs overruns exceeding the allowable amount as per contract budget specification

EXHIBIT C - Payment Request Form

State of California – The Resources Agency

BALDWIN HILLS CONSERVANCY

N/A **BHC2503**
1. PROJECT NUMBER 2. CONTRACT NUMBER

City of Hawthorne
3. GRANTEE

Holly Park Bathroom Remodel Project
4. PROJECT TITLE

Advance Reimbursement Final | **INVOICE #**

5. TYPE OF PAYMENT

6. PAYMENT INFORMATION
(ROUND ALL FIGURES TO THE NEAREST DOLLAR)

- A. Total Grant Amount \$ 750,000
- B. Funds Billed to Date \$ _____
- C. Available (A. minus B.) \$ _____
- D. Amount of This Request \$ _____
- E. Remaining Funds after This Payment (C. minus D.) \$ _____

7. SEND WARRANT TO:

ATTENTION:

GRANTEE NAME

STREET ADDRESS

CITY/STATE/ZIP CODE

8. SIGNATURE OF AUTHORIZED PERSON TITLE DATE

FOR BALDWIN HILLS CONSERVANCY ONLY

PAYMENT APPROVAL SIGNATURE BHUWC Executive Officer DATE

EXHIBIT C
PAYMENT INSTRUCTIONS

The following instructions are keyed to corresponding items on the Payment Request Form:

1. PROJECT NUMBER -- The number assigned by the State to this project.
2. CONTRACT NUMBER -- As shown in Certification of Funding section of the project contract.
3. GRANTEE -- GRANTEE name as shown on the project contract.
4. PROJECT TITLE -- Title of project for which payment is requested.
5. TYPE OF PAYMENT -- Check appropriate box.
6. PAYMENT INFORMATION
 - (a) Grant Project Amount -- The amount of state grant funds allocated to this project.
 - (b) Funds Billed to Date -- Total amount already billed for this project.
 - (c) Available -- (a. minus b.)
 - (d) Amount of This Payment Request -- Amount that is being requested.
 - (e) Remaining Funds After This Payment -- (c. minus d.)
7. SEND WARRANT TO – Grantee name, address and contact person.
8. SIGNATURE OF AUTHORIZED REPRESENTATIVE.

EXHIBIT D

**Holly Park Bathroom Remodel Project
PROJECT CERTIFICATION FORM**

GRANTEE: City of Hawthorne PROJECT NUMBER: BHC2510

GRANTEE CONTACT FOR AUDIT PURPOSES NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT DESCRIPTION – list facilities developed and/or property acquired (use additional pages if necessary):

LIST OTHER FUNDS ON PROJECT (SOURCES AND **ACTUAL** AMOUNTS) (use additional pages if necessary):

INTEREST EARNED ON ADVANCE GRANT FUNDS: \$ _____

HAS NOTICE OF COMPLETION BEEN FILED? YES _____ NO _____
IF NO, PLEASE EXPLAIN:

CERTIFICATION:

I hereby certify that all grant funds were expended on the above-named project(s) and that the project(s) is complete and we have made final payment for all work done.

Grantee Authorized Representative (signature) Date