

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



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

**CITY OF HAWTHORNE  
CITY COUNCIL REGULAR MEETING  
AGENDA FOR JULY 8, 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. Presentation by Kosmont Companies representatives concerning their economic development analysis of Hawthorne.
2. Proclamation - Hawthorne Police Officers (K. Manning)

## 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

3. 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 06/25/2025 to 07/08/2025 for a total of \$6,172,288.21

4. Approval of waiver of full readings of resolutions and ordinances on Tuesday, July 8, 2025's agenda. Motion to waive full readings.

## RESOLUTIONS

5. **RESOLUTION NO. 8539** - A RESOLUTION OF THE CITY OF HAWTHORNE CITY COUNCIL APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND HAWTHORNE MEMORIAL PARK UPGRADE PROJECT

### **RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution No. 8539

6. **RESOLUTION NO. 8543** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING AN ON-STREET PARKING SPACE AT 11323 MANSEL AVE FOR THE EXCLUSIVE USE OF PHYSICALLY HANDICAPPED PERSONS

### **RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution 8543

7. **RESOLUTION NO. 8544** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF OXFORD AVENUE AND 118TH STREET.

### **RECOMMENDED MOTION:**

Staff Recommends that the City Council approve Resolution No. 8544

8. **RESOLUTION NO. 8545** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING TO JOIN A JOINT POWERS AGREEMENT WITH PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT.

### **RECOMMENDED MOTION:**

Staff Recommends that the City Council Adopt Resolution No. 8545 and Join a Joint Powers Agreement with Public Risk Innovation, Solutions, And Management

9. **RESOLUTION NO. 8546** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA TO APPROVE THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ("CSCDA") OPEN PACE PROGRAM.

### **RECOMMENDED MOTION:**

Staff recommends that the City Council adopt Resolution No. 8546 approving the CSCDA Open PACE Program.

10. **RESOLUTION NO. 8547** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO UPDATE THE CITY'S GENERAL PLAN.

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution 8547.

**CITY MANAGER'S CONSENT CALENDAR**

11. Fiscal Year 2025/26 Blanket Purchase Orders for the Housing Department.

**RECOMMENDED MOTION:**

Staff recommends the Council approve fiscal year 2025/26 Blanket Purchase Orders (BPO's) for supplies and services in a total amount not to exceed \$6,958,632.12.

12. Sublease Non-Disturbance & Attornment Agreements Re. Hangar 15 from Erik Ludwick to 395 Park Place, LLC.

**RECOMMENDED MOTION:**

Staff recommends that the city council approve the Sublease Non-Disturbance & Attornment Agreement for the Assignments of Hangar 15 from Erik Ludwick to 395 Park Place, LLC. and authorize the City Manager to execute the Agreements and make minor amendments thereto.

13. Agreement Between the City of Hawthorne and the City of Manhattan Beach for Supplemental Law Enforcement (Jail) Services.

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve and authorize the City Manager to execute the agreement between the City of Manhattan Beach and the City of Hawthorne, for the City of Hawthorne to provide supplemental law enforcement (jail) services.

14. Progress Payment #5 in the amount of \$624,726.21 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve this Progress Payment #5 and Change Order #3 to PCN3 Inc of Los Alamitos, CA

15. Award of Contract for Resurfacing of Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension for Hawthorne Municipal Airport (Project # 25-06).

**RECOMMENDED MOTION:**

Staff recommends that the City Council award contract to the lowest responsive and responsible bidder, American Road Maintenance of Tuscon, AZ conditional on receiving concurrence from the FAA to award the project and on receiving an FAA grant to fund the project.

16. Blanket Purchase order for Citiguard.

**RECOMMENDED MOTION:**

Staff recommends the Council approve the fiscal year 2025/26 Blanket Purchase Order (BPO) for site security services in a total amount not to exceed \$92,206.08.

**CITY ATTORNEY'S CONSENT CALENDAR**

17. Claim for personal injury by Anthony O'Dell Punche.

**RECOMMENDED MOTION:**

Staff recommends that the City Council deny the claim by Anthony O'Dell Punche.

**DISCUSSION/ACTION ITEMS**

18. City's Statement On Immigration Enforcement Action (A. Vargas)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

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, July 8, 2005.



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**DIANA CUCALON**  
**HAWTHORNE DEPUTY CITY CLERK**



**AGENDA ITEM NO. 1.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Planning

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**SUBJECT:**

Presentation by Kosmont Companies representatives concerning their economic development analysis of Hawthorne.

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**Attachments**

Economic Development Report



# CITY OF HAWTHORNE

## *ECONOMIC DEVELOPMENT ADVISORY SERVICES*

*JULY 2025*

# ANALYSIS BACKGROUND

Kosmont Companies (“Kosmont”) is a nationally-recognized real estate and economics advisory firm serving hundreds of public and private sector clients for over 39 years. Kosmont has been retained by the City of Hawthorne (“Hawthorne” or “City”) for economic development advisory services. As part of these services Kosmont prepared a preliminary and high-level market and economic development analysis (“Analysis”) within the City evaluating land uses such as, retail / entertainment, multi-family, and hotels.

The Analysis will be utilized to identify economic development strategies for the City’s consideration including ways to address the redevelopment of the Hawthorne Mall, Hawthorne Blvd. and other economic development opportunities.

Kosmont’s experience covers a range of services as follows:

- Market and Feasibility Analyses
- Fiscal Impact and Economic Benefit Studies
- Economic Development Strategies and Implementation
- Business/Retailer and Developer Recruitment
- Identification of Funding Sources and Financing Strategies
- Public-Private Transaction Structuring and Negotiation

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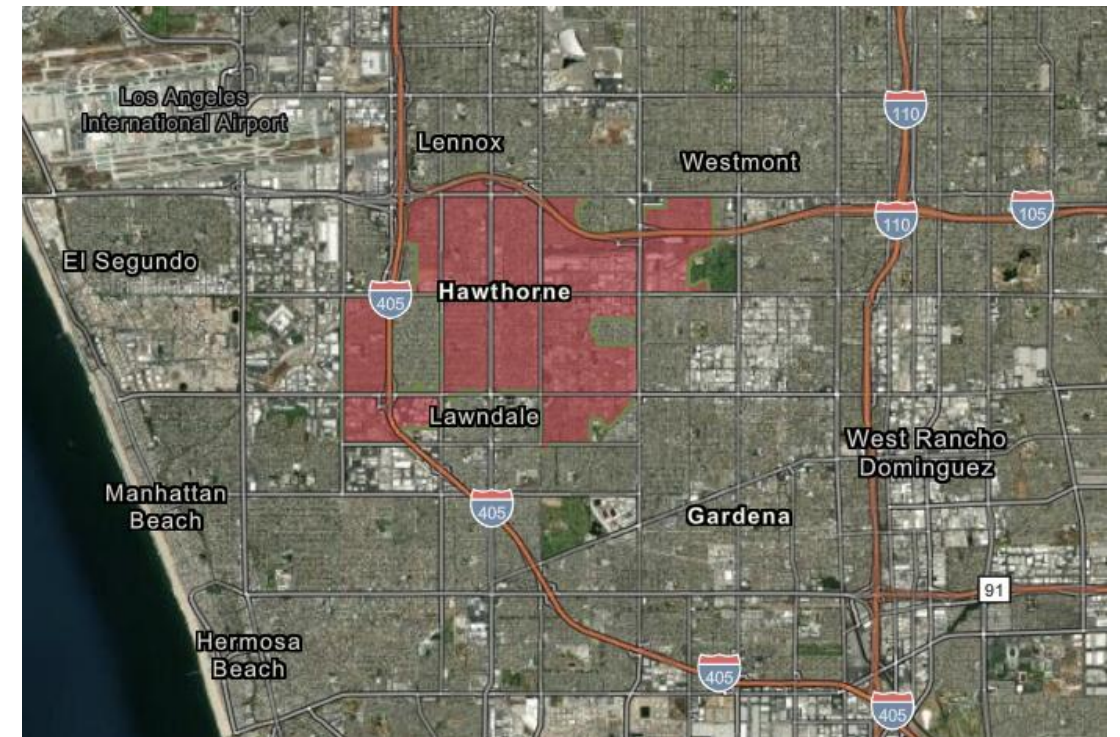
# EXECUTIVE SUMMARY

CITY OF HAWTHORNE

# POPULATION & INCOME OVERVIEW

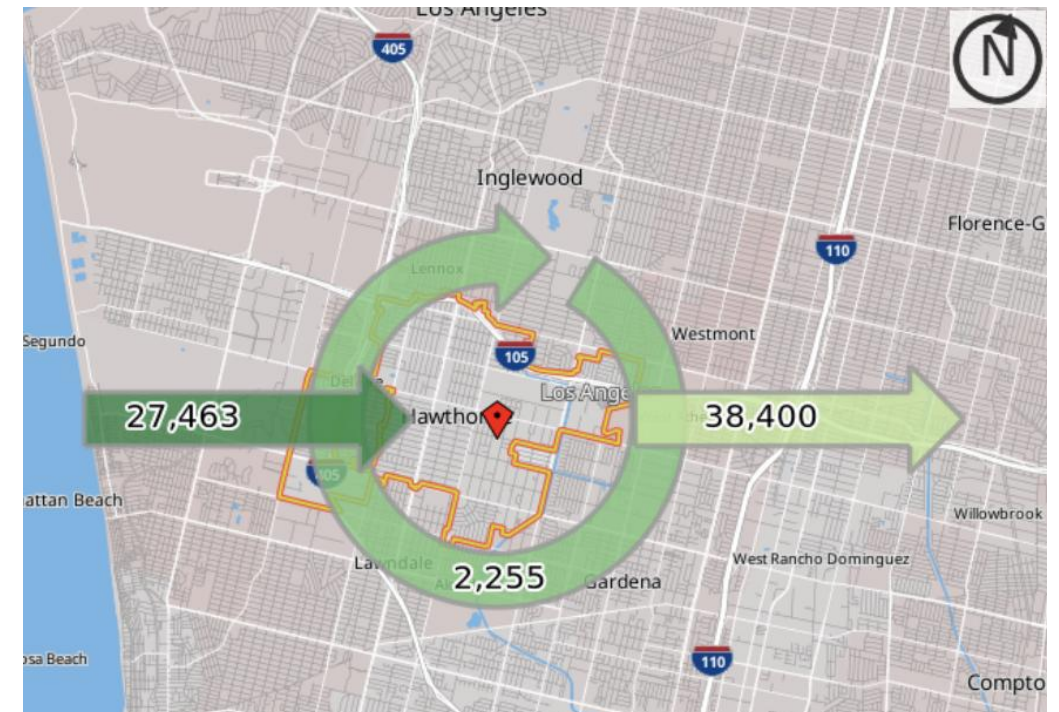
## CITY, COUNTY, AND STATE

2024	City of Hawthorne	Los Angeles County
<b>Population</b>	85,661	9,768,886
<b>Households</b>	30,408	3,436,464
<b>Average HH Size</b>	2.80	2.78
<b>Median Age</b>	36.1	38.4
<b>% Bachelor's Degree or Higher</b>	27.9%	37.8%
<b>% Hispanic Origin</b>	55.2%	49.1%
<b>Income</b>		
<b>Median HH Income</b>	\$73,409	\$87,857
<b>Average HH Income</b>	\$99,500	\$127,405



# HAWTHORNE DEMOGRAPHIC FUNDAMENTALS

- Hawthorne sees ~27,500 people coming into the City to work; ~38,400 commute outside for a Net **Outflow** of ~10,900 jobs; many workers come from Los Angeles, Torrance, Long Beach, and Inglewood, among others.
- The **City's inflow of workers are primarily employed** within the sectors of Manufacturing, Retail, Transportation & Warehousing, Information, and Professional, Scientific and Technical Services.
- Conversely, **City's outflow of residents are primarily employed** within the sectors of Health Care & Social Assistance, Accommodation & Food Services, Retail, Waste Management and Remediation, and Transportation & Warehousing. Residents are leaving to work in Los Angeles, Torrance, El Segundo, Culver City, and Santa Monica.



# CITY'S STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

<p><b>STRENGTHS</b></p>	<ul style="list-style-type: none"> <li>• Strategic location in South Bay with proximity to major freeways, Los Angeles International Airport (LAX), beaches, and other regional amenities (SoFi Stadium, Intuit Dome, etc.)</li> <li>• Hub for aerospace and tech companies like Amazon (~1,500 employees) and Tesla's design center</li> <li>• Robust retail offerings contributing to strong sales tax base (e.g., Costco, other big box retailers, 18 hotels)</li> <li>• Mid-size hotel market with strong business and transit-driven demand</li> </ul>
<p><b>WEAKNESSES</b></p>	<ul style="list-style-type: none"> <li>• Critical retail vacancies in certain corridors within the City; notably the Hawthorne Mall and along Hawthorne Blvd. (45.8%)</li> <li>• Aging hotel inventory (38 years old)</li> <li>• Limited housing development recently – 7 units developed since 2021</li> </ul>
<p><b>OPPORTUNITIES</b></p>	<ul style="list-style-type: none"> <li>• Mixed-use redevelopment opportunities in key corridors / opportunity sites as Catalyst Projects</li> <li>• Shift from manufacturing to technical / engineering services</li> <li>• Hawthorne airport redevelopment or consideration of reactivating portions of property</li> <li>• Maximization of TOT and sales tax revenue for upcoming international events (e.g., FIFA World Cup and Olympics)</li> </ul>
<p><b>THREATS</b></p>	<ul style="list-style-type: none"> <li>• Financing infeasibility for particular land uses, such as retail, office, and high-density multi-family</li> <li>• Reluctance from existing landowners and tenants regarding redevelopment efforts</li> <li>• Residents' concern for neighborhood gentrification</li> <li>• Potential departure of SpaceX and impact to local businesses</li> </ul>

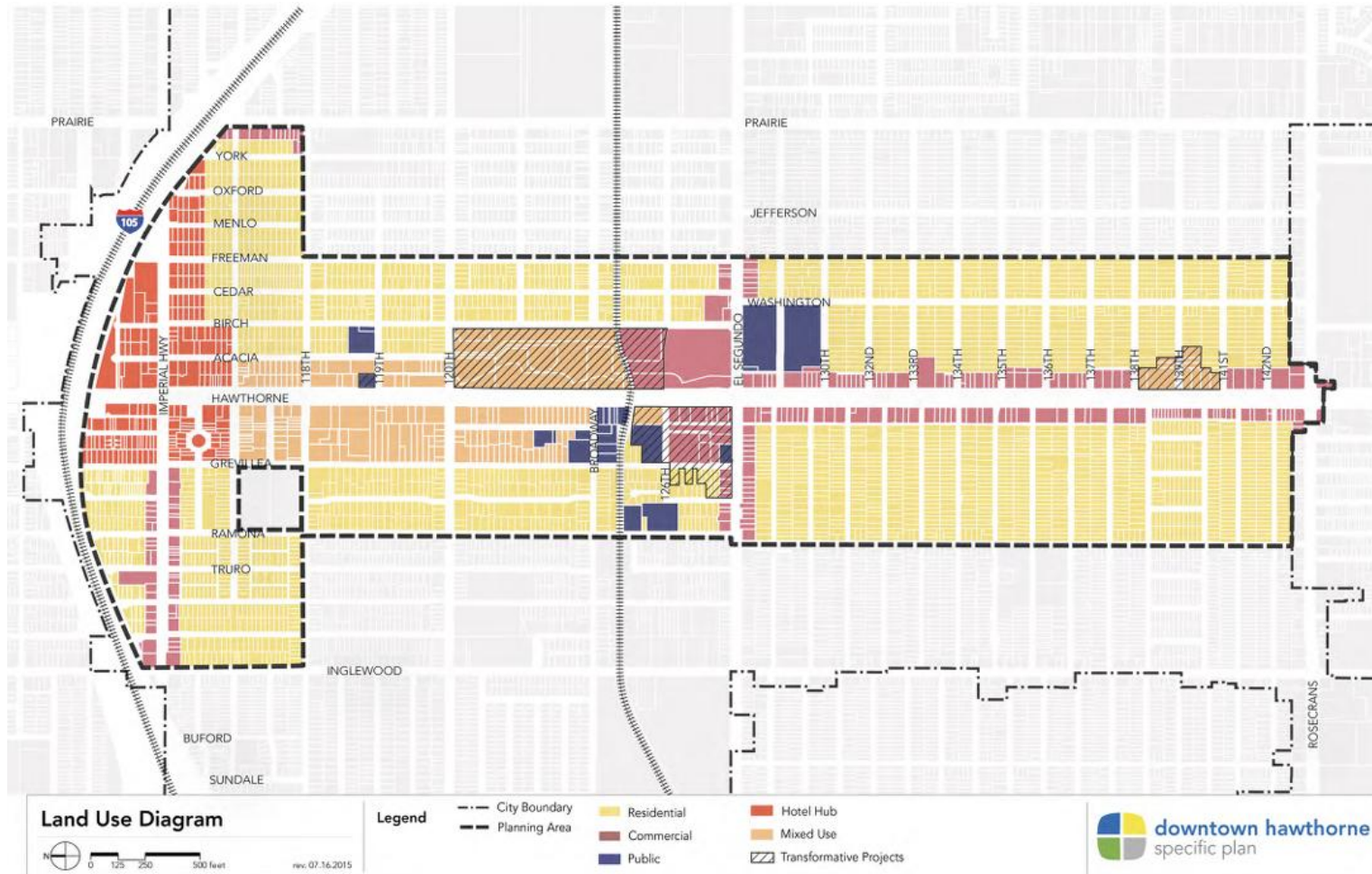
# MARKET FUNDAMENTALS

Retail	Hotel	Multifamily
<ul style="list-style-type: none"> <li>• Large retail market, mixture of locally and regionally serving / dining</li> <li>• High Citywide vacancy at 21.3% with closed mall (4.3% vacancy excluding the mall property)</li> <li>• Hawthorne Blvd. corridor has a 45.8% vacancy (8.9% vacancy excluding the mall property)</li> <li>• No new development activity since 2020</li> <li>• <b>Opportunity:</b> Revitalize and modernize commercial corridor (Hawthorne Blvd.) through blended use projects</li> </ul>	<ul style="list-style-type: none"> <li>• Mid-size hotel market with a variety of hotel chains and independent properties; average age of 38 years old</li> <li>• Healthy performance with a 12-month average occupancy rate of 74.2%</li> <li>• Three new projects expected and in final planning stage</li> <li>• Hotel class variation caters to tourism, cost-conscious, and business-class travelers</li> <li>• <b>Opportunity:</b> Increased TOT with upcoming international events; renovate older hotel rooms to improve tourism and visitor spending</li> </ul>	<ul style="list-style-type: none"> <li>• Strong multifamily market (2.6% vacancy) – primarily smaller buildings (less than 10 units)</li> <li>• Hawthorne’s multi-family housing inventory has remained stable at 16,597 units since 2021.</li> <li>• Sustained development demand despite only 7 units built since 2021.</li> <li>• <b>Opportunity:</b> Adding housing units in key corridors to support RHNA and catalyze patronage of local businesses</li> </ul>

# DOWNTOWN SPECIFIC PLAN OVERVIEW

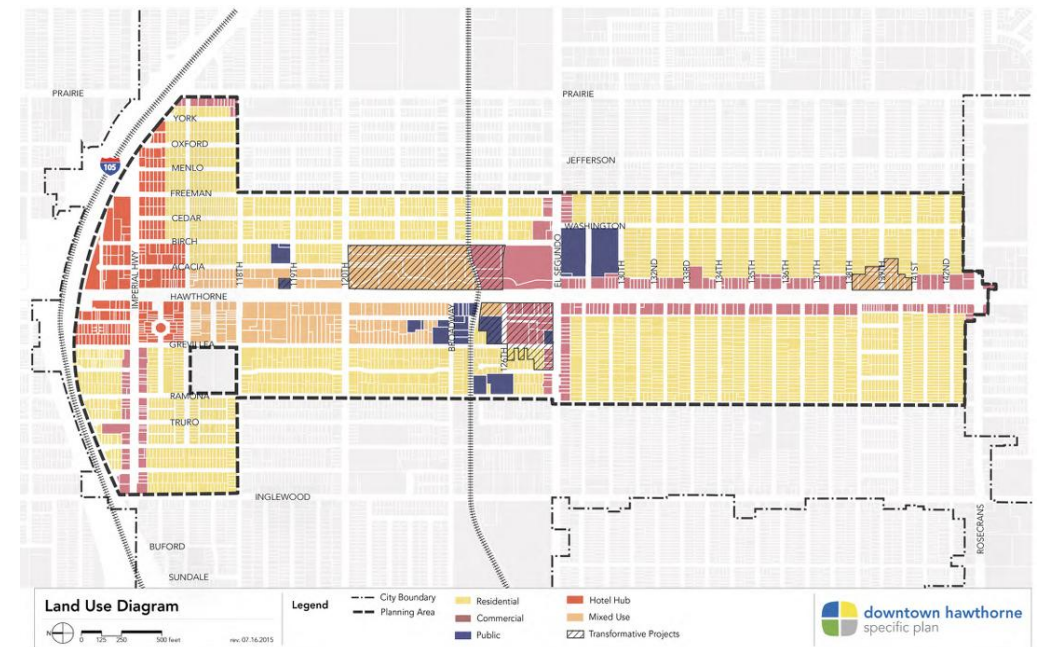
- 1. Vision & Purpose:** Created in 2016, the Specific Plan envisions transforming Downtown Hawthorne—centered along Hawthorne Boulevard—into a vibrant, mixed-use hub. The plan seeks to reestablish the corridor as the city's civic, cultural, and economic heart by **promoting retail, housing, office, hotel, transit, and public space uses**. Developed through extensive community input and supported by a Strategic Growth Council grant, the plan emphasizes equity, sustainability, and long-term resilience.
- 2. Guiding Vision Framework:** The plan is structured around five core “Vision Elements”: Prosperous – foster a strong, diversified economy. Connected – improve walkability, “bikeability,” and transit access. Healthy – add green spaces and promote public health. Attractive – enhance design and streetscape aesthetics. Inclusive – ensure equitable access to housing, services, and amenities. **Each element supports transformative strategies and projects to revitalize the district and improve quality of life.**
- 3. Strategic Projects & Land Use:** Four Transformative Projects are identified to catalyze redevelopment: Hawthorne Mall – major adaptive reuse and infill opportunity. Civic Center – repositioning city facilities and public space. South Bay Ford – reuse of underutilized auto site. St. Joseph’s Plaza – activate civic and religious node for gathering. **The plan also calls for mixed-use corridors, hotel-focused nodes, a business-friendly environment, and flexible zoning to enable a variety of building types.**
- 4. Streetscape & Mobility Improvements:** Mobility strategies emphasize “Complete Streets” that prioritize safety, comfort, and multi-modal access. The City Center Streetscape Plan and Promenade **Concept aim to humanize the corridor and support transit-oriented development.**
- 5. Implementation & Community Input:** The plan outlines a phasing and implementation strategy with **zoning adjustments, economic development tools, infrastructure updates, and public-private partnerships.**

# DOWNTOWN SPECIFIC PLAN OVERVIEW



# SUGGESTED STRATEGIES

- Modify Downtown Hawthorne Specific Plan by updating current zoning to allow for blended use/mixed-use development on street-facing parcels along Hawthorne Blvd.
  - Promote medium-low density housing along Hawthorne Blvd. through overlay zone per Downtown SP
  - Set up Value Capture tool, Development Opportunity Reserve (DOR<sup>®</sup>), to enable additional density in exchange for community benefits on a project-by-project basis
  - Establish incentives to attract redevelopment by the private development community

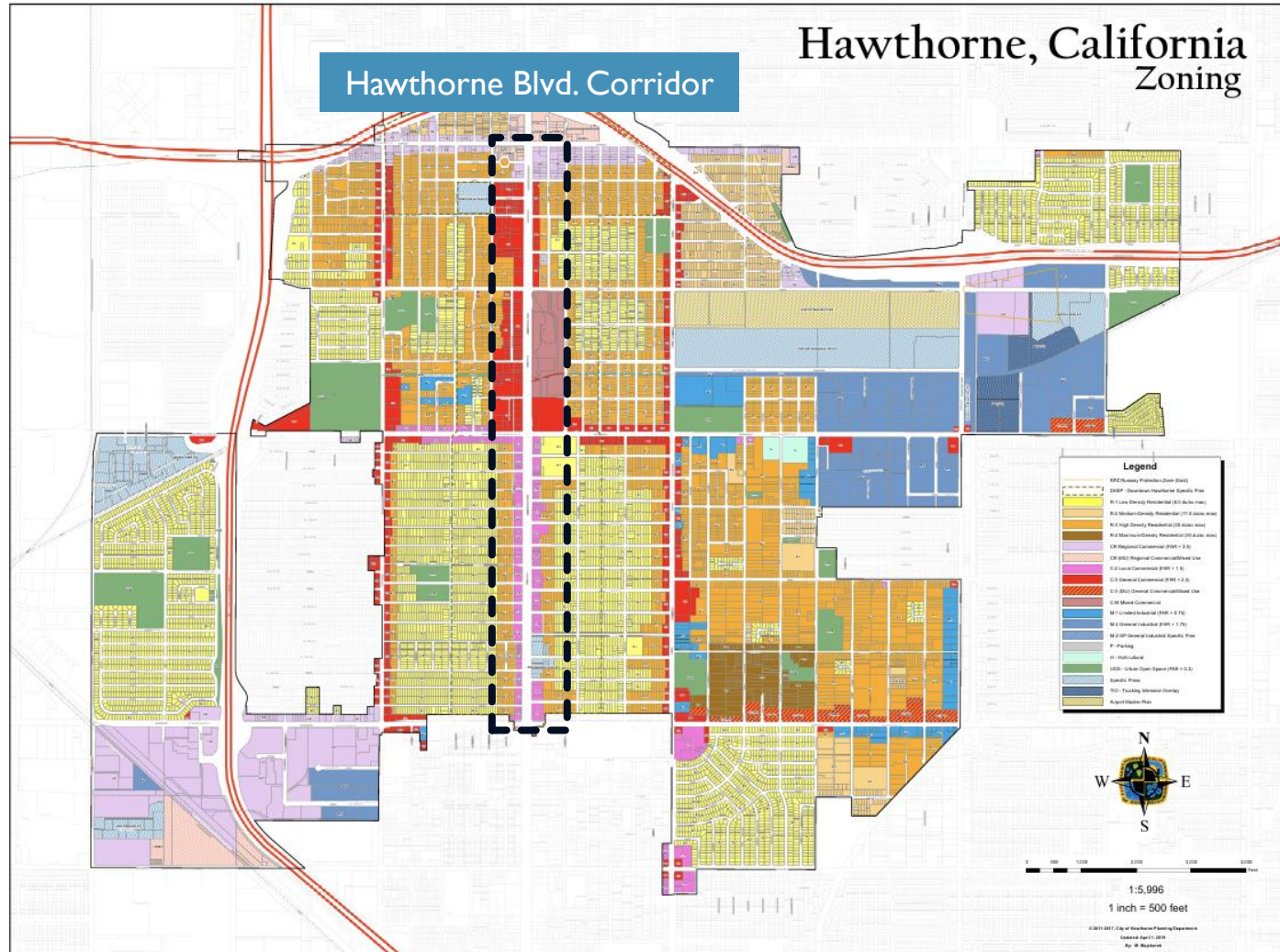


# SUGGESTED STRATEGIES

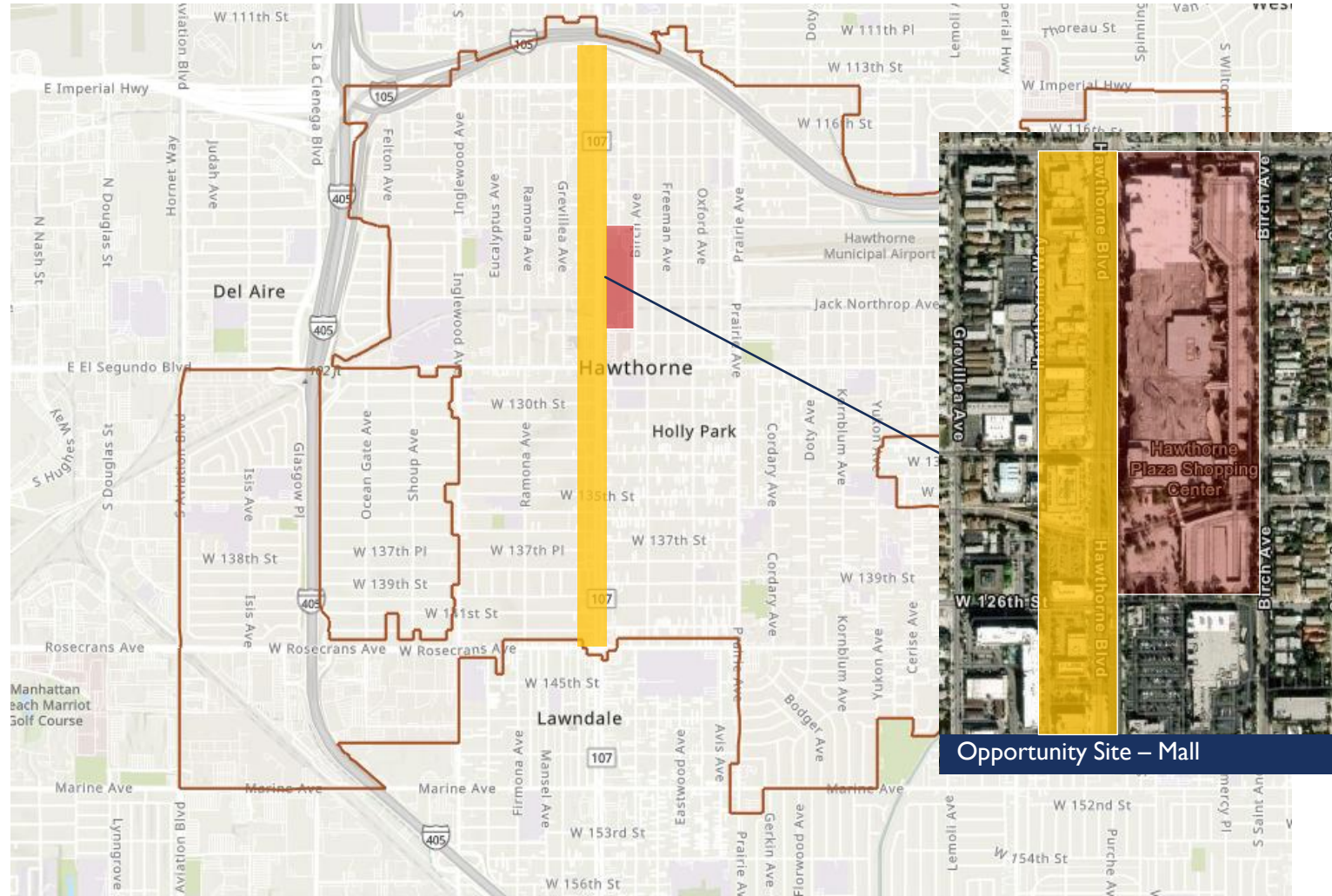
- In accordance with the Downtown Specific Plan, improve condition of existing retail offerings / properties along Hawthorne Blvd. through economic development initiatives, such as:
  - Grants/incentives for façade improvements;
  - Owner outreach efforts to discuss challenges/opportunities
  - Utilize Business Expansion Attraction Retention (“BEAR”) strategy
  - Market critical vacancies along the corridor at ICSC events
  - Create parklets and outdoor seating areas to promote patronage and activity along the corridor




# CURRENT CITY ZONING



# OVERVIEW OF OPPORTUNITY AREAS



 Focus Area – Overlay Zone for Hawthorne Blvd.

 Opportunity Site – Hawthorne Mall

Opportunity Site – Mall

# OPPORTUNITY SITE – HAWTHORNE MALL

## OPPORTUNITY:

- **Significant Redevelopment Potential:** The property's size and location make it one of the largest redevelopment opportunities in the area (27 ac), suitable for mixed-use projects including residential, commercial, and entertainment spaces.
- **Mixed-Use Development:** The site offers the chance to create a vibrant mixed-use community, integrating residential units, retail spaces, and entertainment venues to serve the growing population and as a Catalyst Project along Hawthorne Blvd.
- **Economic Revitalization:** Redeveloping the mall can stimulate economic growth, create jobs, and enhance the City's tax base, contributing to overall community development.
- **City Support:** The City of Hawthorne has expressed strong commitment to redeveloping the mall site, offering flexible zoning and dedicated staff to assist potential developers.

## CHALLENGES:

- **Previous Redevelopment Challenges:** Multiple redevelopment plans have been proposed over the years but have failed to materialize, partly due to ownership issues and legal complications.
- **Perception Issues:** Past crime and blight in the area have impacted both the Mall and corridor's reputation.



Opportunity Site – Hawthorne Mall

# FOCUS AREA – HAWTHORNE BLVD.

## OPPORTUNITY:

- **Strategic Location:** Hawthorne Boulevard serves as a major North/South arterial road, connecting key areas in the South Bay region. Its proximity to LAX and major freeways enhances its accessibility.
- **Downtown Hawthorne Specific Plan (2016):** Provides a clear framework for redevelopment, emphasizing mixed-use development, pedestrian-friendly design, and economic revitalization and should continue to be a guiding document for improvements.
- **Housing Element:** Corridor provides opportunity to develop additional housing units and meet its Regional Housing Needs Assessment (RHNA) requirement.
- **Encourage Rehabilitation/Renovation:** Promote patronage through improved signage or store-front facades through public programs, such as loans / grants, or assisting with identifying other sources of funding.

## CHALLENGES:

- **Economic Challenges:** Certain areas along Hawthorne Boulevard have experienced economic decline, leading to vacant properties, underutilized spaces, and a current vacancy of 45.8% within the Focus Area.
- **Perception Issues:** Past challenges, including crime and blight, have impacted the corridor's reputation, which may influence investor and consumer confidence.

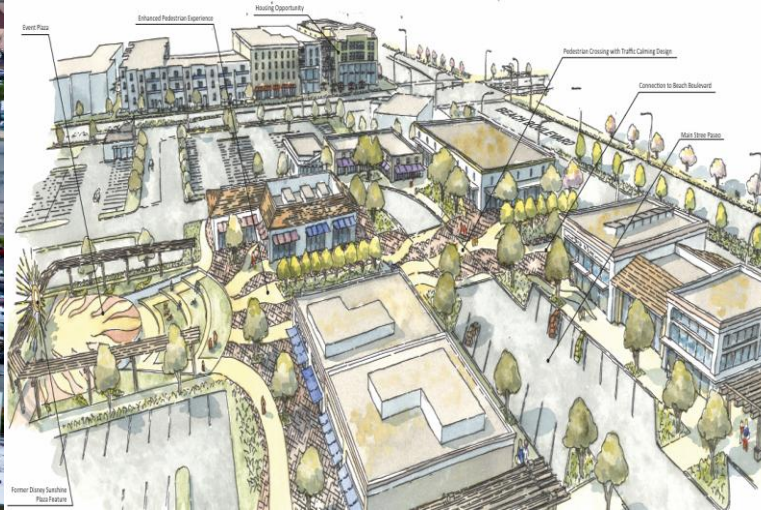


# SUMMARY OF CASE STUDIES



## Lancaster – Lancaster Blvd.

- Redesigned Lancaster Blvd. into a pedestrian-friendly, mixed-use corridor
- Revitalized the city’s downtown core, attracting new businesses and public events
- Reduced lanes and introduced landscaping, outdoor seating, and wide sidewalks
- Lancaster has seen increased property values and business growth



## Anaheim – Beach Blvd.

- Beach Boulevard Specific Plan (2018) is focused on redevelopment along the Beach Blvd. corridor.
- Development of up to 5,128 new residential units and 2.2 million square feet of nonresidential space for mixed-use projects.
- City actively worked to eliminate blighted properties, including the demolition of several motels known for criminal activity.



## Corona – Downtown

- Downtown Revitalization Plan (2022) outlines a framework for redevelopment over a 1.1-square-mile area.
- City is implementing programs to address safety and streetscape improvements.
- Targeting specific areas like their North and South Malls for redevelopment with “Catalyst Projects” centered on mixed-use zoning.

# ECONOMIC DEVELOPMENT TOOLS OVERVIEW

UTILIZE THESE TOOLS TO ATTRACT, FINANCE, AND OPTIMIZE DEVELOPMENT

- Kosmont is highlighting four (4) key economic development strategies: 1) Real Estate Strategies, such as “BEAR”, 2) Value Capture Zoning / Specific Plan 3) Tax Increment Financing (TIF) Districts, and 4) Grant Funding from Federal and State sources available to jurisdictions focused on infrastructure, transit, and climate-focused investment and projects.
- **As a priority for the City’s goals related to the revitalization of Hawthorne Blvd. and the Hawthorne Mall, the immediate next steps for the City should include the following:**
  - Continue making progress with Hawthorne Mall redevelopment and ownership discussions
  - Implement “BEAR” (Business Expansion, Attraction, and Retention) strategies for Hawthorne Blvd. vacancies
  - Consider marketing business opportunities at ICSC Western (September) and ICSC Las Vegas (May 2026)

<b>1) Business Expansion, Attraction, and Retention (BEAR)</b>	Proactively attract new businesses and redevelopment, and retain and expand existing businesses to generate revenues (sales tax, TOT) for the City
<b>2) Zoning and Land Use Strategies: Specific Plans with Development Opportunity Reserve (D.O.R.)<sup>®</sup></b>	Adhere to Downtown Specific Plan to promote redevelopment through mixed-use projects; Capture the value from zoning changes to link new density to community benefits and public amenities (VCZ <sup>™</sup> ).
<b>3) Infrastructure Financing Districts</b>	Use tax increment financing (TIF) districts, such as Enhanced Infrastructure Financing Districts (EIFD) or Climate Resilience Districts (CRD) to capture taxes from assessed value increases to fund infrastructure needs to unlock private investment
<b>4) Grants and Other Public Funding</b>	Pursue grant funds available at the state and regional level for infrastructure, climate resilience, housing, and other development projects, such as Community Development Block Grants (CDBG) and Low-Income Housing Tax Credits (LIHTC) funding for affordable blended use projects.



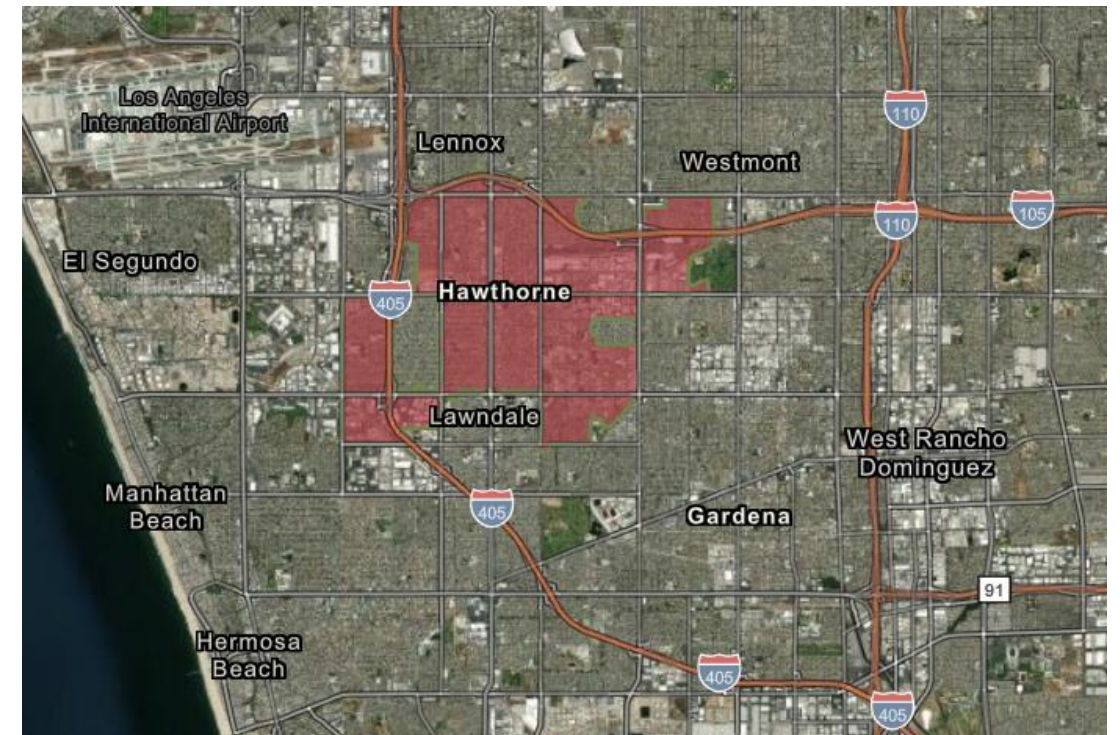
# DEMOGRAPHIC ANALYSIS

CITY OF HAWTHORNE

# POPULATION & INCOME OVERVIEW

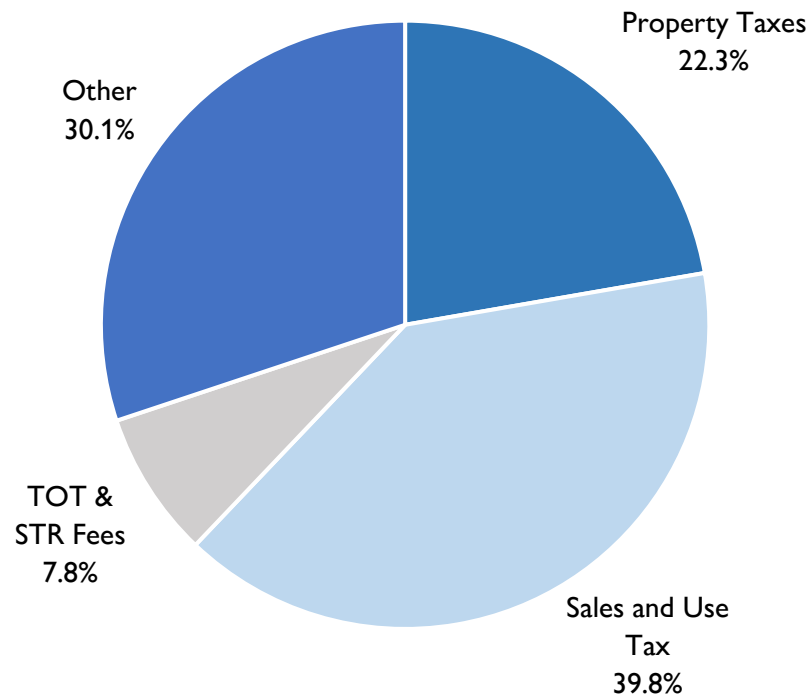
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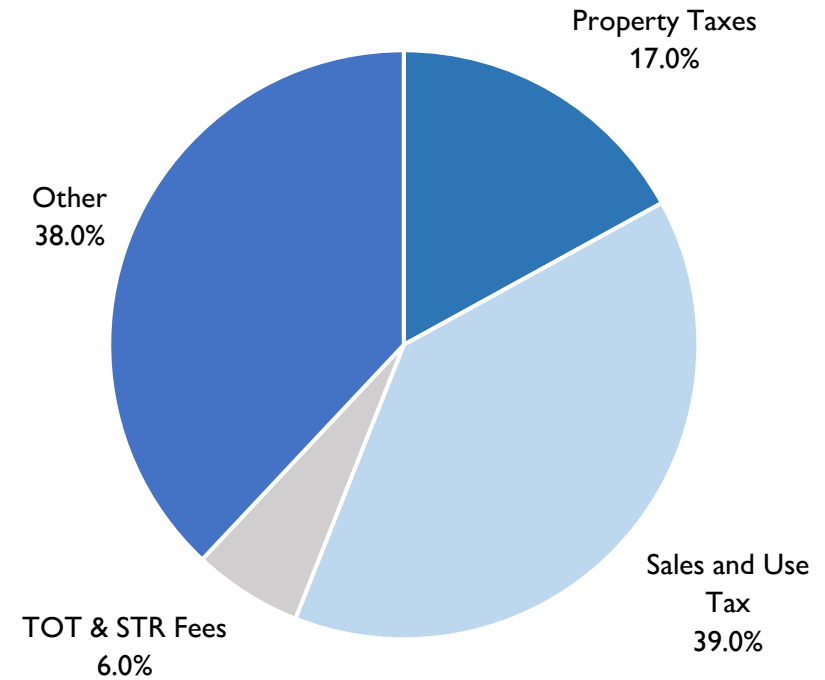


# GENERAL FUND REVENUE

## CITY & COUNTY



**City of Hawthorne**



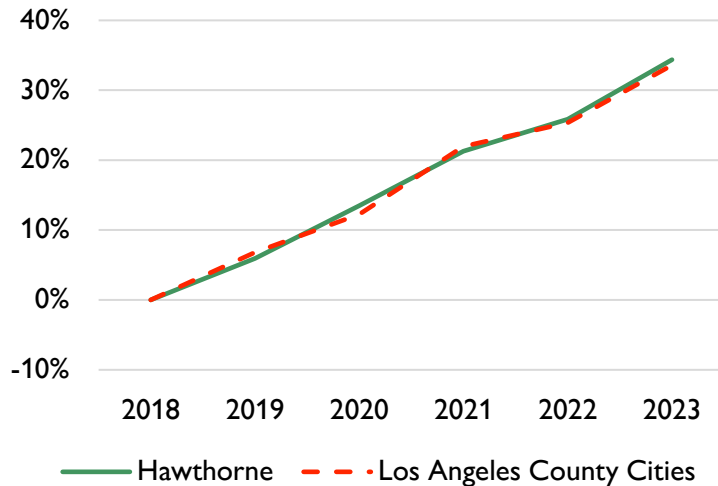
**Los Angeles County**

# HISTORIC TAX REVENUE GROWTH (2018-2023)

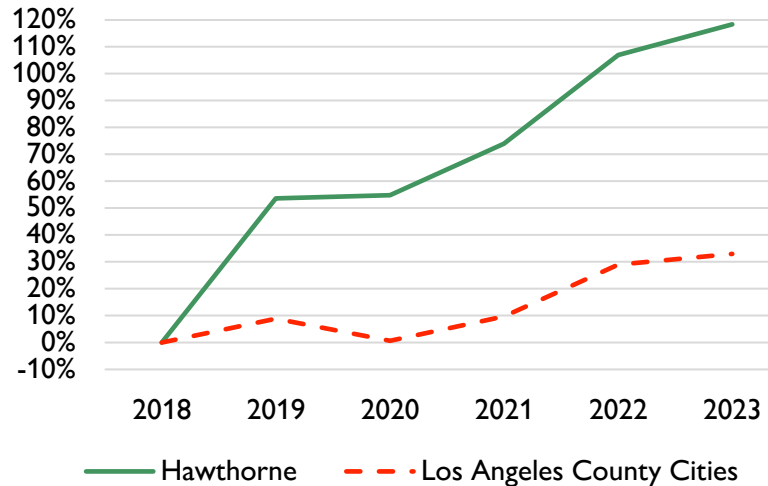
## CITY OF HAWTHORNE VS LOS ANGELES COUNTY CITIES

- The charts below show the growth in the three key tax revenues examined (property, sales, and TOT) on an annual basis for the City of Hawthorne and Los Angeles County.
- Sales and use tax exhibited the strongest growth between 2018 and 2023 going from \$18.5 M annually (2018) to \$40.4 M (2023), which is an over 118% increase.
- TOT decreased from 2019-2021 due to the impacts of the COVID pandemic but has rebounded well compared to the County. Property tax has had a steady increase for both City and County.

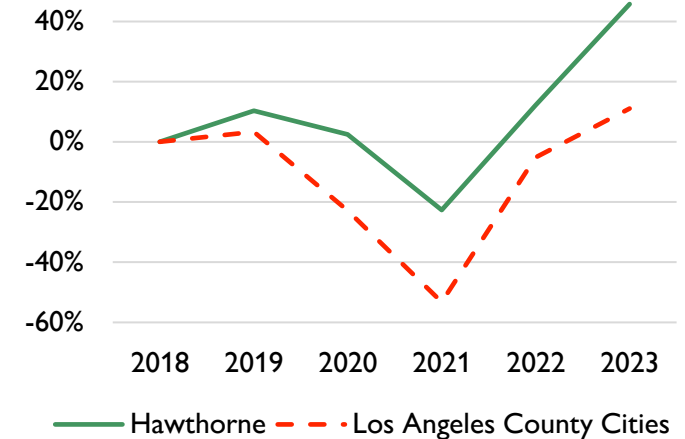
**Property Tax Revenue Growth**  
2018-2023



**Sales Tax Revenue Growth**  
2018-2023



**TOT Revenue Growth**  
2018-2023



# RETAIL GOODS AND SERVICES EXPENDITURES

Understanding where residents spend their money and how much they spend, is helpful to determine what household priorities are and which businesses to attract in the City.

The ~30,400 households in the City spend approximately \$654 M annually across these select brick-and-mortar retail expenditure categories. The top three spending categories are Food at Home (e.g., groceries), Food Away From Home (e.g., restaurants, fast food), and Entertainment & Recreation.

Residents are spending approximately \$21,500 per household per year on brick-and-mortar retail, with approximately a third of retail expenditures going toward Food at Home (\$6,800). Food at Home and Food Away From Home generally fall within the top three retail expenditures by household across many cities. Retail spending represents approximately 25% of all household expenditures.

## Household Budget Expenditures

## City of Hawthorne

Population	85,661
Households	30,408
Avg. Household Income	\$99,500

	Per Household	City-wide	%
Food at Home	\$6,765	\$205,706,720	7.8%
Food Away from Home	\$3,668	\$111,545,344	4.2%
Alcoholic Beverages	\$612	\$18,616,335	0.7%
Housekeeping Supplies	\$795	\$24,166,635	0.9%
Household Furnishings and Equipment	\$2,703	\$82,194,035	3.1%
Apparel and Services	\$2,208	\$67,143,895	2.5%
Entertainment and Recreation	\$3,471	\$105,555,720	4.0%
Personal Care Products & Services	\$938	\$28,507,955	1.1%
Smoking Products	\$361	\$10,982,810	0.4%
<b>Total Brick-and-Mortar Retail Spending</b>	<b>\$21,521</b>	<b>\$654,419,449</b>	<b>24.7%</b>

# TAXABLE SALES GROWTH (2018-2023)

## CITY OF HAWTHORNE

Business Type	# of Outlets	2019	2020	2021	2022	2023	Growth/Decline: 2018 - 2023
Food Services and Drinking Places	226	\$118,469,568	\$106,538,037	\$129,757,850	\$138,741,226	\$142,779,366	34%
Building Material / Garden Equip. & Supplies Dealers	14	\$143,220,752	\$166,851,350	\$174,578,208	\$172,894,383	\$176,187,049	33%
Home Furnishings and Appliance Stores	45	\$82,742,598	\$65,717,541	\$82,439,450	\$105,429,266	\$92,411,648	29%
Clothing and Clothing Accessories Stores	243	\$62,953,600	\$55,379,349	\$84,008,530	\$79,141,232	\$81,534,304	28%
General Merchandise Stores	56	\$321,714,382	\$282,589,308	\$342,008,266	\$416,217,733	\$406,598,222	23%
Motor Vehicle and Parts Dealers	70	\$302,269,597	\$281,975,481	\$394,226,110	\$443,591,209	\$389,306,285	22%
Gasoline Stations	17	\$98,889,420	\$56,357,971	\$90,494,280	\$131,292,677	\$114,190,860	21%
Food and Beverage Stores	65	\$40,636,778	\$44,650,041	\$45,736,645	\$47,523,911	\$47,921,050	0%
<b>Subtotal</b>	<b>736</b>	<b>\$1,170,896,695</b>	<b>\$1,060,059,078</b>	<b>\$1,343,249,339</b>	<b>\$1,534,831,637</b>	<b>\$1,450,928,784</b>	<b>26%</b>
Other Retail Group	460	\$64,680,990	\$60,528,086	\$68,013,220	\$66,114,879	\$62,420,691	-7%
<b>Total Retail and Food Services</b>	<b>1,196</b>	<b>\$1,235,577,685</b>	<b>\$1,120,587,164</b>	<b>\$1,411,262,559</b>	<b>\$1,600,946,516</b>	<b>\$1,513,349,475</b>	<b>24%</b>
All Other Outlets	796	\$297,643,538	\$282,200,996	\$296,823,755	\$471,844,831	\$427,881,241	60%
<b>Total All Outlets</b>	<b>1,992</b>	<b>\$1,533,221,223</b>	<b>\$1,402,788,160</b>	<b>\$1,708,086,314</b>	<b>\$2,072,791,347</b>	<b>\$1,941,230,716</b>	<b>31%</b>



# REAL ESTATE MARKET ANALYSIS

CITY OF HAWTHORNE

# Key Market and Economic Development Trends – Land Use Revolution



## Housing is Not a Loss Leader, it's a Growth Driver

## Retail is Not Just Retail Anymore

## Telework is Reconfiguring Office

## Industrial / Distribution is Critical for the Economy

### Housing Creation as Economic Development

### Retail Reimagination as Economic Development

### Office Conversions as Economic Development

### Industrial & Fulfillment as Economic Development

- New housing can generate significant new tax revenues and support local jobs from resident spending
- Housing is not necessarily a net negative fiscal impact, especially at current property values

- U.S. retail over-built and needs “right sizing;” Covid accelerated trends; today its about essentials, experience & e-commerce
- Blended/mixed use projects integrate multiple uses (housing, retail, open space, creative office, hotel)

- Telework and work from home options are reshaping the needs for office space and business districts
- Job redistribution tied to housing
- Vacancies can lead to fiscal impact pressure

- Modern industrial is not “your father’s industrial” – it is a blend
- Retail can’t thrive without distribution; Booming demand for e-commerce, particularly smaller last-mile delivery facilities
- Flex space (a blend of industrial, office, research and development space) is a growing market. Cities can attract high tech / skill firms with such space

# HEED™: HOUSING AS ECONOMIC DEVELOPMENT

## ROOFTOPS NEEDED

*New housing can:*

Generate new demand for commercial and retail uses

Significantly boost new tax revenues

Support local jobs

*Keeping “wallets” in local communities*

*Housing / hybrid living spaces*

*E-commerce will capture 25% of sales within 5 years  
(~\$9k per CA household)*



# RETAIL & INDUSTRIAL TRENDS

## RETAIL

- COVID accelerated two important retail trends:
  - *The need for convenient access to essentials (delivery/pick-up)*
  - *Blending retail and entertainment (“Retailtainment”) to offer unique experiences that generates new foot traffic and attracts all ages*
- Retail cannot thrive without distribution due to consumer needs for convenient delivery solutions (same-day/overnight shipping)

## INDUSTRIAL

- Booming demand from e-commerce for distribution / fulfillment / delivery; point-of-sale being included in some industrial / flex spaces
- Has become a leading job creator in communities outside of urban centers
- Uncertainty with government priorities / incentives is leading to growing interest in reshoring of manufacturing
- Growth in industrial will also be around A.I. and technology infrastructure (data and automated logistics centers)



SteelCraft Garden Grove

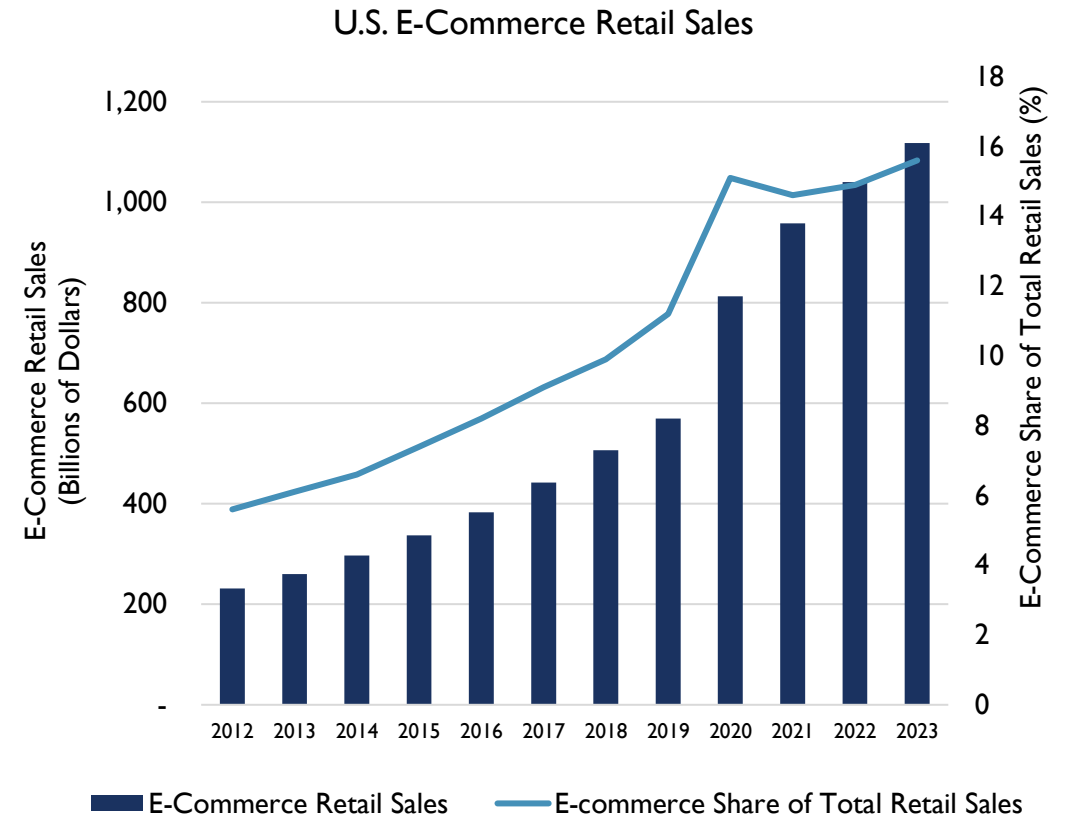


Amazon Logistics Center – Eastvale, CA

# E-COMMERCE GROWTH

## SIGNIFICANT IMPACTS ON BRICK-AND-MORTAR RETAIL

- Historically, e-commerce sales in the U.S. have increased steadily over time from 2000 to 2019. The COVID-19 pandemic saw increased online retail utilization and e-commerce sales soared by 42% compared to 2019. E-commerce sales continued to grow by double-digits into 2021 but cooled to just 6% growth in 2022. 2023 saw an increase in e-commerce sales by 9%
- The share of e-commerce sales continues to grow as well with e-commerce reaching 17.1% of total retail sales by year-end 2023.
- FTI Consulting's 2024 Online Retail Report projections indicate U.S. online retail sales would hit \$1.2 trillion in 2024, an increase of 9.8% or \$108 billion compared to 2023. Additionally, the report states that e-commerce sales growth represented 46% of total retail sales growth in 2023.
- Furthermore, a UBS report estimates that 45,000 net retail store closures will occur in the U.S. by 2028 (approximately 5% of the total retail store base)

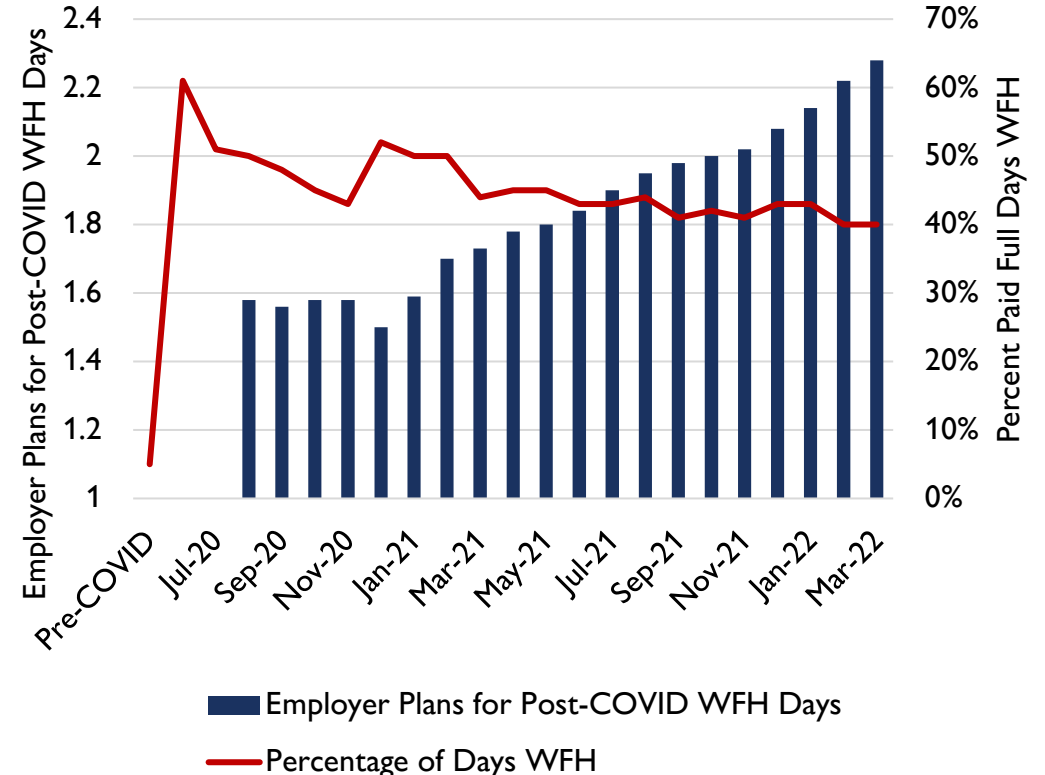


# WORK-FROM-HOME GROWTH

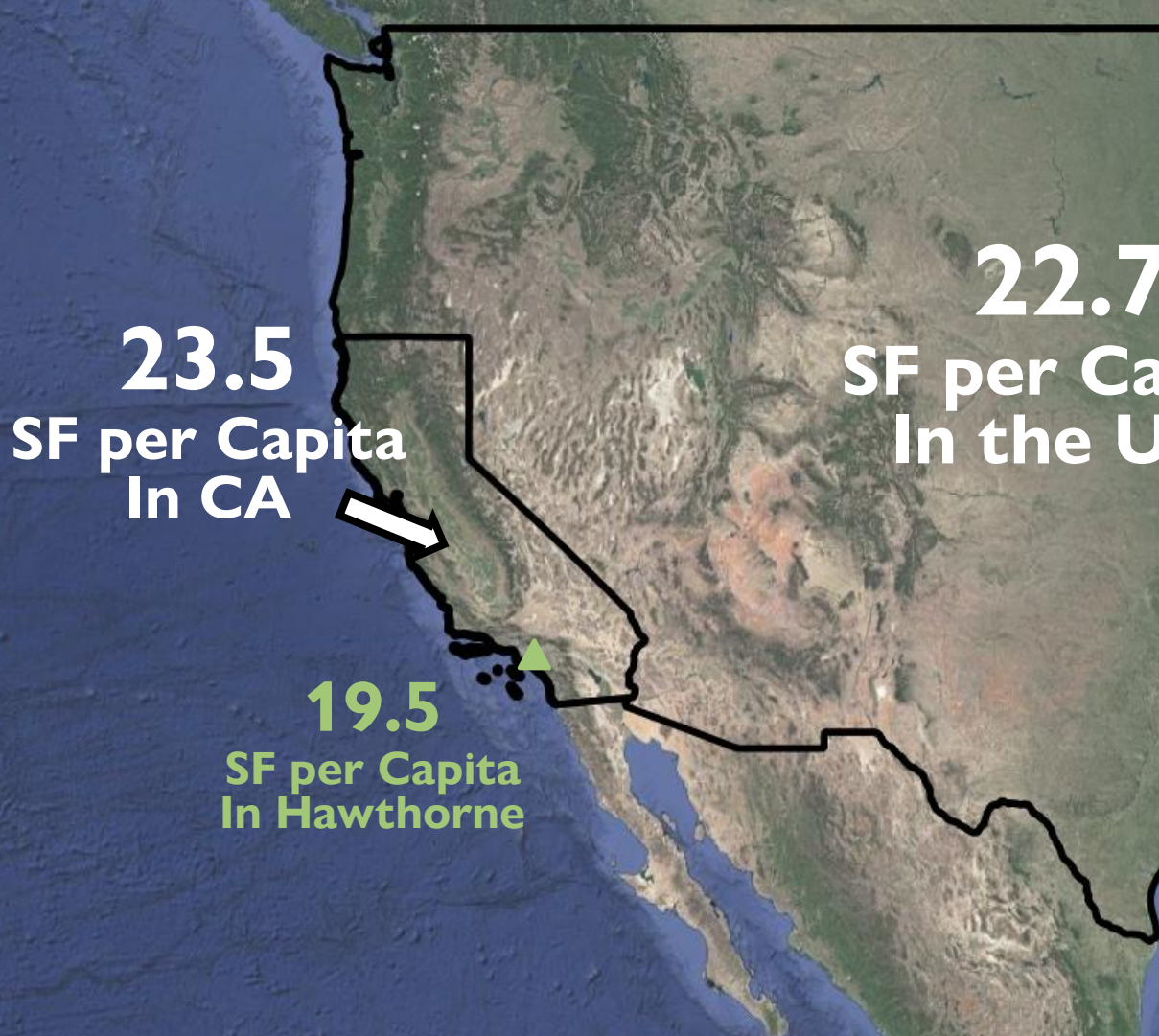
## SIGNIFICANT IMPACTS ON OFFICE DISTRICTS & DAYTIME POPULATION

- Work-from-home is changing where people choose to live, and increases popularity of “15-minute communities” that offer amenities and quality of life
- Census Bureau estimated that ~44% of workers are in jobs where working from home is currently feasible, with only a quarter of those in feasible telework jobs actually utilizing this capability
- Research shows the ability to telework likely varies by educational attainment and income-level; many of the telework occupations are heavily represented by incomes requiring higher levels of education (such as Management / Business / Financial / Professional occupations)
- Other research shows that while work-from-home days have declined from the pandemic high of 60% to ~40% of days, this is still significantly above pre-pandemic estimates of 5%
- Employers are expecting an average of 2.3 work-from-home days per week, suggesting that hybrid home/office model is likely to be well-utilized post-COVID

**Work-from-Home: Current Utilization and Employer Plans for post-COVID**



# Rightsizing Retail



SF Per Capita	
USA	23
Canada	17
Australia	11
UK	5
Japan	4
China	3

	Shopping Center (million SF)	Population (million)	SF Per Capita
United States	7,596	342	22.2
California	915	39.5	23.2
Los Angeles County	206	10.0	20.6
Sacramento County	44	1.59	27.7

# LAND USE IMPLICATIONS

## SUMMARY

- Major economic disruptions are occurring in the retail market due to e-commerce, the office market due to telecommuting, while industrial development is booming due to major increase in on-demand delivery services.
- The major changes occurring in the office, retail and industrial markets are part of a **land use revolution**, with significant impacts on which land uses are supportable and financially feasible.
- These economic changes will have an impact on Hawthorne's ability to achieve new commercial development, as it is structured in the General Plan and Zoning code.



# RETAIL MARKET ASSESSMENT



# RETAIL MARKET SUMMARY

## CITY OF HAWTHORNE

**Rising Vacancy Rates:** Hawthorne's retail vacancy has steadily increased, reaching 4.3% in 2025 (YTD), up from 1.8% in 2021. When including the closed Hawthorne Mall, the effective vacancy rate jumps to 21.3%, adding an additional 1.1 M SF to the City's retail vacancy inventory. For reference, the Hawthorne Blvd. corridor contains a vacancy of 45.8%.

**Negative Absorption Trend:** The city has experienced consistent negative net absorption since 2022, with -46,300 SF YTD in 2025, reflecting a trend of more space being vacated than leased. This signals potential challenges in retaining or attracting tenants.

**Steady Rent Growth:** Despite rising vacancies, market asking rents have continued to climb, increasing from \$23.15/SF in 2014 to \$29.05/SF in 2025 YTD, suggesting landlord confidence or inflationary pressure in pricing.

**No New Retail Construction:** Hawthorne has reported zero square feet under construction in recent years, highlighting a stagnant development pipeline. This lack of new supply, coupled with rising vacancies, emphasizes the need to reposition existing retail assets, particularly the mall.

# RETAIL MARKET TRENDS

## CITY OF HAWTHORNE

	Inventory SF	Market Asking Rent/SF	Vacant SF	Vacant Percent %	Net Absorption SF	Deliveries SF
2025						
YTD	3,889,012	\$29.05	168,049	4.30%	(46,300)	-
2024	3,889,012	\$29.24	151,501	3.90%	(45,261)	-
2023	3,889,012	\$29.34	106,240	2.70%	(16,390)	-
2022	3,889,012	\$28.75	89,850	2.30%	(21,182)	-
2021	3,889,012	\$27.86	68,668	1.80%	324	-
2020	3,889,012	\$27.15	68,992	1.80%	11,333	17,450
2019	3,875,162	\$26.89	66,475	1.70%	3,008	3,000
2018	3,872,162	\$26.30	66,483	1.70%	7,410	-
2017	3,872,162	\$25.66	73,893	1.90%	(26,704)	6,442
2016	3,865,720	\$24.83	40,747	1.10%	30,488	15,866
2015	3,855,754	\$24.06	61,269	1.60%	22,879	-
2014	3,855,754	\$23.15	84,148	2.20%	80,120	3,830

# RETAIL MARKET TRENDS

## CITY OF HAWTHORNE



12623-12631 Hawthorne Blvd.



Hawthorne Gateway Shopping Ctr.



Hawthorne Town Center

**21.3%**

Current Vacancy  
Rate (with Mall)

**4.9 M**

Total Inventory with  
Mall

**0**

SF Under Construction



# MULTI-FAMILY MARKET ASSESSMENT



# MULTI-FAMILY MARKET SUMMARY

## CITY OF HAWTHORNE

**Stable Inventory, Rising Rents:** Hawthorne’s multi-family housing inventory has remained stable at 16,597 units since 2022, with asking rents steadily rising from \$1,146/unit in 2014 to \$1,613/unit in 2025 YTD. This 10-year growth reflects sustained demand in the area despite minimal new construction.

**Healthy Vacancy and Limited Absorption:** The current vacancy rate is 2.6%, indicating a tight rental market. Absorption has fluctuated in recent years, with modest positive activity in 2025 YTD (7 units) after a small decline in 2023 (-25 units), reflecting relative market stability but limited turnover.

**Affordable and Market-Rate Units:** Of Hawthorne’s 1,062 total multi-family properties, only 739 units are classified as “affordable,” while 15,858 units are market rate. This highlights the City’s limited supply of income-restricted housing options. According to the Regional Housing Needs Assessment (RHNA) for 2021–2029, Hawthorne is assigned a total of 5,806 housing units, with 3,281 units required for lower-income households. With just 739 affordable units in its existing stock, the city faces a significant shortfall and must plan for increased affordable housing production to meet state-mandated goals. This supports the need for policies that encourage mixed-income and affordable development moving forward.

# MULTI-FAMILY MARKET TRENDS

## CITY OF HAWTHORNE

	Inventory Units	Inventory Avg SF	Asking Rent Per Unit	Vacancy Units	Vacancy Percent	Absorption Units
2025						
YTD	16,597	731	\$1,613	444	2.6%	7
2024	16,597	731	\$1,603	451	2.7%	20
2023	16,597	731	\$1,594	471	2.9%	(25)
2022	16,597	731	\$1,561	446	2.7%	-
2021	16,590	731	\$1,496	439	2.7%	268
2020	16,362	728	\$1,471	480	3.0%	(32)
2019	16,362	728	\$1,445	449	2.8%	56
2018	16,362	728	\$1,397	505	3.1%	(30)
2017	16,362	728	\$1,342	475	2.9%	171
2016	16,235	722	\$1,284	521	3.2%	(3)
2015	16,127	718	\$1,212	410	2.6%	96
2014	16,127	718	\$1,146	506	3.2%	6

# MULTI-FAMILY MARKET TRENDS

## CITY OF HAWTHORNE



12914 Doty Ave.



Icon at Rosecrans



4317 W 120<sup>th</sup> St.

**2.6%**

Current Vacancy  
Rate

**1,062**

Total Number of  
Properties

**739**

Units Classified as  
“Affordable”

**15,858**

Units Classified as  
“Market Rate”



# HOSPITALITY MARKET ASSESSMENT



# HOSPITALITY MARKET SUMMARY

## *CITY OF HAWTHORNE*

**Strong Occupancy & Revenue Performance:** Hawthorne’s hotel market shows healthy performance, with a 12-month average occupancy rate of 74.2% and a 12-month average daily rate (ADR) of \$147 as of March 2025. This consistent occupancy—hovering around 74–76% over the past year—signals stable demand in the local hospitality sector.

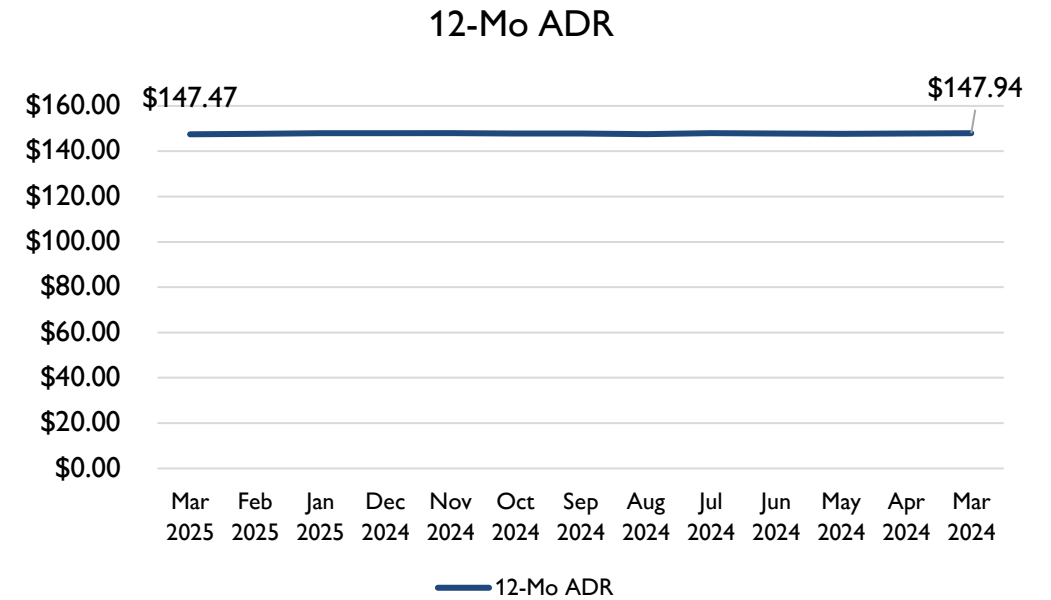
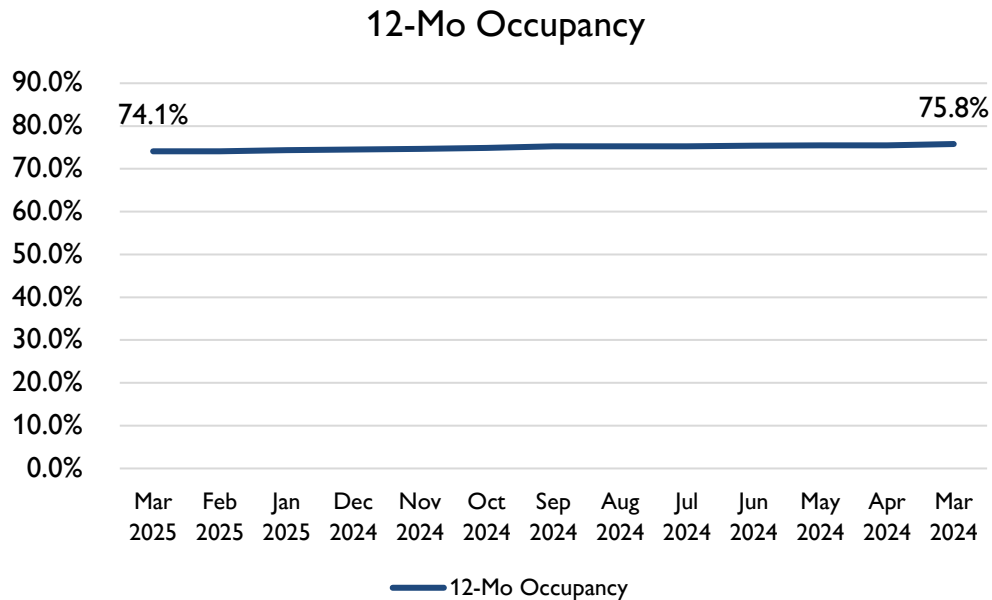
**Established Inventory:** The City currently contains 18 operating hotels, with 3 additional hotels in final planning stages, indicating a pipeline of new supply. The inventory mix includes a variety of hotel classes, suggesting a diversified offering for different traveler segments.

**Balanced Hotel Classification:** Hawthorne’s hotel market is comprised of 9 midscale & economy hotels, 6 upper midscale hotels, and 3 upscale hotels. This variation enables the city to cater to both cost-conscious and business-class travelers, enhancing its regional competitiveness.

**Stable Rate Growth:** ADR has remained steady around \$147, showing a healthy pricing environment and relatively strong per-room revenue potential. Combined with high occupancy, this reflects a strong performing market that may attract further investment or repositioning opportunities in the near term.

# HOSPITALITY MARKET TRENDS

## CITY OF HAWTHORNE



**18**

Existing Hotels  
in the Market

**3**

Hotels in  
Final Planning Stage

**74.2%**

12-mo Occupancy  
rate

**\$147**

12-mo Average  
Daily Rate (ADR)

# HOSPITALITY MARKET TRENDS

## CITY OF HAWTHORNE



SpringHill Suites – 14620 Aviation Blvd.



Courtyard Los Angeles – 4427 W. El Segundo Blvd.



Town Place Suites – 14400 Aviation Blvd.

9

Midscale &  
Economy Hotels

6

Upper Midscale  
Hotels

3

Upscale Hotels



# CASE STUDIES

CITY OF HAWTHORNE

# CASE STUDY: LANCASTER BLVD. (LANCASTER, CA)

- **Downtown Revitalization:** Lancaster Boulevard was redesigned into a pedestrian-friendly, mixed-use corridor that significantly revitalized the city's downtown core, attracting new businesses and public events.
- **Innovative Street Design:** The project used a "road diet" to reduce lanes and introduced landscaping, outdoor seating, and wide sidewalks—creating a more walkable and vibrant public realm.
- **Economic & Social Impact:** Since the redesign, downtown Lancaster has seen increased property values, business growth, and over \$130 million in private investment, proving the success of human-centered urban design.



Lancaster Blvd. Before



Lancaster Blvd. After

# CASE STUDY: BEACH BLVD. (ANAHEIM, CA)

- Beach Boulevard Specific Plan (BBSP) Adopted in 2018, the BBSP provides a strategic framework for redevelopment, encompassing 283 acres along the Beach Blvd. corridor.
- The plan allows for the development of up to 5,128 new residential units and 2.2 million square feet of nonresidential space, promoting mixed-use development and enhancing the area's economic potential.
- Significant investments are being made to modernize infrastructure
- Major part of the revitalization is the 39 Commons project, a mixed-use development at the intersection of Beach Boulevard and Lincoln Avenue.
  - The project includes a 300,000-square-foot retail alongside residential components (65 townhomes).
- The city has actively worked to eliminate blighted properties, including the demolition of several motels known for criminal activity. These efforts are part of a broader strategy to improve public safety and attract private investment.



Beach Blvd. (Current)



Beach Blvd. (Rendering)

# CASE STUDY: CORONA DOWNTOWN (CORONA, CA)

- Downtown Revitalization Plan (2022) outlines a framework for redevelopment over a 1.1-square-mile area. The plan focuses on enhancing safety, promoting mixed-use development, and improving public infrastructure.
- In addition to implementing programs to address safety concerns and making streetscape improvements, the city is also targeting specific areas like their North and South Malls for redevelopment with “Catalyst Projects”:
  - Sixth Street Transformation: Reducing traffic lanes, widening sidewalks, and adding landscaping to create a more walkable corridor.
  - City Park Revitalization: Reimagining the 111-year-old park with new amenities, including an aquatic center, fitness facilities, and event spaces.
  - Corona Mall Redevelopment: Reconfiguring the North and South Malls into mixed-use developments featuring retail, dining, and residential components.
  - Historic Civic Center Plaza Renovation: Upgrading the civic center to serve as a hub for visual, performing, and culinary arts.



Downtown Corona (Current)



Downtown Corona (Rendering)



# ECONOMIC DEVELOPMENT TOOLS

CITY OF HAWTHORNE

# EMBRACING A DIGITAL AND GREEN ECONOMY

## PATHWAYS TO ECONOMIC DEVELOPMENT

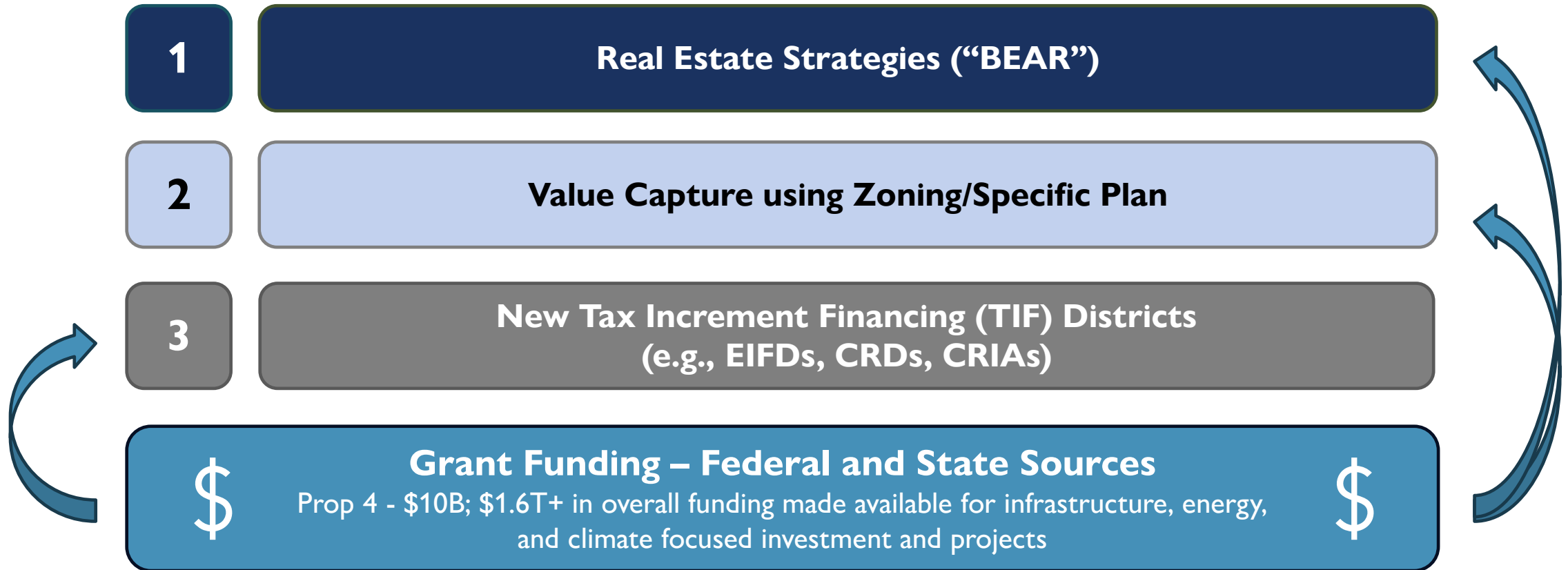
The **New Economic Development** should:

- Capitalize on **consumer preferences and ‘spend’ / work patterns** (digital shopping, delivery, remote work).
- Induce private investment in **projects that meet consumer demand and elevate community quality of life** (e.g., generate trips that induce sales)
- Embrace **Sustainability and Technology** as priorities and preferences for a growing younger consumer base.
- Maximize **housing as an engine** for vibrant, community-centered economies as constituents prefer to live and invest locally.
- Prioritize/target **funding sources for housing/infrastructure and climate**



# ECONOMIC DEVELOPMENT STRATEGIES

## ROADMAP



# REAL ESTATE STRATEGIES FOR PRIVATELY-OWNED PROPERTY

## “BEAR” = BUSINESS EXPANSION, ATTRACTION, AND RETENTION

The **BEAR strategy** focuses on cities pro-actively reaching out to select private property owners to facilitate real estate developments to advance the City’s economic development goals.

- **Property Owner Outreach** – collaborate with property owners to understand their plans for properties, challenges that they face with development, and opportunities that may align with economic development goals. Regularly contact the top Sales Tax generators / employers / suppliers.
- **Rehabilitation / Renovation** – encourage rehabilitation and/or renovation of facilities, signage or store-front facades; can include public programs such as façade improvement loans / grants, or assisting with identifying other sources of funding.
- **Marketing** – Highlight the City as a business-friendly destination with community assets, talented workforce, and success stories.
- **Outreach** – Conduct targeted outreach to developers, businesses, and brokers with opportunity site marketing collateral, correspondence, meetings / site tours, and participation at industry events (e.g., ICSC).
- **Public-Private Partnerships (P3)** – Enter into formal partnerships with property-owners that commit City resources to fund improvements (e.g., infrastructure) that will advance both the property owner’s goals for development and the City’s goals for economic development.

# ECONOMIC DEVELOPMENT (BEAR CONT'D)

## *BUSINESS INCENTIVE PROGRAMS*

There are a wide range of business and economic development incentive programs utilized by communities across the State. The City can create such a program, but first it is important to set specific goals (e.g. assist small business, expand job creation, attract major tax generator, attract specific type of development) and create a system to measure the success of each initiative.

Cost of implementing can vary: job credits, façade improvement and infrastructure represent out of pocket costs, while tax sharing agreements and fee waivers are offset by new development tax revenues.

Examples of incentives include:

- Façade improvement program
- Infrastructure investment
- Tax sharing agreements / tax abatements
- Efficient permitting
- Job tax credits / Workforce training
- Fee waivers / deferrals in targeted areas

# ECONOMIC DEVELOPMENT STRATEGIES

## SUCCESSFUL “BEAR” PROGRAMS

### City of Indian Wells

**Project:** Retail Recruitment Services

**Objective:** Attract grocer to fill major vacancy

**Outcome:** Filled a large vacant building with a Sprouts Farmers Market using visitor data analytics, relationships and ICSC Conference

### City of Norwalk

**Project:** Retail Recruitment Services

**Objective:** Solicit interest from hotels and restaurants for new developments within the City of Norwalk

**Outcome:** Successful introductions and continued outreach at ICSC Conference to achieve interest from hotels (e.g., Marriott and Hilton expressed interest) and restaurants

### City of Carson

**Project:** Business Incentive Program

**Objective:** Identify ways to support local businesses with improving storefronts/facades to attract new visitors along major commercial corridors

**Outcome:** Through the program, tenants and/or property owners may qualify for a reimbursement grant of \$2,500 to \$25,000 for storefront aesthetic improvements



SPROUTS<sup>®</sup>  
FARMERS MARKET



MARRIOTT



Hilton<sup>®</sup>  
FOR THE STAY<sup>™</sup>



# VALUE CAPTURE ZONING (VCZ)<sup>TM</sup> FOR COMMUNITY BENEFITS

Zoning and Entitlements can create value that can be captured

Don't just give that value away by assigning density to specific properties – **capture that value as currency** to support your community via amenities & benefits.

**Create the Zoning**

*In higher-demand Areas*

**Bank the Zoning**

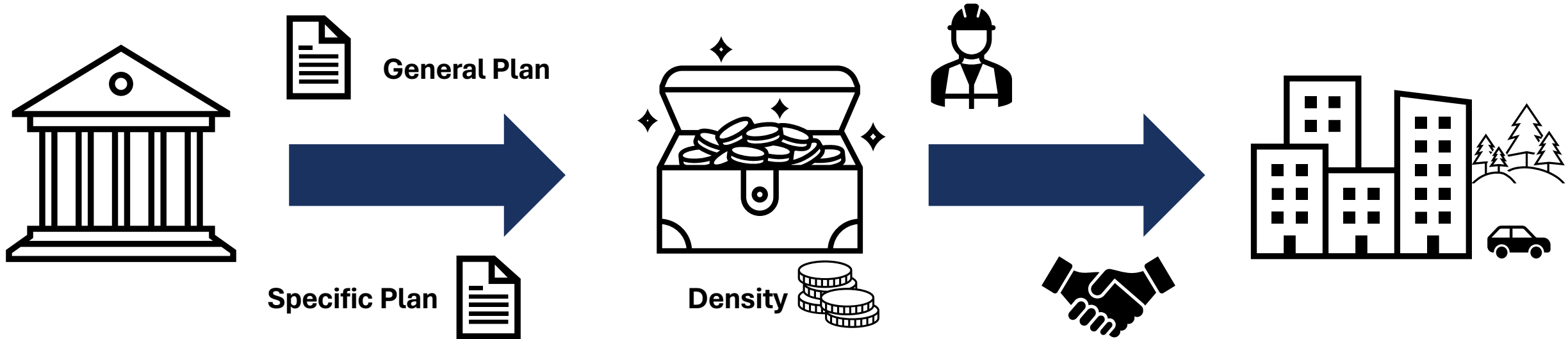
*In a DOR<sup>®</sup> BANK  
“reserve bucket”*

**Trade the Zoning**

*To projects for community  
benefits / amenities /  
infrastructure / fees*

# MECHANICS OF IMPLEMENTING VCZ™

## CAPTURING VALUE THROUGH ZONING



### Step 1:

City creates density for target areas via planning process

### Step 2:

Density in D.O.R.

### Step 3:

Project requests density from DOR® BANK ("zoning bank account")

### Step 4:

City withdraws & assigns density if project delivers amenities or infrastructure and/or fees through a Development Agreement

# HOW ARE CITIES USING VALUE CAPTURE ZONING™?

## VALUE CAPTURE ZONING™ STRATEGY: BUELLTON

### DEVELOPMENT OPPORTUNITY RESERVE (DOR)®

The City of Buellton included a DOR® tool in its Avenue of the Flags Specific Plan to encourage development in the downtown area and create a vibrant main street.

DOR® tool trades zoning incentives (*density, building heights, parking, setbacks, fees, etc.*) to projects that deliver community amenities, infrastructure, or other benefits.



## VALUE CAPTURE ZONING™ STRATEGY: HERMOSA BEACH

### LAND VALUE RECAPTURE PROGRAM

City council recently approved a land value recapture program to recover & reinvest land value increases via new approved residential zoning for redevelopment in the City's commercial districts.

Market-rate housing developments will be required to pay **\$76 - 104 per square foot to a Hermosa Beach fund** that aims to support development of affordable housing.

The following communities have implemented or are considering Value Capture Zoning™ / DOR®:

- El Monte
- Temecula
- Palmdale
- Buellton
- Placentia
- Burbank
- Seaside
- Jurupa Valley
- Scotts Valley
- Hermosa Beach

# TAX INCREMENT FINANCING (TIF) TOOLKIT

**Enhanced  
Infrastructure  
Financing District  
(EIFD)**

*Most flexible, most  
widely used*

**Climate Resilience  
District  
(CRD)**

*NEW - focus on climate  
related mitigations &  
infrastructure*

**Community  
Revitalization  
& Inv.  
Authority  
(CRIA)**

*More emphasis on  
affordable housing (25% set-  
aside)*

*TIF Districts can elevate eligibility for State funding*

# WHAT IS A TAX INCREMENT FINANCING (TIF) DISTRICT?

## **TIF Fundamentals**

*TIF is a method of capturing increased property tax revenue from new development or property value increases within a designated area to fund public improvements or those that implement public policy, such as housing.*

## **How it Works**

*As private property investment occurs, the resulting increase in property tax revenue is deposited into a separate TIF fund and used to pay for public improvements within a district.*

CITY  
OF  
HAWTHORNE  
90250

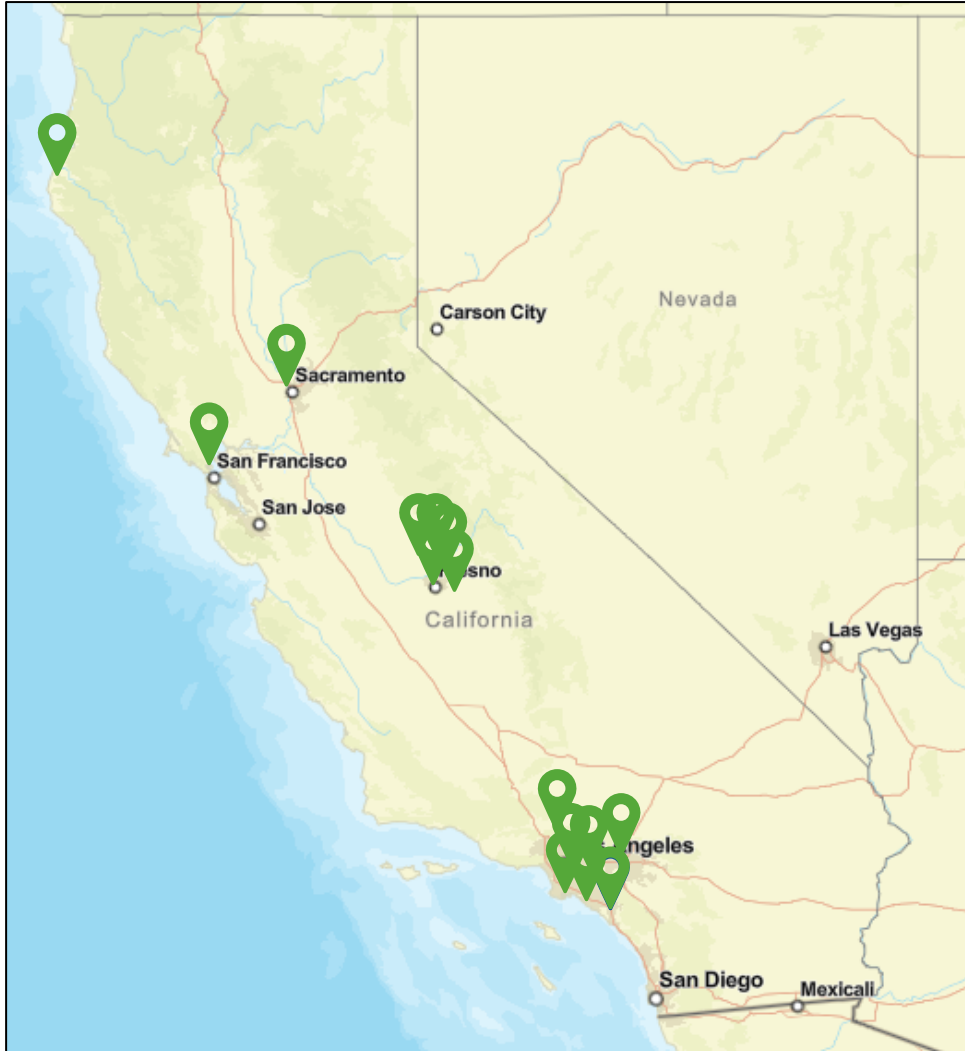


# WHY PUBLIC AGENCIES AUTHORIZE TIF DISTRICTS

1. Return on Investment (“ROI”): Private sector investment induced by district commitment on a “but for” basis accelerates growth of **net fiscal revenues, job creation, housing production, essential infrastructure improvements**
2. Ability to attract additional funds / other public money (“OPM”) – tax increment from other entities (county, special districts), federal / state grants / loans (e.g., for TOD, water, housing, parks, remediation)

# TIF PROGRESS STATEWIDE

## PARTIAL LIST OF FULLY FORMED TIF DISTRICTS



Jurisdiction	Purpose
Carson + L.A. County	Remediation, affordable housing, recreation
Covina	Downtown housing and blended use supportive infrastructure
Fresno	Downtown, housing and transit-supportive infrastructure
Humboldt County	Coastal mixed-use and energy supportive infrastructure
La Verne + L.A. County	Housing and transit-supportive infrastructure
Lakewood + L.A. County	Mall reimagination, smart streets, affordable housing
Los Angeles County West Carson	Housing / bio-science / tech infrastructure
Madera County (3 Districts)	Water, sewer, roads and other housing infrastructure
Napa	Downtown, housing, tourism supportive infrastructure
Palmdale + L.A. County	Housing, blended use, transit infrastructure
Placentia + Orange County	Housing and TOD infrastructure
Rancho Cucamonga	Blended use and connectivity infrastructure
Sacramento County (Unincorporated)	Industrial / commercial supportive infrastructure
Sanger	Commercial, hospitality, supportive infrastructure
Yucaipa	Housing and commercial infrastructure

# GRANTS AND OTHER PUBLIC FUNDING

- There is a wide variety of grant programs and funding sources available through the state and federal government.
- New grant programs are added every year, many with a focus on housing, street signage improvements, revitalization, and climate resiliency.
- Cities should periodically review available grant sources and pursue grants that align with the City's economic development goals (a grant-writing firm can provide assistance if the City's internal resources are limited).

## Recent Economic Development & Climate Grant / Funding Programs

- Regional Early Action Planning (REAP)
- Local Early Action Planning (LEAP)
- Infill Infrastructure Grants (IIG)
- Affordable Housing and Sustainable Communities (AHSC)
- Community Economic Resilience Fund (CERF)
- Multifamily Housing Program (MHP)
- ICARP Regional Resilience Grant Program (RRGP)
- Infrastructure State Revolving Fund (ISRF)
- Homeless Housing, Assistance, and Prevention (HHAP)
- Infrastructure State Revolving Fund (ISRF)
- Coastal Conservancy Grants
- Adaptation Planning Grant Program (APGP)
- Strategic Growth Council grants
- Infrastructure Investment and Jobs Act (IIJA)

# FUNDING OPPORTUNITIES ON STATE AND FEDERAL LEVEL

Federal Programs		State Programs		
<b>Inflation Reduction Act (IRA)</b>	<b>Bipartisan Infrastructure Law (Infrastructure Investment and Jobs Act)</b>	<b>Affordable Housing and Sustainability Communities Program (AHSC)</b>	<b>Infill Infrastructure Grants (IIG) + Catalyst Program (IIGC)</b>	<b>Multifamily Housing Program (MHP)</b>
Funds available through tax credits and rebates for individuals and tax-exempt financing for projects aimed at inducing private sector investment.	Funds for roads, bridges, railroads, broadband, water, public transportation, airports, cyber security, climate resiliency, brownfield cleanup, electric vehicles, and more	CA Program: <b>EIFD Preference</b>  \$1 - \$30 million awards for affordable housing, housing infrastructure, transportation, related amenities, program costs	CA Program: <b>EIFD Preference</b>  \$1 - \$7.5 million grants for infill projects / areas, gap funding for infrastructure for residential / mixed-use with some affordability requirements	Funding for rental housing; includes land lease payments, construction / rehab, offsite infrastructure improvements

**\$400 Billion in IRA Funds, \$550 Billion in Federal Infrastructure Funds, Millions More in State Programs**



# CITY OF HAWTHORNE

## *ECONOMIC DEVELOPMENT ADVISORY SERVICES*

*JULY 2025*



**AGENDA ITEM NO. 2.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Clerk

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**SUBJECT:**

Proclamation - Hawthorne Police Officers (K. Manning)

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**AGENDA ITEM NO. 3.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025

Originating Department: Licensing

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**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 06/25/2025 to 07/08/2025 for a total of \$6,172,288.21

**DISCUSSION:**

Staff plan 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 of the amount of \$6,172,288.21 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	Amount
Payroll City Warrants	\$ 1,378,116.17
General City Warrants	\$ 3,817,850.87
Housing Warrants	\$ 963,963.24
Asset Forfeiture Warrants	\$ 12,357.93
Grand Total	\$ 6,172,288.21

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Council Warrants 07/08/25

# CITY OF HAWTHORNE

FOR THE MEETING OF JULY 8, 2025

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
6/19/25	196502	196505	PAYROLL	1,690.42
6/19/25	35500	35809	PAYROLL	958,512.25
6/26/25	35810	35895	PAYROLL	342,212.69
6/27/25	35896	35921	PAYROLL	75,700.81
<b>* Emergency Issue - for ratification only</b>				<u><u>1,378,116.17</u></u>

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 JULY 8, 2025

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
6/19/25	491074	491089	DEBT LEVIES	20,156.54
6/30/25	491090	491090	CITY-SPECIAL	367,520.01
7/8/25	491091	491096	UTILITIES	116,682.40
7/8/25	491097	491250	CITY	2,868,434.58
7/8/25	491261	491270	CITY	21,545.11
7/8/25	491271	491284	CITY	423,512.23
				<u><u>3,817,850.87</u></u>

\* 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: DL061925

TO FISCAL 2025/12 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	104034	06/19/25		491074	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE:	2025-14							
VENDOR TOTALS			18,311.80	YTD INVOICED			18,311.80	YTD PAID	704.30
119637 CA SDU, STATE DISBURSEMENT UNIT	104028	06/19/25		491075	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE:	2025-14							
VENDOR TOTALS			6,719.96	YTD INVOICED			6,719.96	YTD PAID	258.46
119685 CA SDU, STATE DISBURSEMENT UNIT	104029	06/19/25		491076	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE:	2025-14							
VENDOR TOTALS			4,193.46	YTD INVOICED			4,193.46	YTD PAID	142.15
124099 CALIFORNIA STATE DISBURSEMENT UNIT	104031	06/19/25		491078	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE:	2025-14							
VENDOR TOTALS			12,804.72	YTD INVOICED			12,804.72	YTD PAID	533.53
123708 CALIFORNIA STATE DISBURSEMENT UNIT	104040	06/19/25		491077	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	126.00
	INVOICE:	2025-14							
VENDOR TOTALS			3,276.00	YTD INVOICED			3,276.00	YTD PAID	126.00
122863 FRANCHISE TAX BOARD	104032	06/19/25		491080	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE:	2025-14							
VENDOR TOTALS			2,600.00	YTD INVOICED			2,600.00	YTD PAID	100.00
123629 FRANCHISE TAX BOARD	104036	06/19/25		491081	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	150.00
	INVOICE:	2025-14							
VENDOR TOTALS			3,900.00	YTD INVOICED			3,900.00	YTD PAID	150.00
121291 FRANCHISE TAX BOARD	104043	06/19/25		491079	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	38.75
	INVOICE:	2025-14							
VENDOR TOTALS			1,288.75	YTD INVOICED			1,288.75	YTD PAID	38.75
4 H.M.E.A.	104021	06/19/25		491082	P	06/19/25	960 21600	ACCRUED WAGES PAYABLE	1,560.00
	INVOICE:	2025-14							

PAID INVOICES REPORT

CHECK: DL061925

TO FISCAL 2025/12 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			54,100.00	YTD INVOICED			54,100.00	YTD PAID	1,560.00
99379 HAWTHORNE EXECUTIVE GROUP	104018	06/19/25		491083	P	06/19/25	960 21600	ACCRUED WAGES PAYABLE	440.00
	INVOICE: 2025-14								
VENDOR TOTALS			10,640.00	YTD INVOICED			10,640.00	YTD PAID	440.00
124425 HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)	104026	06/19/25		491084	P	06/19/25	960 21600	ACCRUED WAGES PAYABLE	1,320.00
	INVOICE: 2025-14								
VENDOR TOTALS			3,960.00	YTD INVOICED			3,960.00	YTD PAID	1,320.00
3 HAWTHORNE POLICE OFFICERS ASSN	104022	06/19/25		491085	P	06/19/25	960 21600	ACCRUED WAGES PAYABLE	5,225.19
	INVOICE: 2025-14A								
	104024	06/19/25		491085	P	06/19/25	960 21600	ACCRUED WAGES PAYABLE	696.00
	INVOICE: 2025-14B								
	104025	06/19/25		491085	P	06/19/25	960 21640	ADDITIONAL INS LIABILITY	3,175.38
	INVOICE: 2025-14C								
VENDOR TOTALS			230,680.15	YTD INVOICED			230,680.15	YTD PAID	9,096.57
115178 PRE PAID LEGAL SERVICES, INC.	104027	06/19/25		491086	P	06/19/25	960 21640	ADDITIONAL INS LIABILITY	175.21
	INVOICE: 2025-14								
VENDOR TOTALS			4,406.00	YTD INVOICED			4,406.00	YTD PAID	175.21
113121 TOTAL ADMINISTRATION SVCS CORP	104046	06/19/25		491087	P	06/19/25	960 21640	ADDITIONAL INS LIABILITY	356.45
	INVOICE: 2025-14A								
	104047	06/19/25		491087	P	06/19/25	960 21640	ADDITIONAL INS LIABILITY	3,655.48
	INVOICE: 2025-14B								
VENDOR TOTALS			93,781.54	YTD INVOICED			94,352.46	YTD PAID	4,011.93
103511 U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649	104048	06/19/25		491088	P	06/19/25	960 20270	PARS LIABILITY	1,107.40
	INVOICE: 2025-14A								
	104049	06/19/25		491088	P	06/19/25	960 20270	PARS LIABILITY	276.86
	INVOICE: 2025-14B								
VENDOR TOTALS			46,477.06	YTD INVOICED			46,477.06	YTD PAID	1,384.26
123240 VILLEGAS, ALBA	104035	06/19/25		491089	P	06/19/25	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2025-14								

PAID INVOICES REPORT

CHECK: DL061925

TO FISCAL 2025/12 07/01/2024 TO 06/30/2025

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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VENDOR TOTALS

2,999.88 YTD INVOICED

2,999.88 YTD PAID

115.38

REPORT TOTALS

20,156.54

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	16	20,156.54

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*

**PAID INVOICES REPORT**

CHECK: C063025

TO FISCAL 2025/12 07/01/2024 TO 06/30/2025

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124317 PCN3, INC.	104359	06/10/25	2730	491090	T	06/30/25	33610010 44444	SPORTS CENTER ROOF	367,520.01
	INVOICE: 4								
VENDOR TOTALS			2,465,936.34	YTD INVOICED			2,465,936.34	YTD PAID	367,520.01
								REPORT TOTALS	367,520.01

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	367,520.01

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*

PAID INVOICES REPORT

CHECK: U070825A

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
15960 AT&T	103801	06/01/25		491091	P	07/08/25	10041050 43054	TELEPHONE	31.94
	INVOICE:	JN3348410061							
VENDOR TOTALS			.00	YTD INVOICED			2,469.06	YTD PAID	31.94
115783 AT&T	103839	06/07/25		491092	P	07/08/25	10001222 43054	TELEPHONE	31.58
	INVOICE:	JN9391026284							
	103840	06/07/25		491092	P	07/08/25	10001222 43054	TELEPHONE	31.58
	INVOICE:	JN9391026320							
	103841	06/07/25		491092	P	07/08/25	10001222 43054	TELEPHONE	131.37
	INVOICE:	JN9391031545							
	103842	06/10/25		491092	P	07/08/25	10001222 43054	TELEPHONE	198.55
	INVOICE:	JN9391051258							
	103843	06/10/25		491092	P	07/08/25	10001222 43054	TELEPHONE	155.40
	INVOICE:	JN9391053668							
	103844	06/10/25		491092	P	07/08/25	10001222 43054	TELEPHONE	155.40
	INVOICE:	JN9391053669							
VENDOR TOTALS			.00	YTD INVOICED			114,028.80	YTD PAID	703.88
15960 AT&T	104228	06/07/25		491091	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	31.84
	INVOICE:	JN3348410058							
	104231	06/07/25		491091	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	62.34
	INVOICE:	JN3348410059							
	104235	06/07/25		491091	P	07/08/25	10041050 43054	TELEPHONE	31.84
	INVOICE:	JN3348410060							
	104241	06/07/25		491091	P	07/08/25	10001222 43054	TELEPHONE	31.84
	INVOICE:	JN3348410068							
VENDOR TOTALS			.00	YTD INVOICED			2,469.06	YTD PAID	157.86
115783 AT&T	104244	06/20/25		491092	P	07/08/25	10001222 43054	TELEPHONE	506.51
	INVOICE:	JN9391026341							
	104247	06/20/25		491092	P	07/08/25	10001222 43054	TELEPHONE	139.73
	INVOICE:	JN9391031543							
	104251	06/20/25		491092	P	07/08/25	10001222 43054	TELEPHONE	65.62
	INVOICE:	JN9391031544							
	104253	06/20/25		491092	P	07/08/25	10001222 43054	TELEPHONE	65.62
	INVOICE:	JN9391031546							
	104254	06/13/25		491092	P	07/08/25	10001222 43054	TELEPHONE	83.29
	INVOICE:	JN9391031541							
	104255	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	91.63
	INVOICE:	JN9391026281							
	104256	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	31.58
	INVOICE:	JN9391026282							
	104257	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	611.49
	INVOICE:	JN9391036076							

PAID INVOICES REPORT

CHECK: U070825A

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	104258	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	509.87
	INVOICE:	JN9391036095							
	104259	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	31.58
	INVOICE:	JN9391026282							
	104260	06/12/25		491092	P	07/08/25	10001222 43054	TELEPHONE	91.63
	INVOICE:	JN9391026281							
	104262	06/10/25		491092	P	07/08/25	10001222 43054	TELEPHONE	198.55
	INVOICE:	JN9391051258							
	104264	06/10/25		491092	P	07/08/25	10001222 43054	TELEPHONE	155.40
	INVOICE:	JN9391053668							
	104265	06/13/25		491092	P	07/08/25	10001222 43054	TELEPHONE	83.29
	INVOICE:	JN9391031541							
VENDOR TOTALS			.00	YTD INVOICED		114,028.80	YTD PAID		2,665.79
103177	CALIFORNIA WATER SERVICE								
	103803	06/02/25		491093	P	07/08/25	46615731 45444	UTILITIES	74.32
	INVOICE:	JN9309482003							
	103804	06/02/25		491093	P	07/08/25	10061100 45444	UTILITIES	130.33
	INVOICE:	JN3406289008							
	103835	05/29/25		491093	P	07/08/25	10001221 45444	UTILITIES	863.20
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	10041050 45444	UTILITIES	828.18
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	10061100 45444	UTILITIES	17,629.29
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	22041060 45444	UTILITIES	393.03
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	52035030 45444	UTILITIES	298.72
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	60031030 45444	UTILITIES	131.01
	INVOICE:	MY5612411111							
	103835	05/29/25		491093	P	07/08/25	46447150 45444	UTILITIES	443.99
	INVOICE:	MY5612411111							
	104311	06/17/25		491093	P	07/08/25	46615731 45444	UTILITIES	669.51
	INVOICE:	JN7858758946							
	104312	06/17/25		491093	P	07/08/25	10061100 45444	UTILITIES	106.50
	INVOICE:	JN6395574084							
	104313	06/17/25		491093	P	07/08/25	10061100 45444	UTILITIES	136.85
	INVOICE:	JN8717030744							
	104314	06/17/25		491093	P	07/08/25	22041060 45444	UTILITIES	318.60
	INVOICE:	JN9379311111							
	104315	06/17/25		491093	P	07/08/25	10061100 45444	UTILITIES	1,377.30
	INVOICE:	JN9056440300							
VENDOR TOTALS			.00	YTD INVOICED		326,896.86	YTD PAID		23,400.83
18100	GOLDEN STATE WATER CO.								
	103805	06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	135.90
	INVOICE:	JN58378300006							
	103806	06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	53.25

PAID INVOICES REPORT

CHECK: U070825A

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	JN89950300007								
103807		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	53.25
INVOICE:	JN29950300003								
103809		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	53.25
INVOICE:	JN88950300009								
103810		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	488.79
INVOICE:	JN62719000002								
103811		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	562.82
INVOICE:	JN83957100007								
103812		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	4,314.37
INVOICE:	JN25440300009								
103813		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	429.25
INVOICE:	JN79617300003								
103814		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	605.88
INVOICE:	JN88617300004								
103815		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	901.56
INVOICE:	JN34609100002								
103816		06/04/25		491094	P	07/08/25	10061100 45444	UTILITIES	437.09
INVOICE:	JN22215100003								
103817		06/04/25		491094	P	07/08/25	10061010 45444	UTILITIES	583.80
INVOICE:	JN14219000008								
103818		06/05/25		491094	P	07/08/25	22041060 45444	UTILITIES	183.64
INVOICE:	JN53542320113								
103819		06/05/25		491094	P	07/08/25	10061100 45444	UTILITIES	681.16
INVOICE:	JN31438000007								
104268		06/11/25		491094	P	07/08/25	32420030 41144	PHLA PROJECT	230.40
INVOICE:	JN77948662174								
104270		06/12/25		491094	P	07/08/25	10061100 45444	UTILITIES	1,853.88
INVOICE:	JN77537000000								
104273		06/12/25		491094	P	07/08/25	10061100 45444	UTILITIES	429.25
INVOICE:	JN87617300006								
104274		06/12/25		491094	P	07/08/25	10061100 45444	UTILITIES	440.33
INVOICE:	JN82920958939								
104275		06/06/25		491094	P	07/08/25	22041060 45444	UTILITIES	69.54
INVOICE:	JN70019046005								
104278		06/06/25		491094	P	07/08/25	10061100 45444	UTILITIES	135.90
INVOICE:	JN53247400004								
104279		06/06/25		491094	P	07/08/25	10061100 45444	UTILITIES	112.01
INVOICE:	JN78588300000								
104280		06/06/25		491094	P	07/08/25	22041060 45444	UTILITIES	1,054.89
INVOICE:	JN70946300004								
104281		06/06/25		491094	P	07/08/25	22041060 45444	UTILITIES	429.25
INVOICE:	JN80946300003								
104282		06/06/25		491094	P	07/08/25	10061100 45444	UTILITIES	82.57
INVOICE:	JN79588300008								
VENDOR TOTALS				.00	YTD INVOICED		161,013.00	YTD PAID	14,322.03
17953	SO CALIF EDISON CO								
103925		06/12/25		491095	P	07/08/25	10041050 45444	UTILITIES	131.23
	INVOICE:	JN700415091942							

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	103926	06/11/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	230.20
	INVOICE:	JN700541268936							
	103927	06/11/25		491095	P	07/08/25	20025000 45444	UTILITIES	17.40
	INVOICE:	JN700387810589							
	103928	06/11/25		491095	P	07/08/25	10041050 45444	UTILITIES	177.22
	INVOICE:	JN700175276721							
	103929	06/11/25		491095	P	07/08/25	10061090 45444	UTILITIES	3,442.65
	INVOICE:	JN700412378164							
	103930	06/12/25		491095	P	07/08/25	10041050 45444	UTILITIES	41.02
	INVOICE:	JN700250749286							
	103931	06/10/25		491095	P	07/08/25	10041050 45444	UTILITIES	30,601.15
	INVOICE:	JN700573101912							
	103932	06/11/25		491095	P	07/08/25	22541060 45444	UTILITIES	135.53
	INVOICE:	JN700195687541							
	103933	06/12/25		491095	P	07/08/25	20025000 45444	UTILITIES	125.66
	INVOICE:	JN700302504850							
	103934	06/12/25		491095	P	07/08/25	10041050 45444	UTILITIES	12,049.06
	INVOICE:	JN700415081232							
	103935	06/12/25		491095	P	07/08/25	10061010 45444	UTILITIES	78.22
	INVOICE:	JN700703880342							
	103936	06/12/25		491095	P	07/08/25	46447150 42024	BUILDING MAINTENANCE	92.50
	INVOICE:	JN700541319153							
	103937	06/12/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	213.43
	INVOICE:	JN700415056980							
	103938	06/12/25		491095	P	07/08/25	20025000 45444	UTILITIES	100.24
	INVOICE:	JN700242400216							
	103939	06/12/25		491095	P	07/08/25	20025000 45444	UTILITIES	228.29
	INVOICE:	JN700129840305							
	103940	06/12/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	109.19
	INVOICE:	JN700026722534							
	104037	06/13/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	28.89
	INVOICE:	JN700415270885							
	104038	06/13/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	85.84
	INVOICE:	JN700415420833							
	104039	06/13/25		491095	P	07/08/25	20025000 45444	UTILITIES	177.16
	INVOICE:	JN700390586409							
	104041	06/13/25		491095	P	07/08/25	22041060 45444	UTILITIES	75.79
	INVOICE:	JN700412390995							
	104042	06/13/25		491095	P	07/08/25	22041060 45444	UTILITIES	134.65
	INVOICE:	JN700415247344							
	104044	06/13/25		491095	P	07/08/25	10041050 45444	UTILITIES	15.52
	INVOICE:	JN700382595225							
	104045	06/13/25		491095	P	07/08/25	10041050 45444	UTILITIES	199.38
	INVOICE:	JN700441426331							
	104190	06/17/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	109.57
	INVOICE:	JN700170837555							
	104191	06/17/25		491095	P	07/08/25	32420030 41144	PHLA PROJECT	1,040.35
	INVOICE:	JN700781445279							
	104192	06/17/25		491095	P	07/08/25	10061090 45444	UTILITIES	519.37
	INVOICE:	JN700573925503							
	104193	06/17/25		491095	P	07/08/25	20025000 45444	UTILITIES	81.49

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	JN700475567297								
104194		06/17/25		491095	P	07/08/25	20025000 45444	UTILITIES	109.77
INVOICE:	JN700474337421								
104196		06/17/25		491095	P	07/08/25	10061010 45444	UTILITIES	6,296.42
INVOICE:	JN700416586752								
104197		06/17/25		491095	P	07/08/25	60031030 45444	UTILITIES	1,841.74
INVOICE:	JN700415521772								
104198		06/17/25		491095	P	07/08/25	20025000 45444	UTILITIES	70.57
INVOICE:	JN700133933301								
104199		06/17/25		491095	P	07/08/25	10061090 45444	UTILITIES	133.98
INVOICE:	JN700015713034								
104200		06/17/25		491095	P	07/08/25	10041050 45444	UTILITIES	267.39
INVOICE:	JN700819800190								
104201		06/17/25		491095	P	07/08/25	22041060 45444	UTILITIES	136.32
INVOICE:	JN700663728305								
104202		06/17/25		491095	P	07/08/25	20025000 45444	UTILITIES	49.26
INVOICE:	JN700474481507								
104203		06/17/25		491095	P	07/08/25	10061010 45444	UTILITIES	190.71
INVOICE:	JN700415512274								
104204		06/17/25		491095	P	07/08/25	10061010 45444	UTILITIES	35.66
INVOICE:	JN700415539253								
104205		06/17/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	72.61
INVOICE:	JN700028571901								
104220		06/17/25		491095	P	07/08/25	10041050 45444	UTILITIES	94.68
INVOICE:	JN700415178636								
104221		06/17/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	148.33
INVOICE:	JN700415481861								
104222		06/17/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	144.73
INVOICE:	JN700414014232								
104223		06/17/25		491095	P	07/08/25	46615731 45444	UTILITIES	493.85
INVOICE:	JN700441364188								
104243		06/19/25		491095	P	07/08/25	10061010 45444	UTILITIES	435.79
INVOICE:	JN700415238048								
104245		06/18/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	152.85
INVOICE:	JN700415466195								
104246		06/18/25		491095	P	07/08/25	22041060 42104	SIGNAL MAINTENANCE	74.50
INVOICE:	JN700415229055								
104248		06/18/25		491095	P	07/08/25	20025000 45444	UTILITIES	105.96
INVOICE:	JN700602968212								
104249		06/18/25		491095	P	07/08/25	22041060 45444	UTILITIES	225.91
INVOICE:	JN700654091757								
104250		06/18/25		491095	P	07/08/25	20025000 45444	UTILITIES	1,358.21
INVOICE:	JN700525278787								
104252		06/18/25		491095	P	07/08/25	46515730 45444	UTILITIES	66.47
INVOICE:	JN700427237251								
104252		06/18/25		491095	P	07/08/25	46615731 45444	UTILITIES	126.98
INVOICE:	JN700427237251								
104300		06/18/25		491095	P	07/08/25	52035030 45444	UTILITIES	1,580.13
INVOICE:	JN700362433975								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		.00 YTD INVOICED		1,931,383.00 YTD PAID				64,453.82	
18000 SO CALIF GAS CO									
103820		06/04/25		491096	P	07/08/25	46615731 45444	UTILITIES	55.89
	INVOICE: 11780396591								
103821		06/04/25		491096	P	07/08/25	10061100 45444	UTILITIES	6,128.77
	INVOICE: 11580407002								
103822		06/04/25		491096	P	07/08/25	10041050 45444	UTILITIES	842.58
	INVOICE: 02130419001								
103823		06/04/25		491096	P	07/08/25	46615731 42024	BUILDING MAINTENANCE	591.42
	INVOICE: 09680396372								
103825		06/04/25		491096	P	07/08/25	10001221 45444	UTILITIES	3,204.99
	INVOICE: 18936983107								
103826		06/04/25		491096	P	07/08/25	60031030 45444	UTILITIES	17.88
	INVOICE: 138.90410007								
103828		06/04/25		491096	P	07/08/25	46515730 42024	BUILDING MAINTENANCE	104.72
	INVOICE: 14720396127								
VENDOR TOTALS		.00 YTD INVOICED		151,138.13 YTD PAID				10,946.25	
								REPORT TOTALS	116,682.40

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	6	116,682.40

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
120612 ACCO ENGINEERED SYSTEMS, INC	103871	06/01/25		491124	T	07/08/25	52035030 40514	CONTRACT SERVICES	823.00
	INVOICE: 20698765								
	103911	05/30/25	55	491124	T	07/08/25	10041050 40654	AIR CONDITIONING MAINTENA	5,528.00
	INVOICE: 20695064								
VENDOR TOTALS			.00	YTD INVOICED			71,047.30	YTD PAID	6,351.00
124381 ACTIVE NETWORK, LLC.	103832	06/11/25		491125	T	07/08/25	10610030 40514	CONTRACT SERVICES	3,100.00
	INVOICE: 1015717								
VENDOR TOTALS			.00	YTD INVOICED			6,200.00	YTD PAID	3,100.00
117802 ADVANCED BATTERY SYSTEMS, INC.	104007	06/06/25		491126	T	07/08/25	10001221 47404	MACHINERY & EQUIPMENT	99.39
	INVOICE: 0201070-IN								
VENDOR TOTALS			.00	YTD INVOICED			13,153.72	YTD PAID	99.39
124466 AHMED, FAIZA	104189	05/23/25		491097	P	07/08/25	10000109 51921	AQUATICS PROGRAM	112.20
	INVOICE: REFUND 05/23/25								
VENDOR TOTALS			.00	YTD INVOICED			112.20	YTD PAID	112.20
123209 ALVARADO, MIGUEL	104351	06/26/25		491127	T	07/08/25	10016010 45584	HEALTH AND WELLNESS	414.57
	INVOICE: wellness-MA2								
VENDOR TOTALS			.00	YTD INVOICED			500.00	YTD PAID	414.57
111720 AMAZING BALLOONS BY GEE, LLC.	104206	06/16/25		491128	T	07/08/25	10061010 41514	OPERATING SUPPLIES	252.05
	INVOICE: 2021-3398								
VENDOR TOTALS			.00	YTD INVOICED			7,826.91	YTD PAID	252.05
122723 AMTECORP INC.	103836	05/15/25	2408	491129	T	07/08/25	10043010 40514	CONTRACT SERVICES	3,570.00
	INVOICE: E25-157								
VENDOR TOTALS			.00	YTD INVOICED			74,760.00	YTD PAID	3,570.00
114567 ANGEL'S AUTO ELECTRIC	103970	06/16/25	32	491130	T	07/08/25	60031030 42014	REPAIR & MAINTENANCE SUPP	4,168.51
	INVOICE: 8904								
	103972	06/16/25	32	491130	T	07/08/25	60031030 42014	REPAIR & MAINTENANCE SUPP	1,613.25
	INVOICE: 8905								
	103973	06/11/25	32	491130	T	07/08/25	60031030 42014	REPAIR & MAINTENANCE SUPP	145.00
	INVOICE: 8894								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			.00	YTD INVOICED			33,722.53	YTD PAID	5,926.76
123570 ANIMAL PEST MANAGMENT SERVICES, INC.	104207	04/30/25		491131	T	07/08/25	10061100 40514	CONTRACT SERVICES	375.00
	INVOICE: 716608								
VENDOR TOTALS			.00	YTD INVOICED			4,500.00	YTD PAID	375.00
111399 ASSI SECURITY	104403	06/01/25		491132	T	07/08/25	10061120 40514	CONTRACT SERVICES	150.00
	INVOICE: 77594								
VENDOR TOTALS			.00	YTD INVOICED			16,454.34	YTD PAID	150.00
123796 BENNETT-BOWEN LIGHTHOUSE, INC.	103958	05/15/25		491133	T	07/08/25	56091010 42014	REPAIR & MAINTENANCE SUPP	4,004.52
	INVOICE: 3036073								
VENDOR TOTALS			.00	YTD INVOICED			10,498.97	YTD PAID	4,004.52
117898 BMI GENERAL LICENSING	103851	06/02/25		491098	P	07/08/25	10011500 45104	DUES & SUBSCRIPTIONS	27.51
	INVOICE: 12013060								
VENDOR TOTALS			.00	YTD INVOICED			1,101.51	YTD PAID	27.51
123750 STATE OF CALIFORNIA-DEPARTMENT OF GENERAL SERVICES	104360	06/25/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	290.70
	INVOICE: 062502025rev1								
	104361	06/25/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	533.90
	INVOICE: 06252025rev2								
	104363	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	205.20
	INVOICE: 06252025rev3								
	104364	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	280.80
	INVOICE: 06252025rev4								
	104365	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	216.90
	INVOICE: 06262025rev2								
	104366	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	336.60
	INVOICE: 06262025rev3								
	104367	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,720.80
	INVOICE: 06262025rev4								
	104368	06/26/25		491099	P	07/08/25	10043020 40514	CONTRACT SERVICES	441.90
	INVOICE: 06262025rev5								
	104387	06/30/25		491100	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,764.90
	INVOICE: 06022025rev6								
	104388	06/25/25		491101	P	07/08/25	10043020 40514	CONTRACT SERVICES	408.60
	INVOICE: 06252025REV7								
	104389	06/25/25		491102	P	07/08/25	10043020 40514	CONTRACT SERVICES	512.08
	INVOICE: 06252025								
	104390	06/25/25		491103	P	07/08/25	10043020 40514	CONTRACT SERVICES	906.30

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	06252025REV8								
104391		06/25/25		491104	P	07/08/25	10043020 40514	CONTRACT SERVICES	368.10
INVOICE:	06252025REV9								
104392		06/25/25		491105	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,042.20
INVOICE:	06252025REV10								
104393		06/25/25		491106	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,071.90
INVOICE:	06252025REV11								
104394		06/25/25		491107	P	07/08/25	10043020 40514	CONTRACT SERVICES	850.50
INVOICE:	06252025Rev12								
104395		06/25/25		491108	P	07/08/25	10043020 40514	CONTRACT SERVICES	875.70
INVOICE:	06252025REV13								
104396		06/25/25		491109	P	07/08/25	10043020 40514	CONTRACT SERVICES	2,128.86
INVOICE:	06252025REV14								
104397		06/25/25		491110	P	07/08/25	10043020 40514	CONTRACT SERVICES	2,838.48
INVOICE:	06252025REV15								
104398		06/25/25		491111	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,419.24
INVOICE:	06252025REV16								
104402		06/25/25		491112	P	07/08/25	10043020 40514	CONTRACT SERVICES	1,085.40
INVOICE:	06252025REV17								
VENDOR TOTALS			.00	YTD INVOICED			19,299.06	YTD PAID	19,299.06
122558	CARASOFT TECHNOLOGY CORP.								
103986		06/13/25		491134	T	07/08/25	81044010 40514	CONTRACT SERVICES	14.99
	INVOICE: IN1991723								
VENDOR TOTALS			.00	YTD INVOICED			209.86	YTD PAID	14.99
105476	CDW GOVERNMENT, INC.								
104178		06/20/25	2475	491135	T	07/08/25	10001222 40514	CONTRACT SERVICES	34,246.40
	INVOICE: AE6ZQ6A								
VENDOR TOTALS			.00	YTD INVOICED			138,639.05	YTD PAID	34,246.40
124304	CENTER FOR INTERNET SECURITY, INC.								
103963		06/16/25		491136	T	07/08/25	10001222 40544	COMPUTER SERVICE	1,995.00
	INVOICE: INV-250616-0067268								
VENDOR TOTALS			.00	YTD INVOICED			4,395.00	YTD PAID	1,995.00
124367	CENTRALSQUARE TECHNOLOGIES, LLC.								
103969		06/13/25	2646	491137	T	07/08/25	10001222 40514	CONTRACT SERVICES	15,990.00
	INVOICE: 440154								
VENDOR TOTALS			.00	YTD INVOICED			15,990.00	YTD PAID	15,990.00
122325	CHAFEH GLOBAL MEDIA LLC.								
103872		06/13/25		491138	T	07/08/25	52035030 40514	CONTRACT SERVICES	2,013.86
	INVOICE: 363								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			.00	YTD INVOICED		10,066.31	YTD PAID		2,013.86
123563	CARD INTEGRATORS CORPORATION								
	103987	02/10/25		491139	T	07/08/25	10021010 40514	CONTRACT SERVICES	2,140.00
	INVOICE: 00025783								
VENDOR TOTALS			.00	YTD INVOICED		3,735.00	YTD PAID		2,140.00
105166	CITY OF INGLEWOOD								
	104239	05/30/25	2506	491113	P	07/08/25	28034000 45384	PARATRANSIT DIAL A RIDE	17,968.31
	INVOICE: 05/30/2025								
	104242	05/30/25	2506	491113	P	07/08/25	28034000 45384	PARATRANSIT DIAL A RIDE	13,100.40
	INVOICE: 05/30/2025								
VENDOR TOTALS			.00	YTD INVOICED		63,906.12	YTD PAID		31,068.71
124461	COLLINS & COLLINS, LLP								
	103800	05/31/25		491140	T	07/08/25	10015020 40514	CONTRACT SERVICES	3,450.90
	INVOICE: 4386563								
VENDOR TOTALS			.00	YTD INVOICED		3,450.90	YTD PAID		3,450.90
106275	CONTINENTAL COMPUTERS								
	104053	06/18/25	2472	491141	T	07/08/25	10001222 47404	MACHINERY & EQUIPMENT	21,475.98
	INVOICE: 207350								
	104306	06/24/25	2472	491141	T	07/08/25	10001222 47404	MACHINERY & EQUIPMENT	1,257.41
	INVOICE: 207419								
VENDOR TOTALS			.00	YTD INVOICED		206,918.32	YTD PAID		22,733.39
120978	CORODATA RECORDS MANAGEMENT, INC.								
	103873	05/31/25		491142	T	07/08/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	74.16
	INVOICE: RS7092724								
VENDOR TOTALS			.00	YTD INVOICED		776.77	YTD PAID		74.16
92043	COUNTRY HILLS ANIMAL CLINIC								
	104000	06/16/25		491143	T	07/08/25	10002205 45594	K-9 EXPENSES	207.50
	INVOICE: 297172								
VENDOR TOTALS			.00	YTD INVOICED		11,003.59	YTD PAID		207.50
104971	DELL MARKETING LP								
	103971	05/06/25	2444	491144	T	07/08/25	10001222 40514	CONTRACT SERVICES	19,512.12
	INVOICE: 10813692653								
	103971	05/06/25	2444	491144	T	07/08/25	10001222 47404	MACHINERY & EQUIPMENT	13,702.00
	INVOICE: 10813692653								
	104305	06/24/25	2724	491144	T	07/08/25	60031030 40514	CONTRACT SERVICES	11,705.16
	INVOICE: 10821601719								

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VENDOR TOTALS			.00	YTD INVOICED		338,003.94	YTD PAID		44,919.28
94542	DEPARTMENT OF TRANSPORTATION 103865	03/21/25		491114	P	07/08/25	28534000 40514	CONTRACT SERVICES	1,894.48
	INVOICE: SL250587								
VENDOR TOTALS			.00	YTD INVOICED		10,045.98	YTD PAID		1,894.48
121407	DIAL INSTANT PRINTERS, INC. 103984	06/17/25		491145	T	07/08/25	10001206 41514	OPERATING SUPPLIES	204.43
	INVOICE: 11968								
	104014	05/08/25		491145	T	07/08/25	10001218 41514	OPERATING SUPPLIES	1,944.80
	INVOICE: 11961								
	104015	05/08/25		491145	T	07/08/25	10001218 41514	OPERATING SUPPLIES	1,989.00
	INVOICE: 11962								
	104016	05/08/25		491145	T	07/08/25	10001218 41514	OPERATING SUPPLIES	1,105.00
	INVOICE: 11963								
VENDOR TOTALS			.00	YTD INVOICED		24,160.67	YTD PAID		5,243.23
117470	DIAZ, FELIPE 103863	06/05/25		491146	T	07/08/25	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 1								
VENDOR TOTALS			.00	YTD INVOICED		500.00	YTD PAID		500.00
124079	DOJA, INC. 103868	06/10/25	2729	491147	T	07/08/25	32610050 40514	CONTRACT SERVICES	86,908.66
	INVOICE: 11 & Final								
VENDOR TOTALS			.00	YTD INVOICED		3,132,805.09	YTD PAID		86,908.66
124382	DTA PUBLIC FINANCE, INC. 104375	05/31/25	2746	491148	T	07/08/25	41046010 40514	CONTRACT SERVICES	6,105.00
	INVOICE: 2505137								
VENDOR TOTALS			.00	YTD INVOICED		10,142.19	YTD PAID		6,105.00
109657	DURAN, GERARDO 102036	03/25/25		491149	T	07/08/25	10061100 45184	TRAINING	340.00
	INVOICE: IN1444313								
VENDOR TOTALS			.00	YTD INVOICED		340.00	YTD PAID		340.00
118513	EHS INTERNATIONAL INC. 103954	03/14/25		491150	T	07/08/25	56091010 45184	TRAINING	1,980.00
	INVOICE: 3-20952R								
VENDOR TOTALS			.00	YTD INVOICED		1,980.00	YTD PAID		1,980.00

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106046 HPI2, LLC.	103979	06/02/25		491151	T	07/08/25	10001224 45184	TRAINING	676.27
	INVOICE: 953393								
	103980	06/17/25		491151	T	07/08/25	10001224 45184	TRAINING	1,003.70
	INVOICE: 954721								
VENDOR TOTALS			.00	YTD INVOICED		5,935.27	YTD PAID		1,679.97
124473 ERNEST ENGINEERING	104308	06/18/25		491152	T	07/08/25	10041020 40514	CONTRACT SERVICES	2,000.00
	INVOICE: Y25-1185								
	104339	06/18/25	2741	491152	T	07/08/25	10041020 40514	CONTRACT SERVICES	6,000.00
	INVOICE: Y25-1186								
VENDOR TOTALS			.00	YTD INVOICED		8,000.00	YTD PAID		8,000.00
121729 FINANCIAL CREDIT NETWORK, INC.	104317	04/30/25		491153	T	07/08/25	10000101 51114	BUSINESS LICENSE TAXES	67.76
	INVOICE: REQ#2000-114945								
VENDOR TOTALS			.00	YTD INVOICED		67.76	YTD PAID		67.76
98543 G & S PRINTING	103955	05/14/25		491154	T	07/08/25	22541060 42054	OFFICE EQUIPMENT MAINTENA	248.06
	INVOICE: 8846								
VENDOR TOTALS			.00	YTD INVOICED		3,725.56	YTD PAID		248.06
122926 GALLS PARENT HOLDINGS, LLC.	104143	11/22/23		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	130.00
	INVOICE: 026338977								
	104144	01/05/24		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	122.37
	INVOICE: 026711741								
	104145	08/16/24		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	170.89
	INVOICE: 028804739								
	104146	09/02/22		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	130.00
	INVOICE: BC1701031								
	104147	05/27/22		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	130.00
	INVOICE: BC1627719								
	104148	08/08/22		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	130.00
	INVOICE: BC1681630								
	104149	10/06/22		491115	P	07/08/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	130.00
	INVOICE: BC1725986								
VENDOR TOTALS			.00	YTD INVOICED		1,257.42	YTD PAID		943.26
119598 GONZALES, LUIS ANDY	103898	05/19/25		491155	T	07/08/25	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 05192025								

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VENDOR TOTALS			.00	YTD INVOICED		500.00	YTD PAID		500.00
123698	GOVCONNECTION, INC. 103964	06/13/25	2456	491156	T	07/08/25	10001222 47404	MACHINERY & EQUIPMENT	12,773.90
	INVOICE: 76556860								
VENDOR TOTALS			.00	YTD INVOICED		85,399.36	YTD PAID		12,773.90
97578	GRAINGER INDUSTRIAL SUPPLY 104212	02/27/25		491157	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	319.26
	INVOICE: 9422860255								
	104213	05/27/25		491157	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	40.83
	INVOICE: 9519893797								
VENDOR TOTALS			.00	YTD INVOICED		24,143.44	YTD PAID		360.09
115883	GREENLAND SUPPLY INC. 104050	06/18/25		491158	T	07/08/25	56091010 42014	REPAIR & MAINTENANCE SUPP	1,268.35
	INVOICE: 279876								
	104051	06/18/25		491158	T	07/08/25	56091010 42014	REPAIR & MAINTENANCE SUPP	902.93
	INVOICE: 279877								
VENDOR TOTALS			.00	YTD INVOICED		7,941.98	YTD PAID		2,171.28
121365	HADRONEX, INC. 103912	06/06/25		491159	T	07/08/25	56091010 40514	CONTRACT SERVICES	2,600.00
	INVOICE: 42754								
VENDOR TOTALS			.00	YTD INVOICED		120,222.07	YTD PAID		2,600.00
124341	HANSEN, PAIGE KATHERINE AAGAARD 103880	05/20/25		491160	T	07/08/25	10042010 45424	TRAVEL, CONFERENCE & MEET	103.77
	INVOICE: Travel Expense Reimb								
VENDOR TOTALS			.00	YTD INVOICED		1,303.77	YTD PAID		103.77
123216	HARBOR VIEW TOURS, INC. 104408	06/18/25		491161	T	07/08/25	28034000 44614	RECREATIONAL TRANSIT	990.00
	INVOICE: 257								
VENDOR TOTALS			.00	YTD INVOICED		8,530.00	YTD PAID		990.00
123559	HARRIS, ALLEN 104067	06/11/25		491162	T	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	80.00
	INVOICE: 1								
VENDOR TOTALS			.00	YTD INVOICED		1,698.00	YTD PAID		80.00
106838	HENRY, MILDRED 104017	06/16/25		491163	T	07/08/25	10001218 41514	OPERATING SUPPLIES	86.16

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INVOICE: REIMB. 4/10/25									
VENDOR TOTALS			.00	YTD INVOICED		290.95	YTD PAID		86.16
105919	HERALD PUBLICATIONS								
	103874	06/12/25		491164	T	07/08/25	10015010 43024	LEGAL ADVERTISING	45.00
	INVOICE: 62699								
	104285	06/19/25		491164	T	07/08/25	10042010 43024	LEGAL ADVERTISING	75.00
	INVOICE: 62719								
	104293	06/19/25		491164	T	07/08/25	10042010 43024	LEGAL ADVERTISING	120.00
	INVOICE: 62723								
	104294	06/19/25		491164	T	07/08/25	10042010 43024	LEGAL ADVERTISING	165.00
	INVOICE: 62722								
	104295	06/19/25		491164	T	07/08/25	10042010 43024	LEGAL ADVERTISING	165.00
	INVOICE: 62721								
	104296	06/19/25		491164	T	07/08/25	10042010 43024	LEGAL ADVERTISING	165.00
	INVOICE: 62720								
VENDOR TOTALS			.00	YTD INVOICED		26,145.00	YTD PAID		735.00
122891	HERNANDEZ, JOEL								
	103897	05/05/25		491165	T	07/08/25	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 04242025								
VENDOR TOTALS			.00	YTD INVOICED		500.00	YTD PAID		500.00
123641	HERRERA, BRANDON								
	104069	06/11/25		491166	T	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	230.00
	INVOICE: 1								
VENDOR TOTALS			.00	YTD INVOICED		1,820.00	YTD PAID		230.00
121861	HINDERLITER, DE LLAMAS & ASSOC								
	104373	06/30/25	1729	491167	T	07/08/25	10016010 40514	CONTRACT SERVICES	371.88
	INVOICE: SIN051217								
VENDOR TOTALS			.00	YTD INVOICED		94,232.68	YTD PAID		371.88
108760	INDUSTRIAL LOCK & SECURITY								
	103923	05/30/25		491168	T	07/08/25	10041050 42024	BUILDING MAINTENANCE	110.57
	INVOICE: 253182								
	103924	05/21/25		491168	T	07/08/25	10041050 42024	BUILDING MAINTENANCE	430.36
	INVOICE: 253546								
	103952	01/31/25		491168	T	07/08/25	10041050 42024	BUILDING MAINTENANCE	15.78
	INVOICE: 251205								
VENDOR TOTALS			.00	YTD INVOICED		5,911.77	YTD PAID		556.71
114714	INFANTE, RAFAEL								
	103917	06/05/25		491169	T	07/08/25	22541060 42514	SMALL TOOLS & MINOR EQUIP	1,823.24
	INVOICE: 029492								

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	104133	05/23/25		491169	T	07/08/25	60031030 42014	REPAIR & MAINTENANCE SUPP	203.32
	INVOICE:	029302							
VENDOR TOTALS			.00	YTD INVOICED			9,854.79	YTD PAID	2,026.56
124464	INGLEWOOD COURT								
	103960	05/31/25		491116	P	07/08/25	991 23070	BAIL ACCOUNT PASS-THROUGH	100.00
	INVOICE:	DR#25-5312							
VENDOR TOTALS			.00	YTD INVOICED			100.00	YTD PAID	100.00
121588	INTERNATIONAL IDENTIFICATION, INC.								
	104003	06/03/25		491170	T	07/08/25	10001230 41514	OPERATING SUPPLIES	457.47
	INVOICE:	318990							
VENDOR TOTALS			.00	YTD INVOICED			457.47	YTD PAID	457.47
124439	IRWIN, JOHN								
	104138	06/20/25		491171	T	07/08/25	10015020 40514	CONTRACT SERVICES	1,800.00
	INVOICE:	6/20/25							
	104376	06/27/25		491171	T	07/08/25	10015020 40514	CONTRACT SERVICES	1,440.00
	INVOICE:	06/27/2025							
VENDOR TOTALS			.00	YTD INVOICED			9,000.00	YTD PAID	3,240.00
123523	ISLAMIC CENTER OF HAWTHORNE								
	104183	06/02/25		491117	P	07/08/25	990 22100	REC & COMM SVC DONATIONS	600.00
	INVOICE:	REFUND 06/02/25							
VENDOR TOTALS			.00	YTD INVOICED			3,300.00	YTD PAID	600.00
97648	JACK STONE DRAINAGE OIL SVC								
	104263	06/24/25		491172	T	07/08/25	60031030 40514	CONTRACT SERVICES	118.00
	INVOICE:	637799							
VENDOR TOTALS			.00	YTD INVOICED			429.00	YTD PAID	118.00
122781	JOHNSON 225 INVESTIGATIONS								
	103985	06/16/25	15	491173	T	07/08/25	10021010 40514	CONTRACT SERVICES	3,290.00
	INVOICE:	1107							
	104225	06/23/25	15	491173	T	07/08/25	10021010 40514	CONTRACT SERVICES	980.00
	INVOICE:	1108							
VENDOR TOTALS			.00	YTD INVOICED			28,195.00	YTD PAID	4,270.00
121070	JONES, MONJERO								
	104340	02/15/25		491118	P	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	338.00
	INVOICE:	021525							
VENDOR TOTALS			.00	YTD INVOICED			338.00	YTD PAID	338.00

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115775 JUDD, SEAN	104172	05/30/25		491174	T	07/08/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	516.00
	INVOICE: EDUC BCJ 100								
	104173	05/30/25		491174	T	07/08/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	525.00
	INVOICE: EDUC. BCJ 240								
VENDOR TOTALS			.00	YTD INVOICED			1,579.33	YTD PAID	1,041.00
113091 K & P JANITORIAL SERVICES INC	103981	05/01/25	14	491175	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	15,207.00
	INVOICE: 75379								
	103982	06/17/25	14	491175	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	3,367.00
	INVOICE: 75876								
	103983	06/17/25		491175	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	1,507.12
	INVOICE: 75876								
VENDOR TOTALS			.00	YTD INVOICED			186,608.12	YTD PAID	20,081.12
123456 KIMLEY-HORN AND ASSOCIATES, INC.	103864	04/30/25	2725	491176	T	07/08/25	28534000 40514	CONTRACT SERVICES	1,830.00
	INVOICE: 31752132								
	103959	05/31/25	2669	491176	T	07/08/25	990 22173	PLNG APP - ADVANCED AIR L	48,637.97
	INVOICE: 32288987								
VENDOR TOTALS			.00	YTD INVOICED			383,714.77	YTD PAID	50,467.97
12317 CES HOLDINGS, LLC.	104185	04/11/25		491177	T	07/08/25	10061090 42124	SWIM POOL MAINTENANCE	313.83
	INVOICE: 266799								
VENDOR TOTALS			.00	YTD INVOICED			56,628.67	YTD PAID	313.83
123972 KOSMONT & ASSOCIATES, INC.	103877	05/31/25	2731	491178	T	07/08/25	10042010 40514	CONTRACT SERVICES	5,324.80
	INVOICE: 2504.13-002								
VENDOR TOTALS			.00	YTD INVOICED			21,308.10	YTD PAID	5,324.80
118288 FLEET COLLISION CENTER INC.	104181	06/10/25		491179	T	07/08/25	60031030 42004	COLLISION REPAIR	2,980.25
	INVOICE: 5543								
VENDOR TOTALS			.00	YTD INVOICED			10,916.90	YTD PAID	2,980.25
101286 SCP DISTRIBUTORS LLC	104211	06/12/25		491180	T	07/08/25	10061090 45754	SWIM POOL CHEMICALS	2,038.14
	INVOICE: 37119533								
VENDOR TOTALS			.00	YTD INVOICED			62,707.47	YTD PAID	2,038.14
124474 LIZARRAGA, RODOLFO									

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	104330	04/09/25		491181	T	07/08/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	3,800.00
	INVOICE:	04/09/2025							
VENDOR TOTALS			.00	YTD INVOICED			3,800.00	YTD PAID	3,800.00
124465 LOMELI, IRMA	104188	05/27/25		491119	P	07/08/25	10000109 51921	AQUATICS PROGRAM	56.10
	INVOICE:	REFUND 05/27/25							
VENDOR TOTALS			.00	YTD INVOICED			56.10	YTD PAID	56.10
123417 LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE	103856	03/13/25	2714	491182	T	07/08/25	32610060 40514	CONTRACT SERVICES	21,263.83
	INVOICE:	#37 (February 2025)							
	103858	04/11/25	2714	491182	T	07/08/25	32610060 40514	CONTRACT SERVICES	20,534.30
	INVOICE:	#38 (March 2025)							
	104160	06/11/25	2714	491182	T	07/08/25	32610060 40514	CONTRACT SERVICES	20,536.10
	INVOICE:	#40 (May 2025)							
VENDOR TOTALS			.00	YTD INVOICED			962,134.33	YTD PAID	62,334.23
123643 MACIAS, FRANCISCO	104068	06/11/25		491183	T	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	100.00
	INVOICE:	1							
VENDOR TOTALS			.00	YTD INVOICED			1,760.00	YTD PAID	100.00
124135 MARROQUIN, JAYDON ANTHONY	104070	06/11/25		491184	T	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	230.00
	INVOICE:	1							
VENDOR TOTALS			.00	YTD INVOICED			470.00	YTD PAID	230.00
111966 MARTINEZ LANDSCAPING CO.	104341	06/24/25	2740	491120	P	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	1,198,964.22
	INVOICE:	2							
	104374	06/24/25	2742	491120	P	07/08/25	22541060 45404	STREET CONSTRUCTION	293,000.00
	INVOICE:	4							
	104374	06/24/25	2742	491120	P	07/08/25	28402418 47734	PUBLIC WORKS PROJECTS	150,000.00
	INVOICE:	4							
	104374	06/24/25	2742	491120	P	07/08/25	28534000 44504	PROP C IMPROVEMENTS	54,923.73
	INVOICE:	4							
VENDOR TOTALS			.00	YTD INVOICED			6,194,245.13	YTD PAID	1,696,887.95
124171 MASON OIL SERVICES LLC.	104180	06/23/25		491185	T	07/08/25	60031030 45144	GASOLINE & OIL	1,323.11
	INVOICE:	00006							
VENDOR TOTALS			.00	YTD INVOICED			6,961.58	YTD PAID	1,323.11

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124085 MATRIX CONSULTING GROUP, LTD.	103802	06/03/25	60	491186	T	07/08/25	10042010 40514	CONTRACT SERVICES	15,000.00
	INVOICE: P1232-24 #5								
VENDOR TOTALS			.00	YTD INVOICED			78,500.00	YTD PAID	15,000.00
124459 MAUREEN KANE & ASSOCIATES, INC.	103846	03/17/25		491187	T	07/08/25	10012010 45184	TRAINING	1,500.00
	INVOICE: 2456								
VENDOR TOTALS			.00	YTD INVOICED			1,500.00	YTD PAID	1,500.00
121268 MC ELECTRICAL INC.	104008	05/22/25		491188	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	3,402.22
	INVOICE: 158								
	104009	05/22/25		491188	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	4,996.95
	INVOICE: 159								
	104011	06/02/25		491188	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	4,999.06
	INVOICE: 160								
VENDOR TOTALS			.00	YTD INVOICED			57,640.59	YTD PAID	13,398.23
110684 MC MASTER-CARR	103914	06/04/25		491189	T	07/08/25	56091010 42014	REPAIR & MAINTENANCE SUPP	155.81
	INVOICE: 466937332								
VENDOR TOTALS			.00	YTD INVOICED			2,375.62	YTD PAID	155.81
123225 MCGEE, EBONY J.	103860	05/30/25	2401	491190	T	07/08/25	10013010 40514	CONTRACT SERVICES	16,716.00
	INVOICE: 0000223								
VENDOR TOTALS			.00	YTD INVOICED			228,713.50	YTD PAID	16,716.00
112309 GARDENA HOSPITAL, LP	103991	06/03/25		491191	T	07/08/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092660966								
	103992	05/21/25		491191	T	07/08/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092697255								
	103993	04/09/25		491191	T	07/08/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092692753								
	103995	04/09/25		491191	T	07/08/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092691969								
VENDOR TOTALS			.00	YTD INVOICED			6,000.00	YTD PAID	3,000.00
124268 MENDOZA, DAVID A	104358	06/20/25		491192	T	07/08/25	10016010 45584	HEALTH AND WELLNESS	59.85
	INVOICE: wellness-DM4								

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VENDOR TOTALS			.00	YTD INVOICED			269.35	YTD PAID	59.85
124398 MENDOZA, ERICK	104164	06/18/25		491193	T	07/08/25	10001224 45184	TRAINING	371.66
	INVOICE: 051005142025								
VENDOR TOTALS			.00	YTD INVOICED			1,267.99	YTD PAID	371.66
100108 MERRIMAC PETROLEUM, INC.	103957	06/12/25	27	491194	T	07/08/25	60031030 45144	GASOLINE & OIL	11,042.95
	INVOICE: 223997								
	104328	06/24/25	27	491194	T	07/08/25	60031030 45144	GASOLINE & OIL	12,225.80
	INVOICE: 2240182								
VENDOR TOTALS			.00	YTD INVOICED			480,966.44	YTD PAID	23,268.75
123575 MISSION LINEN SUPPLY	104208	06/16/25		491195	T	07/08/25	10061010 41514	OPERATING SUPPLIES	52.37
	INVOICE: 524046995								
	104320	04/21/25		491195	T	07/08/25	10061070 41514	OPERATING SUPPLIES	51.81
	INVOICE: 523707832								
VENDOR TOTALS			.00	YTD INVOICED			4,010.34	YTD PAID	104.18
124448 MNS ENGINEERS, INC.	104139	06/12/25	2732	491196	T	07/08/25	10042010 40514	CONTRACT SERVICES	17,760.00
	INVOICE: 90138								
VENDOR TOTALS			.00	YTD INVOICED			19,680.00	YTD PAID	17,760.00
123082 MPD PLUMBING, INC.	103994	06/11/25		491197	T	07/08/25	46615731 42024	BUILDING MAINTENANCE	285.00
	INVOICE: WO#061125								
	104277	06/17/25		491197	T	07/08/25	46515730 42024	BUILDING MAINTENANCE	120.00
	INVOICE: WO#061725								
VENDOR TOTALS			.00	YTD INVOICED			5,578.00	YTD PAID	405.00
106116 MUNISERVICES, LLC	104064	06/17/25	2470	491198	T	07/08/25	10000101 51116	UTILITY USERS TAXES	8,684.64
	INVOICE: INV06-021139								
VENDOR TOTALS			.00	YTD INVOICED			59,839.92	YTD PAID	8,684.64
111177 MUSCO SPORTS LIGHTING, LLC	104187	06/05/25		491199	T	07/08/25	10061100 47304	IMPROV OTHER THAN BUILDIN	475.00
	INVOICE: 439971								
VENDOR TOTALS			.00	YTD INVOICED			950.00	YTD PAID	475.00

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107937 MUTUAL PROPANE	104284	06/24/25		491200	T	07/08/25	52035030 42014	REPAIR & MAINTENANCE SUPP	272.20
	INVOICE: 65105								
VENDOR TOTALS			.00	YTD INVOICED			2,113.93	YTD PAID	272.20
115942 NAKAGAWA, JOE	104162	06/19/25		491201	T	07/08/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	200.00
	INVOICE: REIMB. 6/11/2025								
	104163	06/18/25		491201	T	07/08/25	10001224 45184	TRAINING	272.30
	INVOICE: 061616172025								
VENDOR TOTALS			.00	YTD INVOICED			3,867.84	YTD PAID	472.30
124428 NIKTAB, NASSER	103861	06/12/25		491202	T	07/08/25	10041020 41514	OPERATING SUPPLIES	800.00
	INVOICE: 4								
VENDOR TOTALS			.00	YTD INVOICED			1,930.00	YTD PAID	800.00
124251 PUSKAS, CURT & VANESSA	104159	06/18/25		491203	T	07/08/25	10001221 41514	OPERATING SUPPLIES	615.00
	INVOICE: NFS20251647								
VENDOR TOTALS			.00	YTD INVOICED			1,005.00	YTD PAID	615.00
113242 NORMAN, KEITH	104071	06/11/25		491204	T	07/08/25	10061050 40264	CONTRACT LABOR SALARIES	80.00
	INVOICE: 1								
VENDOR TOTALS			.00	YTD INVOICED			2,008.00	YTD PAID	80.00
123565 NORTH STAR LAND CARE	104061	10/31/24	2504	491205	T	07/08/25	10061110 40514	CONTRACT SERVICES	2,376.00
	INVOICE: 1601-900								
	104062	11/30/24	2504	491205	T	07/08/25	10061110 40514	CONTRACT SERVICES	2,887.50
	INVOICE: 1601-924								
	104063	02/28/25	2504	491205	T	07/08/25	10061110 40514	CONTRACT SERVICES	787.50
	INVOICE: 1601-998								
VENDOR TOTALS			.00	YTD INVOICED			296,078.00	YTD PAID	6,051.00
114913 OC TANK TESTING	104298	06/02/25		491121	P	07/08/25	60031030 40514	CONTRACT SERVICES	744.22
	INVOICE: 26221								
VENDOR TOTALS			.00	YTD INVOICED			1,497.20	YTD PAID	744.22
116422 OCCU-MED, LTD.	104230	05/30/25		491206	T	07/08/25	10017010 45324	PHYSICAL EXAMINATIONS	1,467.00
	INVOICE: 0625111.1								

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VENDOR TOTALS				.00	YTD INVOICED		10,919.00	YTD PAID	1,467.00
123279	ODP BUSINESS SOLUTIONS, LLC								
	103947	02/24/25		491207	T	07/08/25	22541060 42054	OFFICE EQUIPMENT MAINTENA	145.53
	INVOICE:	412096499001							
	103948	02/24/25		491207	T	07/08/25	22541060 42054	OFFICE EQUIPMENT MAINTENA	42.56
	INVOICE:	412097066001							
	103949	02/24/25		491207	T	07/08/25	22541060 42054	OFFICE EQUIPMENT MAINTENA	13.75
	INVOICE:	412097067001							
	104055	06/08/25		491207	T	07/08/25	10061010 41514	OPERATING SUPPLIES	31.48
	INVOICE:	425468177001							
	104056	06/08/25		491207	T	07/08/25	10061010 41514	OPERATING SUPPLIES	33.03
	INVOICE:	425468181001							
	104057	06/09/25		491207	T	07/08/25	10061120 41514	OPERATING SUPPLIES	185.78
	INVOICE:	425484479001							
	104058	06/09/25		491207	T	07/08/25	10061060 41514	OPERATING SUPPLIES	59.26
	INVOICE:	425487112001							
	104066	06/12/25		491207	T	07/08/25	10061060 41514	OPERATING SUPPLIES	20.37
	INVOICE:	427909573001							
	104137	06/16/25		491207	T	07/08/25	10016010 41514	OPERATING SUPPLIES	98.06
	INVOICE:	428205364001							
	104142	06/17/25		491207	T	07/08/25	52035030 41514	OPERATING SUPPLIES	13.08
	INVOICE:	428155040001							
	104150	06/18/25		491207	T	07/08/25	10001222 41514	OPERATING SUPPLIES	471.45
	INVOICE:	428764256001							
	104151	06/16/25		491207	T	07/08/25	10001222 41514	OPERATING SUPPLIES	38.43
	INVOICE:	428765471001							
	104152	06/17/25		491207	T	07/08/25	10001222 41514	OPERATING SUPPLIES	242.82
	INVOICE:	428765473001							
	104153	06/20/25		491207	T	07/08/25	10001218 41514	OPERATING SUPPLIES	368.87
	INVOICE:	429787558001							
	104154	06/19/25		491207	T	07/08/25	10001218 41514	OPERATING SUPPLIES	341.32
	INVOICE:	429791105001							
	104155	06/19/25		491207	T	07/08/25	10001218 41514	OPERATING SUPPLIES	48.61
	INVOICE:	429791108001							
	104156	06/19/25		491207	T	07/08/25	10001218 41514	OPERATING SUPPLIES	67.98
	INVOICE:	429791111001							
	104157	06/20/25		491207	T	07/08/25	10002209 41514	OPERATING SUPPLIES	46.24
	INVOICE:	429936131001							
	104233	05/07/25		491207	T	07/08/25	10017010 41514	OPERATING SUPPLIES	148.43
	INVOICE:	422598932001							
	104325	06/20/25		491207	T	07/08/25	10013010 41514	OPERATING SUPPLIES	25.02
	INVOICE:	428828150001							
	104326	06/09/25		491207	T	07/08/25	10013010 41514	OPERATING SUPPLIES	95.01
	INVOICE:	425597052001							
VENDOR TOTALS				.00	YTD INVOICED		39,087.74	YTD PAID	2,537.08
123098	ORKIN SERVICES OF CALIFORNIA, INC								
	103921	05/16/25		491208	T	07/08/25	10041050 40514	CONTRACT SERVICES	157.00

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INVOICE:	278047865								
103999		05/30/25		491209	T	07/08/25	10001221 41514	OPERATING SUPPLIES	139.99
INVOICE:	278047878								
104214		06/12/25		491210	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	276.00
INVOICE:	279480816								
VENDOR TOTALS			.00	YTD INVOICED			12,012.61	YTD PAID	572.99
122218 PARDESS AIR INC.									
103867		05/27/25	2728	491211	T	07/08/25	18110080 40514	CONTRACT SERVICES	188,100.00
INVOICE:	5								
VENDOR TOTALS			.00	YTD INVOICED			2,152,121.12	YTD PAID	188,100.00
107523 PITNEY BOWES									
103870		06/12/25		491212	T	07/08/25	10016020 47404	MACHINERY & EQUIPMENT	951.48
INVOICE:	3107270722								
VENDOR TOTALS			.00	YTD INVOICED			5,700.78	YTD PAID	951.48
112546 PRICON ENTERPRISE TECHNOLOGIES									
103965		06/16/25	2460	491213	T	07/08/25	10001222 40614	CITY PRINT SERVICES	1,574.34
INVOICE:	114185								
103967		06/17/25	2460	491213	T	07/08/25	10001222 40614	CITY PRINT SERVICES	607.75
INVOICE:	114190								
103968		06/17/25		491213	T	07/08/25	10001222 40614	CITY PRINT SERVICES	403.33
INVOICE:	114190								
VENDOR TOTALS			.00	YTD INVOICED			40,200.42	YTD PAID	2,585.42
16650 PRUDENTIAL OVERALL SUPPLY									
104134		06/05/25		491214	T	07/08/25	60031030 40514	CONTRACT SERVICES	78.25
INVOICE:	43034119								
104135		06/05/25		491214	T	07/08/25	60031030 40514	CONTRACT SERVICES	75.00
INVOICE:	43034105								
104136		06/12/25		491214	T	07/08/25	60031030 40514	CONTRACT SERVICES	78.25
INVOICE:	43036079								
VENDOR TOTALS			.00	YTD INVOICED			6,203.86	YTD PAID	231.50
115207 QUALITY REFRIGERATION CO., INC.									
104002		06/12/25		491215	T	07/08/25	10001221 42024	BUILDING MAINTENANCE	930.00
INVOICE:	109830.-IN								
VENDOR TOTALS			.00	YTD INVOICED			9,321.14	YTD PAID	930.00
123968 RANIA ALOMAR ARCHITECT INC.									
103862		06/01/25	2672	491216	T	07/08/25	33610010 40514	CONTRACT SERVICES	51,328.40
INVOICE:	HSC18								
103862		06/01/25	2672	491216	T	07/08/25	50410080 40514	CONTRACT SERVICES	51,328.41
INVOICE:	HSC18								

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	104301	04/01/25	2734	491216	T	07/08/25	56091010 40514	CONTRACT SERVICES	1,716.10
	INVOICE: HCY13								
	104301	04/01/25	2734	491216	T	07/08/25	60031030 40514	CONTRACT SERVICES	1,716.10
	INVOICE: HCY13								
	104302	05/01/25	2734	491216	T	07/08/25	56091010 40514	CONTRACT SERVICES	9,767.90
	INVOICE: HCY14								
	104302	05/01/25	2734	491216	T	07/08/25	60031030 40514	CONTRACT SERVICES	9,767.90
	INVOICE: HCY14								
	104304	06/01/25	2734	491216	T	07/08/25	56091010 40514	CONTRACT SERVICES	7,118.75
	INVOICE: HCY15								
	104304	06/01/25	2734	491216	T	07/08/25	60031030 40514	CONTRACT SERVICES	7,118.75
	INVOICE: HCY15								
VENDOR TOTALS			.00	YTD INVOICED			1,317,693.98	YTD PAID	139,862.31
120618	RCA FLOORING, INC.								
	103956	04/29/25		491217	T	07/08/25	10041050 42024	BUILDING MAINTENANCE	3,780.00
	INVOICE: 56958								
VENDOR TOTALS			.00	YTD INVOICED			5,755.00	YTD PAID	3,780.00
123234	REECE SUPPLY, LLC								
	103920	05/29/25		491218	T	07/08/25	10041050 42024	BUILDING MAINTENANCE	128.32
	INVOICE: S120863915.001								
	104216	05/14/25		491218	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	402.36
	INVOICE: S120751442.001								
	104218	05/08/25		491218	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	82.34
	INVOICE: S120697587.001								
	104224	02/06/25		491218	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	341.74
	INVOICE: S120011836.001								
	104226	02/03/25		491218	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	84.14
	INVOICE: S119983813.001								
	104227	02/03/25		491218	T	07/08/25	10061100 42024	BUILDING MAINTENANCE	14.56
	INVOICE: S119986454.001								
	104411	02/18/25		491218	T	07/08/25	10061100 47304	IMPROV OTHER THAN BUILDIN	20.26
	INVOICE: S120098640.001								
	104413	04/03/25		491218	T	07/08/25	10061100 47304	IMPROV OTHER THAN BUILDIN	50.13
	INVOICE: S120440556.001								
VENDOR TOTALS			.00	YTD INVOICED			8,470.77	YTD PAID	1,123.85
115776	REPUBLIC SERVICES								
	103941	05/31/25		491219	T	07/08/25	46515730 45444	UTILITIES	537.83
	INVOICE: 0902-013337840								
	103942	05/31/25		491219	T	07/08/25	46615731 45444	UTILITIES	688.07
	INVOICE: 0902-013337841								
	103943	05/31/25		491219	T	07/08/25	46715732 45444	UTILITIES	409.83
	INVOICE: 0902-013339097								
	103944	05/31/25		491219	T	07/08/25	46447150 45444	UTILITIES	252.54
	INVOICE: 0902-013348133								
	103945	05/31/25		491219	T	07/08/25	46447150 45444	UTILITIES	36.30

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INVOICE: 0902-013348134									
VENDOR TOTALS			.00	YTD INVOICED		27,516.87	YTD PAID		1,924.57
123428	RETURN TO WORK PARTNERS INC.								
	104234	05/06/25	2509	491122	P	07/08/25	10017010 40514	CONTRACT SERVICES	2,200.00
	INVOICE: 27829								
	104240	06/10/25	2509	491122	P	07/08/25	10017010 40514	CONTRACT SERVICES	975.00
	INVOICE: 28030								
VENDOR TOTALS			.00	YTD INVOICED		3,175.00	YTD PAID		3,175.00
124298	REYES, ROSA								
	104170	06/05/25		491220	T	07/08/25	10021010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: REIMB. 6/2/25								
VENDOR TOTALS			.00	YTD INVOICED		500.00	YTD PAID		500.00
98822	RICHARDS, WATSON & GERSHON								
	103859	06/12/25		491221	T	07/08/25	10041050 40514	CONTRACT SERVICES	4,661.40
	INVOICE: 253386								
	104329	04/23/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	21,701.13
	INVOICE: 252623-2								
	104331	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	5,070.48
	INVOICE: 252993								
	104332	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	228.00
	INVOICE: 252994								
	104333	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	15,136.80
	INVOICE: 252995								
	104335	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	26,188.49
	INVOICE: 252996								
	104336	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	673.20
	INVOICE: 252997								
	104337	05/19/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	1,316.30
	INVOICE: 252998								
	104345	06/12/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	376.20
	INVOICE: 253381								
	104347	06/12/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	256.70
	INVOICE: 353382								
	104348	06/12/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	10,123.48
	INVOICE: 253383								
	104350	06/12/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	1,042.10
	INVOICE: 253384								
	104352	06/12/25	2739	491221	T	07/08/25	10015010 40514	CONTRACT SERVICES	110.25
	INVOICE: 253385								
VENDOR TOTALS			.00	YTD INVOICED		447,923.83	YTD PAID		86,884.53
111254	ROADLINE PRODUCTS INC USA								
	104089	01/07/25		491222	T	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	1,465.61
	INVOICE: 20885								

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	104090	01/14/25		491222	T	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	2,497.99
	INVOICE:	20918							
	104124	03/25/25		491222	T	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	2,475.50
	INVOICE:	21188							
	104125	05/13/25		491222	T	07/08/25	10041120 41404	MATERIALS, SUPPLIES & OTH	1,346.03
	INVOICE:	21345							
	104126	05/14/25		491222	T	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	2,425.75
	INVOICE:	21346							
	104127	06/10/25		491222	T	07/08/25	56091010 47304	IMPROV OTHER THAN BUILDIN	1,746.18
	INVOICE:	21460							
VENDOR TOTALS			.00	YTD INVOICED			86,343.67	YTD PAID	11,957.06
124323	ROBERT HALF, INC.								
	103975	06/11/25		491223	T	07/08/25	10001222 40514	CONTRACT SERVICES	3,740.00
	INVOICE:	65069398							
	104030	06/18/25		491223	T	07/08/25	10001222 40514	CONTRACT SERVICES	3,225.75
	INVOICE:	65094340							
VENDOR TOTALS			.00	YTD INVOICED			89,101.50	YTD PAID	6,965.75
122798	ROY'S FLOORING, INC.								
	104165	06/20/25		491224	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	3,600.00
	INVOICE:	2025-113							
	104166	06/20/25		491224	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	2,000.00
	INVOICE:	20252-59							
	104195	06/23/25		491224	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	3,600.00
	INVOICE:	2025-60							
VENDOR TOTALS			.00	YTD INVOICED			9,200.00	YTD PAID	9,200.00
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	104128	06/10/25	29	491225	T	07/08/25	60031030 42554	TIRES	581.60
	INVOICE:	33232							
	104129	06/12/25	29	491225	T	07/08/25	60031030 42554	TIRES	449.00
	INVOICE:	33256							
VENDOR TOTALS			.00	YTD INVOICED			17,913.94	YTD PAID	1,030.60
124207	SANTISTEBAN, SABRINA								
	104171	06/09/25		491226	T	07/08/25	10021010 45584	HEALTH AND WELLNESS	155.01
	INVOICE:	REIMB. 6/6/25							
VENDOR TOTALS			.00	YTD INVOICED			500.00	YTD PAID	155.01
92121	SAXE-CLIFFORD PH.D, SUSAN								
	104297	06/19/25		491227	T	07/08/25	10017010 45324	PHYSICAL EXAMINATIONS	450.00
	INVOICE:	25-0619-2							
VENDOR TOTALS			.00	YTD INVOICED			1,800.00	YTD PAID	450.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123856 SECTRAN SECURITY INC.	104141	06/12/25		491228	T	07/08/25	10016020 40514	CONTRACT SERVICES	334.05
	INVOICE:	25060614							
VENDOR TOTALS			.00	YTD INVOICED			4,132.27	YTD PAID	334.05
17550 SEERS LUMBER CO INC	104209	05/20/25		491229	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	22.08
	INVOICE:	665253							
	104412	06/16/25		491229	T	07/08/25	10061100 47304	IMPROV OTHER THAN BUILDIN	24.73
	INVOICE:	116734							
VENDOR TOTALS			.00	YTD INVOICED			1,577.58	YTD PAID	46.81
17857 SOUTH BAY REGIONAL PUBLIC	104342	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	11,404.42
	INVOICE:	04661							
	104342	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	401.49
	INVOICE:	04661							
	104344	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	908.56
	INVOICE:	04657							
	104344	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	31.99
	INVOICE:	04657							
	104346	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	16,453.11
	INVOICE:	04677							
	104346	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	579.23
	INVOICE:	04677							
	104349	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	7,857.76
	INVOICE:	04660							
	104349	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	276.63
	INVOICE:	04660							
	104354	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	709.84
	INVOICE:	04672							
	104354	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	24.99
	INVOICE:	04672							
	104355	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	3,308.95
	INVOICE:	04650							
	104355	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	116.49
	INVOICE:	04650							
	104356	06/26/25	53	491230	T	07/08/25	60031030 47304	IMPROV OTHER THAN BUILDIN	7,667.95
	INVOICE:	04645							
	104356	06/26/25	53	491230	T	07/08/25	60031030 47404	MACHINERY & EQUIPMENT	269.95
	INVOICE:	04645							
VENDOR TOTALS			.00	YTD INVOICED			3,470,864.30	YTD PAID	50,011.36
123302 SOUTHERN TIRE MART, LLC	104131	06/12/25		491231	T	07/08/25	60031030 42554	TIRES	324.00
	INVOICE:	7100042278							

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VENDOR TOTALS			.00	YTD INVOICED		27,750.63	YTD PAID		324.00
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC								
	104175	04/07/25	2454	491232	T	07/08/25	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501040725								
	104176	05/07/25	2454	491232	T	07/08/25	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501050725								
	104177	06/07/25	2454	491232	T	07/08/25	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501060725								
	104330	06/07/25		491232	T	07/08/25	10610010 40514	CONTRACT SERVICES	6,782.03
	INVOICE: 187580201060725								
VENDOR TOTALS			.00	YTD INVOICED		80,803.60	YTD PAID		16,022.03
124462	STARKS ENTERPRISES TRANSPORTATION SERVICES INC.								
	104310	04/23/25		491233	T	07/08/25	28034000 45384	PARATRANSIT DIAL A RIDE	1,836.90
	INVOICE: 042325								
VENDOR TOTALS			.00	YTD INVOICED		1,836.90	YTD PAID		1,836.90
107314	STEPHAN T HONDA MD, INC								
	104169	06/19/25		491234	T	07/08/25	10002220 40724	MEDICAL & AMBULANCE	1,065.80
	INVOICE: 00184686								
VENDOR TOTALS			.00	YTD INVOICED		19,039.65	YTD PAID		1,065.80
124179	SYSTEM SECURITY								
	104406	06/09/25		491235	T	07/08/25	10061120 40514	CONTRACT SERVICES	126.00
	INVOICE: INV-003211								
	104407	06/09/25		491235	T	07/08/25	10061050 40514	CONTRACT SERVICES	120.00
	INVOICE: INV-003225								
VENDOR TOTALS			.00	YTD INVOICED		246.00	YTD PAID		246.00
117117	T-MOBILE								
	104161	06/20/25		491236	T	07/08/25	10002215 41514	OPERATING SUPPLIES	115.00
	INVOICE: 9608663162								
VENDOR TOTALS			.00	YTD INVOICED		1,150.00	YTD PAID		115.00
124426	TAMURA, SYLVANA								
	104229	06/23/25		491237	T	07/08/25	10017010 45584	HEALTH AND WELLNESS	126.75
	INVOICE: 1701-113186								
VENDOR TOTALS			.00	YTD INVOICED		488.52	YTD PAID		126.75
124430	TECH CONTROL SYSTEMS, INC.								
	104065	06/19/25		491238	T	07/08/25	52035030 40514	CONTRACT SERVICES	2,380.00
	INVOICE: 18728								

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VENDOR TOTALS			.00	YTD INVOICED			2,380.00	YTD PAID	2,380.00
123284	THE HILLER COMPANIES, LLC. 103876	06/12/25		491239	T	07/08/25	52035030 40514	CONTRACT SERVICES	1,223.59
	INVOICE: 641197								
VENDOR TOTALS			.00	YTD INVOICED			9,553.59	YTD PAID	1,223.59
105802	THE SAFEMART OF SO. CALIF. 104210	06/11/25		491240	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	222.08
	INVOICE: 1930								
	104215	06/13/25		491240	T	07/08/25	10061120 42024	BUILDING MAINTENANCE	3.32
	INVOICE: 1944								
	104401	04/09/25		491240	T	07/08/25	10061120 40514	CONTRACT SERVICES	136.59
	INVOICE: 1750								
	104410	06/20/25		491240	T	07/08/25	10061100 42514	SMALL TOOLS & MINOR EQUIP	290.34
	INVOICE: 1956								
VENDOR TOTALS			.00	YTD INVOICED			5,713.84	YTD PAID	652.33
118571	THE STANLEY LOUIS COMPANY 104405	04/25/25		491241	T	07/08/25	10061050 42024	BUILDING MAINTENANCE	1,723.37
	INVOICE: 251027								
VENDOR TOTALS			.00	YTD INVOICED			8,712.47	YTD PAID	1,723.37
123477	THE TEC NETWORK 103962	06/17/25		491242	T	07/08/25	10001222 40544	COMPUTER SERVICE	4,624.03
	INVOICE: 2808								
VENDOR TOTALS			.00	YTD INVOICED			61,668.38	YTD PAID	4,624.03
113121	TOTAL ADMINISTRATION SVCS CORP 104232	06/16/25		491123	P	07/08/25	10017010 40514	CONTRACT SERVICES	311.66
	INVOICE: IN3475003								
VENDOR TOTALS			.00	YTD INVOICED			94,664.12	YTD PAID	311.66
123415	TRIPEPI, SMITH AND ASSOCIATES, INC. 104321	02/15/25		491243	T	07/08/25	10013010 40514	CONTRACT SERVICES	2,425.00
	INVOICE: 14128								
	104322	06/15/25		491243	T	07/08/25	10013010 40514	CONTRACT SERVICES	3,300.00
	INVOICE: 14966								
	104323	06/15/25		491243	T	07/08/25	10013010 40514	CONTRACT SERVICES	4,375.00
	INVOICE: 14967								
VENDOR TOTALS			.00	YTD INVOICED			64,078.14	YTD PAID	10,100.00
123793	TRUJILLO, JULISSA 103977	06/03/25		491244	T	07/08/25	10021010 45584	HEALTH AND WELLNESS	87.81

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INVOICE: REIMB. 5/30/25									
VENDOR TOTALS			.00	YTD INVOICED		500.00	YTD PAID		87.81
105489	TYLER TECHNOLOGIES								
	103808	03/21/25		491245	T	07/08/25	10043020 40514	CONTRACT SERVICES	15.00
	INVOICE: 045-512369								
	103829	03/21/25		491245	T	07/08/25	10043020 40514	CONTRACT SERVICES	5.00
	INVOICE: 045-512206								
	104303	06/18/25		491245	T	07/08/25	10110010 40964	ENERGOV VIRTUAL CITY HALL	700.00
	INVOICE: 025-515649								
VENDOR TOTALS			.00	YTD INVOICED		504,813.13	YTD PAID		720.00
112885	ULINE SHIPPING SUPPLY								
	103978	05/28/25		491246	T	07/08/25	10001218 41514	OPERATING SUPPLIES	570.14
	INVOICE: 193428772								
	104158	06/10/25		491246	T	07/08/25	10001218 41514	OPERATING SUPPLIES	183.43
	INVOICE: 193966397								
VENDOR TOTALS			.00	YTD INVOICED		13,640.00	YTD PAID		753.57
123448	VERA PAINTING								
	103910	02/24/25		491247	T	07/08/25	10041050 40514	CONTRACT SERVICES	2,300.00
	INVOICE: 02242025								
VENDOR TOTALS			.00	YTD INVOICED		4,880.00	YTD PAID		2,300.00
106043	VISTA PAINT CORPORATION								
	103950	06/04/25		491248	T	07/08/25	28534000 45564	BUS STOP MAINTENANCE	2,111.66
	INVOICE: 2025-955964-00								
VENDOR TOTALS			.00	YTD INVOICED		26,481.81	YTD PAID		2,111.66
118487	VU, THE PAUL								
	104167	06/18/25		491249	T	07/08/25	10001224 45184	TRAINING	64.16
	INVOICE: 050105022025								
	104168	06/18/25		491249	T	07/08/25	10001224 43704	POST REIMBURSABLE EXPENSE	156.72
	INVOICE: 050505072025								
VENDOR TOTALS			.00	YTD INVOICED		4,658.78	YTD PAID		220.88
111056	WESTERN GRAPHIX								
	104307	06/23/25		491250	T	07/08/25	10017010 41514	OPERATING SUPPLIES	145.00
	INVOICE: 60608								
VENDOR TOTALS			.00	YTD INVOICED		1,682.96	YTD PAID		145.00
REPORT TOTALS									2,868,434.58

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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	COUNT	AMOUNT
TOTAL PRINTED CHECKS	27	1,755,558.15
TOTAL EFT TRANSFERS	127	1,112,876.43

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123601 BALDWIN, CLAUDE	103796	05/23/25		491266	T	07/08/25	81044010 45124	EDUCATIONAL REIMBURSEMENT	1,657.55
	INVOICE: ED REIMB PA 6030								
VENDOR TOTALS			.00	YTD INVOICED			3,208.49	YTD PAID	1,657.55
122923 CADD MICROSYSTEMS, INC.	103976	04/29/25	2727	491267	T	07/08/25	10110010 40964	ENERGOV VIRTUAL CITY HALL	5,290.00
	INVOICE: SO30042509								
VENDOR TOTALS			.00	YTD INVOICED			7,490.00	YTD PAID	5,290.00
91961 GPC INC.	103799	06/12/25		491268	T	07/08/25	60031030 42514	SMALL TOOLS & MINOR EQUIP	895.04
	INVOICE: 075476								
VENDOR TOTALS			.00	YTD INVOICED			19,578.25	YTD PAID	895.04
99228 CONTINUING EDUCATION	103824	05/27/25		491261	P	07/08/25	10015010 41574	LAW & REFERENCE LIBRARY	548.88
	INVOICE: IN00326922								
	103827	05/27/25		491261	P	07/08/25	10015010 41574	LAW & REFERENCE LIBRARY	548.88
	INVOICE: IN00327191								
VENDOR TOTALS			.00	YTD INVOICED			3,841.54	YTD PAID	1,097.76
123435 ENVIRONMENTAL CHARTER MIDDLE SCHOOL	104182	02/25/25		491262	P	07/08/25	990 22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 02/25/25								
VENDOR TOTALS			.00	YTD INVOICED			3,200.00	YTD PAID	1,200.00
103766 EWING IRRIGATION PRODUCTS	101985	05/01/25		491269	T	07/08/25	10061090 41514	OPERATING SUPPLIES	94.41
	INVOICE: 25838237								
VENDOR TOTALS			.00	YTD INVOICED			446.31	YTD PAID	94.41
121729 FINANCIAL CREDIT NETWORK, INC.	104357	04/01/25		491270	T	07/08/25	10000109 51940	CODE ENFORCEMENT FEE	836.35
	INVOICE: 04-01-25 TO 04-30-25								
VENDOR TOTALS			.00	YTD INVOICED			904.11	YTD PAID	836.35
121764 MARQUEZ, DANIELLE	98437	04/01/25		491263	P	07/08/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 4-1-25								
VENDOR TOTALS			.00	YTD INVOICED			400.00	YTD PAID	50.00
124419 SO CAL RADAR									

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103786		04/10/25		491264	P	07/08/25	10002209 47404	MACHINERY & EQUIPMENT	440.00
	INVOICE:	042504							
VENDOR TOTALS			.00	YTD INVOICED			440.00	YTD PAID	440.00
123130	TELEHEALTH VAN LLC								
	104054	06/02/25	23	491265	P	07/08/25	18110010 40514	CONTRACT SERVICES	9,984.00
	INVOICE:	1100							
VENDOR TOTALS			.00	YTD INVOICED			367,872.00	YTD PAID	9,984.00
								REPORT TOTALS	21,545.11

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	12,771.76
TOTAL EFT TRANSFERS	5	8,773.35

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
114284	ADMINSURE INC. 103990 INVOICE: 17967	06/15/25	1655	491276	T	07/08/25	25019010 45684	WORKERS COMPENSATION ADMI	8,710.00
	VENDOR TOTALS		.00	YTD INVOICED			104,230.00	YTD PAID	8,710.00
123750	STATE OF CALIFORNIA-DEPARTMENT OF GENERAL SERVICES 104324 INVOICE: 06262025	06/25/25		491271	P	07/08/25	10043020 40514	CONTRACT SERVICES	2,663.50
	VENDOR TOTALS		.00	YTD INVOICED			21,962.56	YTD PAID	2,663.50
123504	GOVINVEST INC. 104299 INVOICE: 2025-6426	06/24/25	2517	491277	T	07/08/25	10017010 40514	CONTRACT SERVICES	11,025.00
	VENDOR TOTALS		.00	YTD INVOICED			21,525.00	YTD PAID	11,025.00
123926	KARPEL COMPUTER SYSTEMS INC. 104217 INVOICE: 72980	06/23/25	2723	491278	T	07/08/25	10015020 40514	CONTRACT SERVICES	13,550.00
	VENDOR TOTALS		.00	YTD INVOICED			37,783.91	YTD PAID	13,550.00
104123	LEAGUE OF CALIFORNIA CITIES 104327 INVOICE: 4371	06/12/25		491272	P	07/08/25	10011500 45104	DUES & SUBSCRIPTIONS	1,412.25
	VENDOR TOTALS		1,412.25	YTD INVOICED			28,346.50	YTD PAID	1,412.25
105619	LOS ANGELES TIMES 103996 INVOICE: SUBS. July-Oct. 2025	06/03/25		491273	P	07/08/25	10002220 45314	PRISONER EXPENSE	1,002.96
	VENDOR TOTALS		.00	YTD INVOICED			4,592.37	YTD PAID	1,002.96
111713	OCEANGATE PROPERTIES INC 104427 INVOICE: OPA Parcel 1 Jul'25	07/01/25		491274	P	07/08/25	46101112 46304	TAX INCREMENT REIMBURSEME	248,487.73
	VENDOR TOTALS		248,487.73	YTD INVOICED			862,117.01	YTD PAID	248,487.73
106074	PROGRESSIVE SOLUTIONS INC 104424 INVOICE: 4075	06/30/25	2900	491279	T	07/08/25	10016020 40514	CONTRACT SERVICES	42,704.91
	VENDOR TOTALS		42,704.91	YTD INVOICED			63,593.35	YTD PAID	42,704.91
124468	RELATION INSURANCE SERVICES, INC. 104425 INVOICE: 6484101	06/17/25	2901	491280	T	07/08/25	25190010 46254	AVIATION AIRPORT INSURANC	21,226.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	104426	06/17/25	2901	491280	T	07/08/25	25190010 46254	AVIATION AIRPORT INSURANC	49,846.00
	INVOICE: 6484968								
VENDOR TOTALS			71,072.00	YTD INVOICED			71,072.00	YTD PAID	71,072.00
121903 RELIANCE STANDARD LIFE INS. CO	104291	06/23/25		491281	T	07/08/25	990 20900	INSURANCE BENEFITS	2,842.20
	INVOICE: 7/1/2025_STD/LTD_Saf								
	104292	06/23/25		491281	T	07/08/25	990 20900	INSURANCE BENEFITS	8,470.87
	INVOICE: 7/1/2025_LTD_MISC								
VENDOR TOTALS			11,313.07	YTD INVOICED			144,742.41	YTD PAID	11,313.07
114756 SOUTHERN CA EDISON CO.	104316	07/01/25		491275	P	07/08/25	20025000 40514	CONTRACT SERVICES	2,202.80
	INVOICE: 7701271554								
VENDOR TOTALS			2,202.80	YTD INVOICED			5,941.59	YTD PAID	2,202.80
115132 THE STANDARD INSURANCE CO.	104289	06/16/25		491283	T	07/08/25	990 20900	INSURANCE BENEFITS	2,394.75
	INVOICE: 7/1/2025_DIV2								
VENDOR TOTALS			2,394.75	YTD INVOICED			30,415.75	YTD PAID	2,394.75
112363 THE STANDARD INSURANCE COMPANY, ATTN: EMPLOYEE BE	104290	06/16/25		491282	T	07/08/25	990 20900	INSURANCE BENEFITS	2,585.00
	INVOICE: 7/1/2025_DIV1								
VENDOR TOTALS			2,585.00	YTD INVOICED			33,364.40	YTD PAID	2,585.00
95851 VISION SERVICE PLAN - (CA)	104286	06/19/25		491284	T	07/08/25	990 20900	INSURANCE BENEFITS	2,344.74
	INVOICE: 823101744								
	104287	06/19/25		491284	T	07/08/25	990 20900	INSURANCE BENEFITS	138.88
	INVOICE: 823105948								
	104288	06/19/25		491284	T	07/08/25	990 20900	INSURANCE BENEFITS	1,904.64
	INVOICE: 823101729								
VENDOR TOTALS			4,388.26	YTD INVOICED			58,797.61	YTD PAID	4,388.26
								REPORT TOTALS	423,512.23

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	255,769.24
TOTAL EFT TRANSFERS	9	167,742.99

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*

# CITY OF HAWTHORNE

FOR THE MEETING OF JULY 8, 2025

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
7/1/25	77990	78311	HOUSING	924,929.24
7/1/25	78312	78338	HOUSING	39,034.00
* Emergency Issue - for ratification only				<u>963,963.24</u>

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: H070125X

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
105745	13615 CERISE AVENUE L.P. 104087	05/01/25		78312	T	07/01/25	84440010 45904	HOUSING VOUCHER	1,307.00
	INVOICE: 10678-1								
	VENDOR TOTALS		9,234.00	YTD INVOICED			115,931.00	YTD PAID	1,307.00
123716	13921 YUKON AVE 104084	05/01/25		78313	T	07/01/25	84440010 45904	HOUSING VOUCHER	892.00
	INVOICE: 10759-1								
	104117	06/01/25		78313	T	07/01/25	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10759-1								
	VENDOR TOTALS		5,754.00	YTD INVOICED			22,605.00	YTD PAID	2,621.00
120507	BARSOUM, MAKARIOS 104104	06/01/25		78314	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 10485-1								
	VENDOR TOTALS		3,098.00	YTD INVOICED			24,669.00	YTD PAID	1,087.00
117697	BASKARON, EDWARD 104101	06/01/25		78315	T	07/01/25	81544100 45904	HOUSING VOUCHER	738.00
	INVOICE: 8910-1								
	VENDOR TOTALS		1,833.00	YTD INVOICED			10,677.00	YTD PAID	738.00
121648	BLUE WATER ASSET MANAGEMENT, LP 104092	06/01/25		78316	T	07/01/25	81544100 45904	HOUSING VOUCHER	153.00
	INVOICE: 10442-1								
	104093	06/01/25		78316	T	07/01/25	81544100 45904	HOUSING VOUCHER	542.00
	INVOICE: 10454-1								
	VENDOR TOTALS		4,884.00	YTD INVOICED			51,915.00	YTD PAID	695.00
123938	BOLL, MICHAEL 104085	05/01/25		78317	T	07/01/25	81544100 45904	HOUSING VOUCHER	965.00
	INVOICE: 10796-1								
	104118	06/01/25		78317	T	07/01/25	81544100 45904	HOUSING VOUCHER	965.00
	INVOICE: 10796-1								
	VENDOR TOTALS		2,895.00	YTD INVOICED			14,319.00	YTD PAID	1,930.00
121048	CERISE INVESTMENT CO., LLC. 104094	06/01/25		78318	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10322-1								
	VENDOR TOTALS		35,831.00	YTD INVOICED			581,904.00	YTD PAID	1,435.00
121492	CHADRON TERRACE, LLC. 104072	04/01/25		78319	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10310-1								

PAID INVOICES REPORT

CHECK: H070125X

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	104077	05/01/25		78319	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE:	10310-1							
	104078	05/01/25		78319	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,326.00
	INVOICE:	10841-1							
	104095	06/01/25		78319	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE:	10310-1							
	104096	06/01/25		78319	T	07/01/25	81544100 45904	HOUSING VOUCHER	2,741.00
	INVOICE:	10841-1							
	VENDOR TOTALS		54,087.00	YTD INVOICED			661,357.00	YTD PAID	7,559.00
119168	COSTA, FRANCO								
	104097	06/01/25		78320	T	07/01/25	81544100 45904	HOUSING VOUCHER	995.00
	INVOICE:	9286-1							
	VENDOR TOTALS		2,296.00	YTD INVOICED			41,472.06	YTD PAID	995.00
102245	CRC MANAGEMENT INC.								
	104112	06/01/25		78321	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE:	10377-1							
	104113	06/01/25		78321	T	07/01/25	81544100 45904	HOUSING VOUCHER	283.00
	INVOICE:	5052-1							
	104114	06/01/25		78321	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE:	8470-1							
	104123	06/01/25		78321	T	07/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	95.00
	INVOICE:	8470-1							
	VENDOR TOTALS		53,318.00	YTD INVOICED			629,294.00	YTD PAID	3,757.00
110168	DAVES-HOLMES, LULA								
	104073	04/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE:	10714-1							
	104074	04/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	137.00
	INVOICE:	9262-1							
	104079	05/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE:	10714-1							
	104080	05/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	137.00
	INVOICE:	9262-1							
	104098	06/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE:	10714-1							
	104099	06/01/25		78322	T	07/01/25	81544100 45904	HOUSING VOUCHER	137.00
	INVOICE:	9262-1							
	VENDOR TOTALS		10,443.00	YTD INVOICED			118,398.00	YTD PAID	876.00
123052	DIAMOND 1, LP.								
	104100	06/01/25		78323	T	07/01/25	81544100 45904	HOUSING VOUCHER	2,143.00
	INVOICE:	9909-1							
	VENDOR TOTALS		7,549.00	YTD INVOICED			71,709.00	YTD PAID	2,143.00

PAID INVOICES REPORT

CHECK: H070125X

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
108700 ECHEVERRY, JOSE E. & MARIA E.	104102	06/01/25		78324	T	07/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	818.00
	INVOICE:	9765-1							
VENDOR TOTALS			2,285.00	YTD INVOICED			22,266.00	YTD PAID	818.00
103655 GAMBOA, LUIS	104103	06/01/25		78325	T	07/01/25	81544100 45904	HOUSING VOUCHER	1,422.00
	INVOICE:	10531-1							
VENDOR TOTALS			2,844.00	YTD INVOICED			18,341.00	YTD PAID	1,422.00
105399 GOLBAZ-HAGH, MASOUD	104105	06/01/25		78326	T	07/01/25	81544100 45904	HOUSING VOUCHER	80.00
	INVOICE:	4601-1							
VENDOR TOTALS			1,704.00	YTD INVOICED			20,192.00	YTD PAID	80.00
123622 HIRATA PROPERTIES, LLC.	104115	06/01/25		78327	T	07/01/25	81544100 45904	HOUSING VOUCHER	2,140.00
	INVOICE:	8997-1							
VENDOR TOTALS			12,769.00	YTD INVOICED			137,171.00	YTD PAID	2,140.00
108271 JOHNSON, STEVE A.	104108	06/01/25		78328	T	07/01/25	81544100 45904	HOUSING VOUCHER	939.00
	INVOICE:	8398-1							
VENDOR TOTALS			1,878.00	YTD INVOICED			14,865.00	YTD PAID	939.00
123425 JR AJ, LLC.	104086	05/01/25		78329	T	07/01/25	81544100 45904	HOUSING VOUCHER	208.00
	INVOICE:	8412-1							
	104119	06/01/25		78329	T	07/01/25	81544100 45904	HOUSING VOUCHER	208.00
	INVOICE:	8412-1							
VENDOR TOTALS			4,991.00	YTD INVOICED			67,291.00	YTD PAID	416.00
121781 MEA PROPERTIES, LLC.	104120	06/01/25		78330	T	07/01/25	81544100 45904	HOUSING VOUCHER	811.00
	INVOICE:	8417-1							
VENDOR TOTALS			1,622.00	YTD INVOICED			12,655.00	YTD PAID	811.00
122042 PROFESSIONAL PROPERTY MANAGERS, INC.	104075	04/01/25		78331	T	07/01/25	81544100 45904	HOUSING VOUCHER	95.00
	INVOICE:	10602-1							
	104081	05/01/25		78331	T	07/01/25	81544100 45904	HOUSING VOUCHER	95.00
	INVOICE:	10602-1							
	104106	06/01/25		78331	T	07/01/25	81544100 45904	HOUSING VOUCHER	95.00
	INVOICE:	10602-1							

PAID INVOICES REPORT

CHECK: H070125X

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS			14,826.00	YTD INVOICED			199,827.00	YTD PAID		285.00
123704	R3 PROPERTIES 1 LLC									
	104116	06/01/25		78332	T	07/01/25	81544100 45904	HOUSING VOUCHER		304.00
	INVOICE: 10386-1									
VENDOR TOTALS			8,498.00	YTD INVOICED			120,436.00	YTD PAID		304.00
123904	SAINT DAVID BUILDING LLC.									
	104088	05/01/25		78333	T	07/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER		186.00
	INVOICE: 8980-1									
	104122	06/01/25		78333	T	07/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER		186.00
	INVOICE: 8980-1									
VENDOR TOTALS			2,033.00	YTD INVOICED			21,233.00	YTD PAID		372.00
119012	SAINT MARK PROPERTY LLC.									
	104082	05/01/25		78334	T	07/01/25	81544100 45904	HOUSING VOUCHER		113.00
	INVOICE: 8265-1									
	104107	06/01/25		78334	T	07/01/25	81544100 45904	HOUSING VOUCHER		113.00
	INVOICE: 8265-1									
VENDOR TOTALS			1,331.00	YTD INVOICED			13,193.00	YTD PAID		226.00
124386	SULLIVAN, TERENCE									
	104083	05/01/25		78335	T	07/01/25	81544100 45904	HOUSING VOUCHER		753.00
	INVOICE: 9482-1									
	104109	06/01/25		78335	T	07/01/25	81544100 45904	HOUSING VOUCHER		2,121.00
	INVOICE: 9482-1									
VENDOR TOTALS			4,995.00	YTD INVOICED			4,995.00	YTD PAID		2,874.00
119666	THE MONTECITO APTS. INVESTMENT, LP									
	104110	06/01/25		78336	T	07/01/25	81544100 45904	HOUSING VOUCHER		1,542.00
	INVOICE: 4754-1									
VENDOR TOTALS			3,434.00	YTD INVOICED			51,943.00	YTD PAID		1,542.00
122416	THREE RAINBOWS LLC.									
	104111	06/01/25		78337	T	07/01/25	81544100 45904	HOUSING VOUCHER		167.00
	INVOICE: 10547-1									
VENDOR TOTALS			5,618.00	YTD INVOICED			51,802.00	YTD PAID		167.00
111459	WILSON, TERI									
	104121	06/01/25		78338	T	07/01/25	82044100 45904	HOUSING VOUCHER		1,495.00
	INVOICE: 4541-1									
VENDOR TOTALS			4,458.00	YTD INVOICED			29,883.00	YTD PAID		1,495.00

PAID INVOICES REPORT

CHECK: H070125X

TO FISCAL 2026/01 07/01/2024 TO 06/30/2026

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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REPORT TOTALS 39,034.00

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	27	39,034.00

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*

# CITY OF HAWTHORNE

FOR THE MEETING OF JULY 8, 2025

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
7/8/25	11055	11059	ASSET FORFEITURE	12,357.93
<b>* Emergency Issue - for ratification only</b>				<u>12,357.93</u>

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: F070825A

TO FISCAL 2026/01 07/01/2024 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122831 BANDERA, DARIO A.	104023	06/16/25		11055	T	07/08/25	23021020 47404	MACHINERY & EQUIPMENT	2,250.00
	INVOICE: 61625								
VENDOR TOTALS			.00	YTD INVOICED			13,083.00	YTD PAID	2,250.00
124321 US BANK NATIONAL ASSOCIATION	104020	06/06/25		11056	T	07/08/25	23002244 45144	GASOLINE & OIL	536.78
	INVOICE: 52374280								
VENDOR TOTALS			.00	YTD INVOICED			908.01	YTD PAID	536.78
123857 NASTEC INTERNATIONAL INC.	104174	06/17/25	2615	11057	T	07/08/25	23021020 40514	CONTRACT SERVICES	5,703.75
	INVOICE: 12805								
VENDOR TOTALS			.00	YTD INVOICED			121,912.38	YTD PAID	5,703.75
123386 VITALITY GROUP INTERNATIONAL, INC.	104019	06/11/25		11058	T	07/08/25	23021020 41514	OPERATING SUPPLIES	984.40
	INVOICE: 90048013								
VENDOR TOTALS			.00	YTD INVOICED			17,118.11	YTD PAID	984.40
122962 WHOOSTER INC.	102249	05/09/25		11059	T	07/08/25	23021020 40514	CONTRACT SERVICES	2,883.00
	INVOICE: 10002011070								
VENDOR TOTALS			.00	YTD INVOICED			2,883.00	YTD PAID	2,883.00
REPORT TOTALS									12,357.93

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	5	12,357.93

\*\* END OF REPORT - Generated by Shunte11 Dixon \*\*



**AGENDA ITEM NO. 5.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Public Works

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8539 - A RESOLUTION OF THE CITY OF HAWTHORNE CITY COUNCIL APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND HAWTHORNE MEMORIAL PARK UPGRADE PROJECT**

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution No. 8539

**DISCUSSION:**

On February 14, 1963, President Kennedy's Administration proposed legislation to establish a "Land and Water Conservation Fund" (LWCF) to assist states in planning, acquisition, and development of recreation lands. With bipartisan support, President John signed it into law on September 3, 1964. On August 4, 2020, the Great American Outdoors Act (GAOA) was signed into law, authorizing \$900 million nationwide annual in permanent funding for LWCF.

The LWCF grants provide funding for the acquisition or development of land to create new outdoor recreation opportunities for the health and wellness of Californians. This grant is a funding opportunity available to local agencies in the State of California and is awarded through a competitive program. The City of Hawthorne is embarking on an ambitious renewal project for the Hawthorne Memorial Park to modernize and expand its facilities in preparation for increased community use and international attention from upcoming global events, including the 2028 Olympic Games and the FIFA World Cup. This transformative effort is focused on improving accessibility, sustainability, and the overall recreational experience for residents and visitors alike.

As part of the LWCF Program application process, the City must obtain authorization from the City Council in the form of a signed resolution. The authorizing resolution certifies the City will abide by the terms and conditions of the grant funds and delegates authority to the Public Works Manager to conduct all negotiations and execute and submit all documents. The City is filing for funding assistance for the proposed Memorial Park Renewal Project and, if awarded, is eligible to receive up to \$6 million through the LWCF Program.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

This grant will help develop a branding program for the City. If awarded, the grant will be used to aid in designing a greener and environmentally friendly City by adding green spaces, incorporating electric vehicle charging stations, bicycle storage and sustainable design such as solar-powered lighting.

**FISCAL IMPACT:**

None.

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Resolution 8539

Land and Water Conservation Fund Grant Application Form

**RESOLUTION NO. 8539**

**A RESOLUTION OF THE CITY OF HAWTHORNE CITY COUNCIL  
APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION  
FUND HAWTHORNE MEMORIAL PARK UPGRADE PROJECT**

**WHEREAS**, the Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes; and

**WHEREAS**, the California Department of Parks and Recreation is responsible for administration of the program in the State, setting up necessary rules and procedures governing APPLICATIONS by local agencies under the program; and

**WHEREAS**, the APPLICANT certifies by resolution the approval of the APPLICATION and the availability of eligible MATCHING funds prior to submission of the APPLICATION to the State; and

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF HAWTHORNE City Council HEREBY:**

1. Approves the filing of an APPLICATION for Land and Water Conservation Fund assistance for the proposed; Memorial Park Renewal Project
2. Certifies that the APPLICANT has reviewed, understands and agrees to the General Provisions contained in the CONTRACT shown in the Grant Administration Guide; and
3. Agrees to abide by 54 U.S.C. S200305(f)(3) which requires, "No property acquired or developed with assistance under this section shall, without the approval of the National Secretary of the Interior, be converted to other than public outdoor recreation uses. The Secretary shall approve such conversion only if the Secretary finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as the Secretary deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location."
4. Certifies that said agency has MATCHING funds from eligible source(s) and can finance 100 percent of the PROJECT, which up to half may be reimbursed; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Appoints the Public Works Manager as agent of the APPLICANT to conduct all negotiations and execute and submit all documents, including, but not limited to, APPLICATIONS, CONTRACTS, amendments, payments request, and compliance with all applicable current state and federal laws which may be necessary for the completion of the aforementioned PROJECT.

Approved and Adopted this 8th day of July, 2025.

\_\_\_\_\_  
**ALEX VARGAS, Mayor**  
**City of Hawthorne, California**

ATTEST:


\_\_\_\_\_  
**DAYNA S. WILLIAMS-HUNTER, City Clerk**  
**City of Hawthorne, California**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**ROBERT KIM, City Attorney**  
**City of Hawthorne, California**

**California Natural Resources Agency  
Department of Parks and Recreation**

**Land and Water Conservation Fund Application Form**

<b>Project Name:</b> Hawthorne Memorial Park Upgrade		<b>County:</b> Los Angeles
<b>Total Project Cost:</b> \$4,500,000		<b>Minimum Grant Request:</b> \$3,000,000
<b>Total Pre-Award Planning Costs:</b> \$ 0		<b>Maximum Grant Request:</b> \$3,000,000
<b>Project Site Address:</b> 3901 W El Segundo Blvd		
<b>Project Site Latitude and Longitude:</b> 33.550115 N 118.203476 W		<b>Nearest Cross Streets:</b> <b>Prairie Ave</b>
<b>Grant Applicant (Entity):</b> City of Hawthorne		
<b>Grant Applicant Mailing Address:</b> 4455 W 126th St, Hawthorne CA 90250		
<b>Authorized Representative (as shown in the Resolution)</b>		
<b>Name:</b> Selana Acuna		<b>Title:</b> Public Works Manager
<b>Email:</b> sacuna@cityofhawthorne.org		<b>Phone:</b> (310)349-2980
<b>Day-to-Day Contact (if different from the Authorized Representative)</b>		
<b>Name:</b> Selena Acuna		<b>Title:</b> Public Works Manager
<b>Email:</b> sacuna@cityofhawthorne.org		<b>Phone:</b> (310)349-29280
<b>Type of Project:</b> Development		<b>Acres to be Acquired:</b> 0
<b>Total Site Acreage Currently Under LWCF Protection:</b> 0		<b>Total Acreage to be Placed Under LWCF Protection:</b> 13.5
<p><b>GRANT SCOPE:</b> I represent and warrant that this APPLICATION describes the intended use of the requested GRANT to complete the RECREATION FEATURES and MAJOR SUPPORT AMENITIES proposed through the PROJECT. I agree with the APPLICATION and procedural requirements described in the Application Guide and GRANT ADMINISTRATION GUIDE. I declare under penalty of perjury, under the laws of the State of California, that the information contained in this APPLICATION PACKET, including required attachments, is accurate.</p>		
		6/30/25
<b>Signature of the Authorized Representative (as shown in the Resolution)</b>		<b>Date</b>
Selena Acuna		<b>Public Works Manager</b>
<b>Print Name</b>		<b>Title</b>

## Scope of work- City of Hawthorne Memorial Park Upgrades

The City of Hawthorne is embarking on an ambitious renewal project for Hawthorne Memorial Park to modernize and expand its facilities in preparation for increased community use and international attention from upcoming global events, including the 2028 Olympic Games and the FIFA World Cup. This transformative effort is focused on improving accessibility, sustainability, and the overall recreational experience for residents and visitors alike.

At the heart of the renewal project is the enhancement of recreational amenities to serve a wide range of users, especially families and young children. The small children's pool will be revitalized with new interactive water features that offer a safe and fun environment for play and cooling off during the summer months. These features are designed with water conservation in mind, utilizing recirculating systems and smart controls to minimize waste.

Accessibility is a major component of this project. Pathways and walkways throughout the park will be reconstructed to meet Americans with Disabilities Act (ADA) compliance standards, ensuring all park visitors, including those with mobility challenges, can move freely and comfortably throughout the grounds. These upgrades will include gentle slopes, smooth surfaces, and accessible crossings that connect all major activity areas of the park.

The park's public restrooms will also undergo a full renovation. The new facilities will include touchless fixtures, low-flow water systems, and energy-efficient lighting, contributing to the city's sustainability goals. Additionally, the restrooms will be redesigned to exceed ADA standards, featuring family-friendly and gender-neutral accommodations.

To support community gatherings and leisure, the park will add shaded seating areas throughout its green spaces and near play zones. These shelters will provide comfortable resting places for families, seniors, and park-goers, encouraging longer visits and increased use of outdoor space.

Recognizing the expected surge in visitors related to the 2028 Olympics and World Cup events, the project also includes the construction of a new parking structure adjacent to the park. The facility will be built to handle high volumes of traffic and will incorporate electric vehicle (EV) charging stations, bicycle storage, and sustainable design such as solar-powered lighting.

This project directly supports priorities outlined in California’s 2021 Statewide Comprehensive Outdoor Recreation Plan (SCORP), such as SCORP Priority 1: Close the Park Access Gap in Underserved Communities. Hawthorne is a densely populated community. This project improves and expands access to quality outdoor recreation and ensures the park meets the needs of all demographics, including underserved youth, seniors, and low-income families. SCORP Priority 2: Improve Health Equity and Community Resilience by enhancing ADA access, walkability, and public restrooms, and by adding shaded spaces and recreational features, the project promotes physical activity and mental well-being. The inclusion of sustainable infrastructure and shaded areas contributes to urban heat reduction and resilience to climate impacts. SCORP Priority 3: Strengthen Community Ties and Recreational Infrastructure The revitalized park will serve as a hub for social connection, community events, and recreational programs, especially as the city prepares for large-scale international events.

(<https://submittable.help/en/articles/3654810-how-can-i-invite-people-to-collaborate-with-me-on-a-submission>).

- Applicants can manually save **by clicking the Save Draft button** at the end of this application system.
- Red Asterisks are required fields.
- A blue submit button is found at the end of this online application system. **Only click the blue submit button when the application is final and no further changes need to be made.**
- When the account owner clicks the blue submit button, an **automated confirmation e-mail** will be sent. Keep the confirmation e-mail for your records. **If you click the submit button and do not receive an e-mail confirmation**, please email the [OGALS National Park Service Grant Project Officer](https://www.parks.ca.gov/?page_id=30502) ([https://www.parks.ca.gov/?page\\_id=30502](https://www.parks.ca.gov/?page_id=30502)) assigned to your county. The Competitive Project Officer will confirm receipt of your application and send you the confirmation e-mail for your records.
- Office of Grants and Local Services (OGALS) staff cannot see or review the application in this system until the applicant clicks the submit button. However, staff can assist with any questions applicants have. Please see the [OGALS Project Officer contact page](https://www.parks.ca.gov/?page_id=30502) ([https://www.parks.ca.gov/?page\\_id=30502](https://www.parks.ca.gov/?page_id=30502)) and use the blue column to find your assigned National Park Service Grants Project Officer.
- [Directions on resetting your password can be found here](https://submittable.help/en/articles/9508596-changing-your-password-faqs) (<https://submittable.help/en/articles/9508596-changing-your-password-faqs>).

 [Manage Collaborators](#)

**Please provide your Agency Name - Project Name** (required)

City of Hawthorne-Hawthorne Memorial Park Upgrades

50 / 300 characters

- Example: City of Trees - Sequoia New Park
- Example: Brunswick Parks and Recreation District - Joe Hudson Neighborhood Park Improvements
- Example: County of Love - Unity Park Expansion

**Requested Grant Amount - Maximum** (required)

\$3,000,000

- **Enter the maximum grant amount requested.**
- The requested grant amount can be up to \$6,000,000 and may not exceed 50% of the total project cost.
- Please include \$ and commas between numbers. Example: \$1,250,000
- Use whole dollars only, do not include cents.
- This number must match the number entered for this field on the Application Form and the Detailed Budget Narrative.

**Requested Grant Amount - Minimum** (required)

\$3,000,000

- **Enter either the same grant amount requested in the maximum amount field, or, if requesting a range, the minimum grant request amount the applicant is willing to accept if awarded (the applicant will still be required to complete the entire project as originally planned).**

- The requested grant amount can be up to \$6,000,000 and may not exceed 50% of the total project cost.
- Please include \$ and commas between numbers. Example: \$1,250,000
- Use whole dollars only, do not include cents.
- This number must match the number entered for this field on the Application Form and the Detailed Budget Narrative.

**Match Amount** (required)

\$1,500,000

- **Must be at least 50% of the total project cost, but may be more.**
- Please include \$ and commas between numbers. Example: \$1,250,000
- Use whole dollars only, do not include cents.
- Federal funds are not eligible for LWCF MATCH, unless that federal GRANT program that has statutory language included that specifically allows it to be used as MATCH for LWCF.
- Examples of the MATCH allowed for LWCF from federal funds include Community Development Block Grants (CDBG) and Fixing America's Surface Transportation (FAST) Act Recreational Trail Program funds.

**Total Project Cost** (required)

\$4,500,000

- **Requested Grant Amount + Match = Total Project Cost**
- Please include \$ and commas between numbers. Example: \$1,250,000
- Use whole dollars only, do not include cents.

**Project Site Name (Name of the Current or Proposed Park)** (required)

Hawthorne Memorial Park

- Example: Sequoia Park
- Example: Joe Hudson Park
- Example: Unity Park

**Type of Project** (required)

- Acquisition
- Development

- Based on the type of project selected here, the rest of the application will include acquisition or development specific questions and application items, where applicable.

**How many acres will be placed in LWCF protection?** (required)

13.5

- Only include new acreage. If the project site currently has acreage under LWCF protection (formerly 6(f)(3) protection), only include new acres that will be added, or write 0 if no new acres will be added.
- If you are unsure if the project site is under LWCF protection please reach out to the National Park Service Grants Project Officer ([https://www.parks.ca.gov/?page\\_id=30502](https://www.parks.ca.gov/?page_id=30502)) assigned to your county.
- This number must match the number entered for this field on the Application Form.

**Does your project site have a physical street address?** (required)

Yes

No

**Project Site Street Address** (required)

3901 W El Segundo Blvd

**Project Site City** (required)

Hawthorne

**Project Site Zip Code** (required)

90250

**Project Site Nearest Cross Streets** (required)

Prairie Ave

**Project Site County** (required)

Los Angeles

X v

**Authorized Representative** (required)

First Name (required)

Selena

Last Name (required)

Acuna

- This should be the incumbent of the position that is identified in the Authorizing Resolution.
- Directions regarding the Authorizing Resolution can be found on [page 20 of the Application Guide](https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=20) (<https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=20>).

**Authorized Representative Position/Title** (required)

Public Works Manager

- This should be the position that is identified in the Authorizing Resolution.
- Directions regarding the Authorizing Resolution can be found on [page 20 of the Application Guide](https://www.parks.ca.gov/pages/1008/files/LWCF%20Application%20Guide%202023%20Final%20Draft%2011.22.22.pdf#page=20) (<https://www.parks.ca.gov/pages/1008/files/LWCF%20Application%20Guide%202023%20Final%20Draft%2011.22.22.pdf#page=20>).

**Authorized Representative Email Address** (required)

sacuna@cityofhawthorne.org

**Authorized Representative Phone Number** (required)

 +1 310 349 2980

**Application Contact** (required)

First Name (required)

Jose

Last Name (required)

Ibarra

- This is the day to day contact who can answer detailed questions about the project during the review process.

**Application Contact Email Address** (required)

jibarra@cityofhawthorne.org

**Application Contact Phone Number** (required)

 +1 310 349 2980

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## Application Checklist Items

The following sections are organized to follow the Application Checklist on [page 17 of the Application Guide \(https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=17\)](https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=17). For Checklist Items that require a form be uploaded, forms are available on the [LWCF Program Application Process webpage \(https://www.parks.ca.gov/?page\\_id=21360\)](https://www.parks.ca.gov/?page_id=21360).

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**Checklist Item #1 - LWCF Application Form** (required)

Choose File

Select up to 2 files to attach. No files have been attached yet. You may add 2 more files.

Acceptable file types: .doc, .docx, .pdf, .jpg, .jpeg, .png

! The "Checklist Item #1 - LWCF Application Form" field is required.

- Fillable [Local Agency Competitive Program Application Form \(https://www.parks.ca.gov/pages/1008/files/Application\\_Form.pdf\)](https://www.parks.ca.gov/pages/1008/files/Application_Form.pdf)
- Brief directions are on [page 18 of the Application Guide \(https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=18\)](https://www.parks.ca.gov/pages/1008/files/2025%20LWCF%20Draft%20Application%20Guide%20Remediated%2011.8.2024.pdf#page=18)



**AGENDA ITEM NO. 6.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Public Works

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8543 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING AN ON-STREET PARKING SPACE AT 11323 MANSEL AVE FOR THE EXCLUSIVE USE OF PHYSICALLY HANDICAPPED PERSONS**

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution 8543

**DISCUSSION:**

Public Works was contacted by the resident at 11323 Mansel Ave for an on-street accessible parking space. Staff reviewed the application and the adjacent neighbors have signed petitions in favor of this accessible parking space.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

N/A

**FISCAL IMPACT:**

The amount of \$200 for the curb and street painting will be funded by the applicant

**NOTICING PROCEDURE:**

72 hours posted notice pursuant of the Ralph M. Brown Act

**ATTACHMENTS**

Resolution 8543

**RESOLUTION NO. 8543**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HAWTHORNE, CALIFORNIA ESTABLISHING AN ON-STREET  
HANDICAP PARKING SPACE AT 11323 MANSEL AVE**

**WHEREAS**, a request has been received that an on-street handicap parking space at 11323 Mansel Ave be established; and

**WHEREAS**, nearby residents have signed a petition in support of the handicapped parking space; and

**WEHREAS**, under section 10.85.020 of the Hawthorne Municipal Code, the city council may by ordinance or resolution, direct the chief of the public works to designate a parking space for the exclusive use for physically handicapped person.

**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 all the recitals herein and finds that they are true and correct.

**SECTION 2.** Pursuant to Chapter 10.85 of Title 10 of the Hawthorne Municipal Code, the Chief of General Services and Public Works is hereby authorized and directed to designate a single handicap parking space at 11323 Mansel Ave and require only those who are handicapped with vehicles displaying a handicap license plate or placard issued pursuant to Section 22511.5 of the California Vehicle Code to park at the said location.

**SECTION 3.** All other resolutions in conflict herewith are hereby repealed.

**SECTION 4.** The City clerk shall certify the adoption of this Resolution and thereafter the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** this 8th day of July, 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. 7.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Public Works

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8544 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF OXFORD AVENUE AND 118TH STREET.**

**RECOMMENDED MOTION:**

Staff Recommends that the City Council approve Resolution No. 8544

**DISCUSSION:**

Residents contacted staff to evaluate the existing traffic control at the intersection of Oxford Avenue and 118th Street. The City received requests to convert the existing two-way-stop-control to a four-way-stop-control. After observing the intersection and evaluating the existing conditions, staff recommends the conversion to a four-way stop to improve traffic safety for residents as well as students for the nearby York Elementary School. Staff prepared a resolution for the installation of two (2) stop signs on 118th Street. These stop signs create a four-way stop at the intersection of Oxford Avenue and 118th Street.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

This will enhance the quality of life for residents and visitors by allowing them to travel safely.

**FISCAL IMPACT:**

None. The construction cost of \$800 for stop signs and pavement markings are available in the current fiscal year's adopted budget.

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Resolution 8544

**RESOLUTION NO. 8544**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF OXFORD AVENUE AND 118TH STREET**

**WHEREAS**, the intersection of Oxford Avenue and 118th Street is an intersection with two-way stop signs in the City of Hawthorne; and

**WHEREAS**, concerned members of the community have raised the issue of improving safety at the intersection of Oxford Avenue and 118th Street; and

**WHEREAS**, the City Council of the City of Hawthorne desires to establish a four-way stop at the intersection of Oxford Avenue and 118th Street and pursuant to the authority established by California Vehicle Code section 21351.

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

**SECTION 1.** The foregoing recital is incorporated herein.

**SECTION 2.** For traffic control purposes, there shall be two (2) additional stop signs installed on Oxford Avenue at 118th Street in the City of Hawthorne, California, creating a four-way stop at this intersection.

**SECTION 3.** The Director of Public Works is hereby instructed to install the appropriate signs and markings in the north and south approach of the subject intersection giving effect to the said four-way stop.

**SECTION 4.** All other resolutions in conflict herewith are repealed.

**SECTION 5.** The City Attorney is authorized to make all minor and typographical changes to this Resolution that does not change the substance of the Resolution.

**SECTION 6.** This Resolution shall be in full force and effect immediately upon its passage and adoption thereof.

**PASSED, APPROVED AND ADOPTED** this 8<sup>th</sup> day of July, 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. 8.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Attorney

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8545 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING TO JOIN A JOINT POWERS AGREEMENT WITH PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT.**

**RECOMMENDED MOTION:**

Staff Recommends that the City Council Adopt Resolution No. 8545 and Join a Joint Powers Agreement with Public Risk Innovation, Solutions, And Management

**RECOMMENDED MOTION:**

**DISCUSSION:**

The City of Hawthorne has been a long-term member of Independent Cities Risk Management Authority (ICRMA). For several decades, the City was a member in a pool of cities that collectively shared the general liability risks with other member cities of ICRMA. ICRMA is an entity created under the Government Code as a joint powers authority (JPA).

Commencing in the fiscal year '23/'24, the City increased its Self-Insurance Retention (SIR) from \$500,000 per occurrence to \$2 Million. Stated differently, the City became self-insured up to \$2 Million per loss. This resulted in the annual savings of the premiums for liability insurance by \$1 Million, during a time of dramatic increases in insurance premiums. Even with the savings from increasing the City's SIR to \$2 Million, the annual general liability premium paid to ICRMA was \$2,161,298.

For various reasons, the City Attorney's office has been exploring the City's options with other similar but larger pooled insurance JPA's. In the past few years, many cities left ICRMA for other JPAs. ICRMA's pool had dwindled down to a little over dozen agencies from over 30 cities a few years ago.

On May 28, 2024, the City Council adopted Resolution No. 8467, which gave ICRMA one-year notice of the City's intentions to withdraw from ICRMA. The effective date of the separation was June 30th, 2025. Since the May 2024 decision to withdraw from ICRMA, the staff have started the process of transitioning the City's general liability insurance program to Public Risk Innovation, Solutions, And Management (PRISM). PRISM is another pooled insurance JPA, but with many more agencies in the pool than ICRMA. The transition and application process involved submitting a great volume of documents providing the history of general liability claims. This effort resulted in PRISM's acceptance of the City into their general liability program.

On June 24, 2025, the City Council approved Resolution No. 8541 which formally noticed the City's intention to join PRISM's general liability pooled and excess coverage program. We have now received

PRISM's insurance premium quote, offering two options as follows:

Option 1: \$1 Million SIR	Annual Premium of \$1,405,092.
Option 2: \$2 Million SIR	Annual Premium of \$1,050,690

Based on the 2024 premium payment of \$2,161,298 for the \$2 Million SIR with ICRMA, the membership with PRISM for the same SIR would result in an annual saving of \$1,110,608. Even if the City selected Option 1 of self-insuring up to \$1 Million, the annual premium would still be significantly less.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

n/a

**FISCAL IMPACT:**

The City Attorney's Office budgeted \$2,900,000 for the General Liability Insurance Program for the fiscal year '25/'26. If the City elects the \$2 Million SIR, \$1,050,690 of the budgeted amount would be spent and the balance would return to the general fund.

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Resolution No. 8545

Exhibit A JPA Agreement PRISM

**RESOLUTION NO. 8545**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING TO JOIN A JOINT POWERS AGREEMENT WITH PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT**

**WHEREAS**, the City of Hawthorne had been a member of a Joint Powers Agreement (JPA) for its pooled general liability insurance with Independent Cities Risk Management Authority (ICRMA) for several decades; and

**WHEREAS**, under the ICRMA pooled insurance, the City of Hawthorne was self-insured for the first \$500,000 of liability, with excess liability covered under the excess commercial liability insurance as administered by ICRMA; and

**WHEREAS**, due to the drastic increases in premiums for the aforementioned excess commercial insurance, for the fiscal year 2023/2024, the City opted to increase its self-insurance retention (SIR) from \$500,000 to \$2,000,000, which resulted in a savings of \$1,000,000 for the annual liability premium; and

**WHEREAS**, on May 28, 2024, the City Council for the City of Hawthorne adopted Resolution No. 8467, Noticing its Intent to Withdraw from ICRMA with June 30, 2025 as the effective date of the withdraw; and

**WHEREAS**, on June 24, 2025, the City Council of the City of Hawthorne adopted Resolution No. 8541 which approved the City's intention to join Public Risk Innovation, Solutions, And Management (PRISM), another pooled insurance JPA.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hawthorne does hereby find, determine and order as follows:

**Section 1.** The City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

**Section 2.** The Council of the City of Hawthorne, California approves the execution of the Joint Powers Agreement with Public Risk Innovation, Solutions, And Management, attached hereto as Exhibit A and thereby officially becoming a member of the said JPA.

**Section 3.** The City Clerk shall certify to the adoption of this Resolution and thereafter the same shall be in full force and effect.

**PASSED, APPROVED, and ADOPTED** this 8<sup>th</sup> day of July 2025.

---

**ALEX VARGAS, Mayor**  
**City of Hawthorne, California**

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

# **Exhibit A**

Joint Powers Agreement

Public Risk Innovation, Solutions, And Management



Adopted: October 5, 1979  
Amended: May 12, 1980  
Amended: January 23, 1987  
Amended: October 7, 1988  
Amended: March 1993  
Amended: November 18, 1996  
Amended: October 4, 2005  
Amended: February 28, 2006  
Amended: June 30, 2020

## **JOINT POWERS AGREEMENT PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT**

This Agreement is executed in the State of California by and among those counties and public entities organized and existing under the Constitution of the State of California, which are parties signatory to this Agreement. Public Risk Innovation, Solutions, and Management (referred to herein as PRISM), formerly known as CSAC Excess Insurance Authority, was formed under the sponsorship of CSAC. California counties, hereinafter called member counties, and public entities, hereinafter called member public entities, (collectively "members") shall be listed in Appendix A, which shall be attached hereto and made a part hereof.

### **RECITALS**

**WHEREAS**, Article 1, Chapter 5, Division 7, Title 1 of the California Government Code (Section 6500 et seq.) permits two or more public agencies by agreement to exercise jointly powers common to the contracting parties; and

**WHEREAS**, Article 16, Section 6 of the California Constitution provides that insurance pooling arrangements under joint exercise of power agreements shall not be considered the giving or lending of credit as prohibited therein; and

**WHEREAS**, California Government Code Section 990.4 provides that a local public entity may self-insure, purchase insurance through an authorized carrier, or purchase insurance through a surplus line broker, or any combination of these; and

**WHEREAS**, pursuant to California Government Code Section 990.6, the cost of insurance provided by a local public entity is a proper charge against the local public entity; and

**WHEREAS**, California Government Code Section 990.8 provides that two or more local entities may, by a joint powers agreement, provide insurance for any purpose by any one or more of the methods specified in Government Code Section 990.4 and such pooling of self-insured claims or losses is not considered insurance nor subject to regulation under the Insurance Code; and

**WHEREAS**, the counties and public entities executing this Agreement desire to join together for the purpose of jointly funding and/or establishing excess and other insurance programs as determined;

**NOW THEREFORE**, the parties agree as follows:

### **ARTICLE 1 DEFINITIONS**

**"CSAC"** shall mean the County Supervisors Association of California, dba California State Association of Counties.

**"Board of Directors"** or **"Board"** shall mean the governing body of PRISM.

**"Claim"** shall mean a claim made against a member arising out of an occurrence, which is covered by an excess or primary insurance program of PRISM in which the member is a participant.

**"Executive Committee"** shall mean the Executive Committee of the Board of Directors of PRISM.

**"Fiscal year"** shall mean that period of twelve months which is established by the Board of Directors as the fiscal year of PRISM.

**"Government Code"** shall mean the California Government Code.

**"Insurance program"** or **"program"** shall mean a program which has been designated as a major program of PRISM under which participating members are protected against designated losses, either through joint purchase of primary or excess insurance, pooling of self-insured claims or losses, purchased insurance or any other combination as determined by the Board of Directors. The Board of Directors, the Executive Committee, or a program's governing committee may determine applicable criteria for determining eligibility in any insurance program, as well as establishing program policies and procedures.

**"Joint powers law"** shall mean Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code.

**"Loss"** shall mean a liability or potential liability of a member, including litigation expenses, attorneys' fees and other costs, which is covered by an insurance program of PRISM in which the member is a participant.

**"Member county"** shall mean any county in the State of California which has executed this Agreement and become a member of PRISM. "Member County" shall also include those entities or other bodies set forth in Article 3 (c).

**"Member Public Entity"** shall mean any California public entity, which is not a California county, which has executed this Agreement, and become a member of PRISM, "Member Public Entity" shall also include those entities or other bodies set forth in Article 3(c).

**"Miscellaneous Program"** is an insurance program of PRISM that does not involve pooling of self-insured claims or losses and may be made available to members as well as non-member public entities that are not a party to this Agreement.

**"Occurrence"** shall mean an event which is more fully defined in the memorandums of coverage and/or policies of an insurance program in which the participating county or participating public entity is a member.

**"Participating county"** shall mean any member county which has entered into a program offered by PRISM pursuant to Article 14 of this Agreement and has not withdrawn or been canceled therefrom pursuant to Articles 20 or 21.

**"Participating public entity"** shall mean any member public entity which has entered into a program offered by PRISM pursuant to Article 14 of this Agreement and has not withdrawn or been canceled therefrom pursuant to Articles 20 or 21.

**"Self-insured retention"** shall mean that portion of a loss resulting from an occurrence experienced by a member, which is retained as a liability or potential liability of the member and is not subject to payment by PRISM.

**"Reinsurance"** shall mean insurance purchased by PRISM as part of an insurance program to cover that portion of any loss, which exceeds the joint funding capacity of that program.

## ARTICLE 2 PURPOSES

This Agreement is entered into by the member counties and member public entities in order to jointly develop and fund insurance programs as determined. Such programs may include, but are not limited to, the creation of joint insurance funds, including primary and excess insurance funds, the pooling of self-insured claims and losses, purchased insurance, including reinsurance, and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjusting, and legal defense services.

## ARTICLE 3 PARTIES TO AGREEMENT

- (a) There shall be two classes of membership of the parties pursuant to this Agreement consisting of one class designated as Member Counties and another class designated as Member Public Entities.
- (b) Each member county and member public entity, as a party to this Agreement, certifies that it intends to and does contract with all other members as parties to this Agreement and, with such other members as may later be added as parties to this Agreement pursuant to Article 19 as to all programs of which it is a participating member. Each member also certifies that the removal of any party from this Agreement, pursuant to Articles 20 or 21, shall not affect this Agreement or the member's obligations hereunder.
- (c) A member for purposes of providing insurance coverage under any program of PRISM, may contract on behalf of, and shall be deemed to include:
  - Any public entity as defined in Government Code § 811.2 which the member requests to be added and from the time that such request is approved by the Executive Committee of PRISM.
  - Any nonprofit entity, including a nonprofit public benefit corporation formed pursuant to Corporations Code §§ 5111, 5120 and, 5065, which the member requests to be added and from the time that such request is approved by the Executive Committee.
- (d) Any public entity or nonprofit so added shall be subject to and included under the member's SIR or deductible, and when so added, may be subject to such other terms and conditions as determined by the Executive Committee.
- (e) Such public entity or nonprofit shall not be considered a separate party to this Agreement. Any public entity or nonprofit so added, shall not affect the member's representation on the Board of Directors and shall be considered part of and represented by the member for all purposes under this Agreement.
- (f) The Executive Committee shall establish guidelines for approval of any public entity or nonprofit so added in accordance with Article 3(c) and (d).
- (g) Should any conflict arise between the provisions of this Article and any applicable Memorandum of Coverage or other document evidencing coverage, such Memorandum of Coverage or other document evidencing coverage shall prevail.

## ARTICLE 4 TERM

This Agreement shall continue in effect until terminated as provided herein.

**ARTICLE 5  
CREATION OF PRISM**

Pursuant to the joint powers law, there is hereby created a public entity separate and apart from the parties hereto, to be known as Public Risk Innovation, Solutions, and Management ("PRISM"), with such powers as are hereinafter set forth.

**ARTICLE 6  
POWERS OF PRISM**

PRISM shall have all of the powers common to General Law counties in California, such as Alpine County and all additional powers set forth in the joint powers law, and is hereby authorized to do all acts necessary for the exercise of said powers. Such powers include, but are not limited to, the following:

- (a) To make and enter into contracts.
- (b) To incur debts, liabilities, and obligations.
- (c) To acquire, hold, or dispose of property, contributions and donations of property, funds, services, and other forms of assistance from persons, firms, corporations, and government entities.
- (d) To sue and be sued in its own name, and to settle any claim against it.
- (e) To receive and use contributions and advances from members as provided in Government Code Section 6504, including contributions or advances of personnel, equipment, or property.
- (f) To invest any money in its treasury that is not required for its immediate necessities, pursuant to Government Code Section 6509.5.
- (g) To allow non-member public entities and non-member counties to participate in Miscellaneous Programs and for risk management services to be provided to non-member counties and non-member public entities including out-of-state participants in a PRISM program.
- (h) To carry out all provisions of this Agreement.

Said powers shall be exercised pursuant to the terms hereof and in the manner provided by law.

**ARTICLE 7  
BOARD OF DIRECTORS**

PRISM shall be governed by the Board of Directors, which shall be composed as follows:

- (a) One director from each member county, appointed by the member county board of supervisors and serving at the pleasure of that body. Each member county board of supervisors shall also appoint an alternate director who shall have the authority to attend, participate in and vote at any meeting of the Board of Directors when the director is absent. A director or alternate director shall be a county supervisor, other county official, or staff person of the member county, and upon termination of office or employment with the county, shall automatically terminate membership or alternate membership on the Board of Directors.
- (b) Ten directors consisting of seven directors and three alternate directors chosen in the manner specified in the Bylaws from those participating as public entity members. A director or alternate public entity director shall be an official, or staff person of the public

entity member, and upon termination of office or employment with the public entity, shall automatically terminate membership or alternate membership on the Board of Directors.

- (c) Member county directors shall consist of a minimum of 80% of the eligible voting members on the Board of Directors. The public entity member directors shall be reduced accordingly to ensure at least 80% of the Board of Directors consists of county director members (By way of example, if the number of county members is reduced from the current 54 by member withdrawals to a level of 28, then county members would be at the 80% level, 28/35. If the county members go to 27, then the public entity members would lose one seat and would only have 6 votes).

Any vacancy in a county director or alternate director position shall be filled by the appointing county's board of supervisors, subject to the Provisions of this Article. Any vacancy in a public entity director position shall be filled by vote of the public entity members.

A majority of the membership of the Board of Directors shall constitute a quorum for the transaction of business. Each member of the Board of Directors shall have one vote. Except as otherwise provided in this Agreement or any other duly executed agreement of the members, all actions of the Board of Directors shall require the affirmative vote of a majority of the members; provided, that any action which is restricted in effect to one of PRISM's insurance programs, shall require the affirmative vote of a majority of those Board of Directors members who represent counties and public entities participating in that program. For purposes of an insurance program vote, to the extent there are public entity members participating in a program, the public entity Board of Directors members as a whole shall have a minimum of one vote. The public entity Board of Directors members may in no event cast more votes than would constitute 20% of the number of total county members in that program (subject to the one vote minimum). Should the number of public entity Board of Directors votes authorized herein be less than the number of public entity Board of Directors members at a duly noticed meeting, the public entity Board of Directors members shall decide among themselves, which Board of Directors member shall vote. Should they be unable to decide, the President of PRISM shall determine which director(s) shall vote.

## ARTICLE 8 POWERS OF THE BOARD OF DIRECTORS

The Board of Directors shall have the following powers and functions:

- (a) The Board of Directors shall exercise all powers and conduct all business of PRISM, either directly or by delegation to other bodies or persons unless otherwise prohibited by this Agreement, or any other duly executed agreement of the members or by law.
- (b) The Board of Directors may adopt such resolutions as deemed necessary in the exercise of those powers and duties set forth herein.
- (c) The Board of Directors shall form an Executive Committee, as provided in Article 11. The Board of Directors may delegate to the Executive Committee and the Executive Committee may discharge any powers or duties of the Board of Directors except adoption of PRISM's annual budget. The powers and duties so delegated shall be specified in resolutions adopted by the Board.
- (d) The Board of Directors may form, as provided in Article 12, such other committees as it deems appropriate to conduct the business of PRISM. The membership of any such other committee may consist in whole or in part of persons who are not members of the Board of Directors.

- (e) The Board of Directors shall elect the officers of PRISM and shall appoint or employ necessary staff in accordance with Article 13.
- (f) The Board of Directors shall cause to be prepared, and shall review, modify as necessary, and adopt the annual operating budget of PRISM. Adoption of the budget may not be delegated.
- (g) The Board of Directors shall develop, or cause to be developed, and shall review, modify as necessary, and adopt each insurance program of PRISM, including all provisions for reinsurance and administrative services necessary to carry out such program.
- (h) The Board of Directors, directly or through the Executive Committee, shall provide for necessary services to PRISM and to members, by contract or otherwise, which may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjusting, and legal services.
- (i) The Board of Directors shall provide general supervision and policy direction to the Chief Executive Officer.
- (j) The Board of Directors shall receive and act upon reports of the committees and the Chief Executive Officer.
- (k) The Board of Directors shall act upon each claim involving liability of PRISM, directly or by delegation of authority to the Executive Committee or other committee, body or person, provided, that the Board of Directors shall establish monetary limits upon any delegation of claims settlement authority, beyond which a proposed settlement must be referred to the Board of Directors for approval.
- (l) The Board of Directors may require that PRISM review, audit, report upon, and make recommendations with regard to the safety or claims administration functions of any member, insofar as those functions affect the liability or potential liability of PRISM. The Board of Directors may forward any or all such recommendations to the member with a request for compliance and a statement of potential consequences for noncompliance.
- (m) The Board of Directors shall receive, review and act upon periodic reports and audits of the funds of PRISM, as required under Articles 15 and 16 of this Agreement.
- (n) The Board of Directors may, upon consultation with a casualty actuary, declare that any funds established for any program has a surplus of funds and determine a formula to return such surplus to the participating counties and participating public entities, which have contributed, to such fund.
- (o) The Board of Directors shall have such other powers and duties as are reasonably necessary to carry out the purposes of PRISM.

**ARTICLE 9  
MEETINGS OF THE BOARD OF DIRECTORS**

- (a) The Board of Directors shall hold at least one regular meeting each year and shall provide for such other regular meetings and for such special meetings as it deems necessary.
- (b) The Chief Executive Officer of PRISM shall provide for the keeping of minutes of regular and special meetings of the Board of Directors, and shall provide a copy of the minutes to each member of the Board of Directors at the next scheduled meeting.
- (c) All meetings of the Board of Directors, the Executive Committee and such committees as established by the Board of Directors pursuant to Article 12 herein, shall be called,

noticed, held and conducted in accordance with the provisions of Government Code Section 54950 et seq.

#### ARTICLE 10 OFFICERS

The Board of Directors shall elect from its membership a President and Vice President of the Board, to serve for one-year terms.

The President, or in his or her absence, the Vice President, shall preside at and conduct all meetings of the Board of Directors and shall chair the Executive Committee.

#### ARTICLE 11 EXECUTIVE COMMITTEE

The Board of Directors shall establish an Executive Committee of the Board of Directors, which shall consist of eleven members: the President and Vice President of the Board of Directors, and nine members elected by the Board of Directors from its membership.

The terms of office of the nine non-officer members shall be as provided in the Bylaws of PRISM.

The Executive Committee shall conduct the business of PRISM between meetings of the Board of Directors, exercising all those powers as provided for in Article 8, or as otherwise delegated to it by the Board.

#### ARTICLE 12 COMMITTEES

The Board of Directors may establish committees, as it deems appropriate to conduct the business of PRISM. Members of the committees shall be appointed by the Board of Directors, to serve two year terms, subject to reappointment by the Board of Directors. The members of each committee shall annually select one of their members to chair the Committee.

Each committee shall be composed of at least five members and shall have those duties as determined by the Board of Directors, or as otherwise set forth in the Bylaws.

Each committee shall meet on the call of its chair, and shall report to the Executive Committee and the Board of Directors as directed by the Board of Directors.

#### ARTICLE 13 STAFF

- (a) **Principal Staff.** The **Chief Executive Officer** shall be appointed by and serve at the pleasure of the Board of Directors. The Chief Executive Officer shall serve as the Board Secretary and administer the business and activities of PRISM, subject to the general supervision and policy direction of the Board of Directors and Executive Committee; shall be responsible for all minutes, notices and records of PRISM and shall perform such other duties as are assigned by the Board and Executive Committee.
- (b) **Treasurer and Auditor.** Pursuant to Government Code Section 6505.6, the Chief Financial Officer shall serve as the Treasurer/Auditor. The duties of the Treasurer are set forth in Article 16 of this Agreement. The Chief Financial Officer shall draw warrants to pay demands against PRISM. The Chief Financial Officer shall comply with the provisions of Government Code Section 6505.5 (a-d) and shall be appointed by and serve at the pleasure of the Chief Executive Officer.
- (c) **Other Staff.** The Board of Directors, Executive Committee or Chief Executive Officer shall provide for the appointment of such other staff as may be necessary for the administration of PRISM.

**ARTICLE 14  
DEVELOPMENT, FUNDING AND IMPLEMENTATION  
OF INSURANCE PROGRAMS**

- (a) **Program Coverage.** Insurance programs of PRISM may provide coverage, including excess insurance coverage for:
- (1) Workers' compensation;
  - (2) Comprehensive liability, including but not limited to general, personal injury, contractual, public officials errors and omissions, and incidental malpractice liability;
  - (3) Comprehensive automobile liability;
  - (4) Hospital malpractice liability;
  - (5) Property and related programs;

and may provide any other coverages authorized by the Board of Directors. The Board of Directors shall determine, for each such program, a minimum number of participants required for program implementation and may develop specific program coverages requiring detailed agreements for implementation of the above programs.

- (b) **Program and PRISM Funding.** The members developing or participating in an insurance program shall fund all costs of that program, including administrative costs, as hereinafter provided. Costs of staffing and supporting PRISM, hereinafter called PRISM general expenses, shall be equitably allocated among the various programs by the Board of Directors, and shall be funded by the members developing or participating in such programs in accordance with such allocations, as hereinafter provided. In addition, the Board of Directors may, in its discretion, allocate a share of such PRISM general expense to those members, which are not developing or participating in any program, and require those counties and public entities to fund such share through a prescribed charge.
- (1) **Annual Premium.** Except as provided in (2) below, all post-development costs of an insurance program shall be funded by annual premiums charged to the members participating in the program each policy year, and by interest earnings on the funds so accumulated. Such premiums shall be determined by the Board of Directors or the program's governing committee upon the basis of a cost allocation plan and rating formula developed by PRISM with the assistance of a casualty actuary, risk management consultant, or other qualified person. The premium for each participating member shall include that participant's share of expected program losses including a margin for contingencies as determined by the Board of Directors, program reinsurance costs, and program administrative costs for the year, plus that participant's share of PRISM general expense allocated to the program by the Board of Directors.
  - (2) **Premium Surcharge**
    - (i) If PRISM experiences an unusually large number of losses under a program during a policy year, such that notwithstanding reinsurance coverage for large individual losses, the joint insurance funds for the program may be exhausted before the next annual premiums are due, the Board of Directors or the program's governing committee may, upon consultation with a casualty actuary, impose premium surcharges on all participating members; or

- (ii) If it is determined by the Board of Directors or the program's governing committee, upon consultation with a casualty actuary, that the joint insurance funds for a program are insufficient to pay losses, fund known estimated losses, and fund estimated losses, which have been incurred but not reported, the Board of Directors or the program's governing committee may impose a surcharge on all participating members.
- (iii) Premium surcharges imposed pursuant to (i) and/or (ii) above shall be in an amount which will assure adequate funds for the program to be actuarially sound; provided that the surcharge to any participating member shall not exceed an amount equal to three (3) times the member's annual premium for that year, unless otherwise determined by the Board of Directors or the program's governing committee.

Provided, however, that no premium surcharge in excess of three times the member's annual premium for that year may be assessed unless, ninety days prior to the Board of Directors taking action to determine the amount of the surcharge, PRISM notifies the governing body of each participating member in writing of its recommendations regarding its intent to assess a premium surcharge and the amount recommended to be assessed each member. PRISM shall, concurrently with the written notification, provide each participating member with a copy of the actuarial study upon which the recommended premium surcharge is based.

- (iv) A member which is no longer a participating member at the time the premium surcharge is assessed, but which was a participating member during the policy year(s) for which the premium surcharge was assessed, shall pay such premium surcharges as it would have otherwise been assessed in accordance with the provisions of (i), (ii), and (iii) above.
- (c) **Program Implementation and Effective Date.** Upon establishment of an insurance program by the Board of Directors, PRISM shall determine the manner of program implementation and shall give written notice to all members of such program, which shall include, but not be limited to: program participation levels, coverages and terms of coverage of the program, estimates of first year premium charges, effective date of the program (or estimated effective date) and such other program provisions as deemed appropriate.
  - (d) **Late Entry Into Program.** A member which does not elect to enter an insurance program upon its implementation, pursuant to (c) above, or a county or public entity which becomes a party to this Agreement following implementation of the program, may petition the Board of Directors for late entry into the program. Such request may be granted upon a majority vote of the Board of Directors members, plus a majority vote of those board members who represent participants in the program. Alternatively, a county or public entity may petition the Executive Committee for late entry into the program, or a program committee, when authorized by an MOU governing that specific program, may approve late entry into that program. Such request may be granted upon a majority vote of the Executive Committee or program committee.
  - (e) **Reentry Into A Program.** Except as otherwise provided in a Program Memorandum of Understanding, any county or public entity that is a member of an insurance program of PRISM who withdraws or is cancelled from an insurance program under Articles 21 and 22, may not reenter such insurance program for a period of three years from the effective date of withdrawal or cancellation.

**ARTICLE 15  
ACCOUNTS AND RECORDS**

- (a) **Annual Budget.** PRISM shall annually adopt an operating budget pursuant to Article 8 of this Agreement, which shall include a separate budget for each insurance program under development or adopted and implemented by PRISM.
- (b) **Funds and Accounts.** The Auditor of PRISM shall establish and maintain such funds and accounts as may be required by good accounting practices and by the Board of Directors. Separate accounts shall be established and maintained for each insurance program under development or adopted and implemented by PRISM. Books and records of PRISM in the hands of the Auditor shall be open to inspection at all reasonable times by authorized representatives of members.
- PRISM shall adhere to the standard of strict accountability for funds set forth in Government Code Section 6505.
- (c) **Auditor's Report.** The Auditor, within one hundred and eighty (180) days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the Board and to each member.
- (d) **Annual Audit.** Pursuant to Government Code Section 6505, PRISM shall either make or contract with a certified public accountant to make an annual fiscal year audit of all accounts and records of PRISM, conforming in all respects with the requirements of that section. A report of the audit shall be filed as a public record with each of the members and also with the county auditor of the county where the home office of PRISM is located and shall be sent to any public agency or person in California that submits a written request to PRISM. The report shall be filed within six months of the end of the fiscal year or years under examination. Costs of the audit shall be considered a general expense of PRISM.

**ARTICLE 16  
RESPONSIBILITIES FOR FUNDS AND PROPERTY**

- (a) The Treasurer shall have the custody of and disburse PRISM's funds. He or she may delegate disbursing authority to such persons as may be authorized by the Board of Directors to perform that function, subject to the requirements of (b) below.
- (b) Pursuant to Government Code Section 6505.6, the Treasurer shall:
- (1) Receive and acknowledge receipt for all funds of PRISM and place them in the treasury of the Treasurer to the credit of PRISM.
  - (2) Be responsible upon his or her official bond for the safekeeping and disbursements of all PRISM funds so held by him or her.
  - (3) Pay any sums due from PRISM, as approved for payment by the Board of Directors or by any body or person to whom the Board of Directors has delegated approval authority, making such payments from PRISM funds upon warrants drawn by the Auditor.
- (c) Pursuant to Government Code Section 6505.1, the Chief Executive Officer, the Treasurer, and such other persons as the Board of Directors may designate shall have charge of, handle, and have access to the property of PRISM.
- (d) PRISM shall secure and pay for a fidelity bond or bonds, in an amount or amounts and in the form specified by the Board of Directors, covering all officers and staff of PRISM, and all officers and staff who are authorized to have charge of, handle, and have access to property of PRISM.

**ARTICLE 17  
RESPONSIBILITIES OF MEMBERS**

Members shall have the following responsibilities under this Agreement.

- (a) The board of supervisors of each member county shall appoint a representative and one alternate representative to the Board of Directors, pursuant to Article 7.
- (b) Each member shall appoint an officer or employee of the member to be responsible for the risk management function for that member and to serve as a liaison between the member and PRISM for all matters relating to risk management.
- (c) Each member shall maintain an active risk control program, and shall consider and act upon all recommendations of PRISM concerning the reduction of unsafe practices.
- (d) Each member shall maintain its own claims and loss records in each category of liability covered by an insurance program of PRISM in which the member is a participant, and shall provide copies of such records to PRISM as directed by the Board of Directors or Executive Committee, or to such other committee as directed by the Board of Directors or Executive Committee.
- (e) Each member shall pay premiums and premium surcharges due to PRISM as required under Article 14. Penalties for late payment of such premiums and/or premium surcharges shall be as determined and assessed by the Board of Directors. After withdrawal, cancellation, or termination action under Articles 20, 21, or 23, each member shall pay promptly to PRISM any additional premiums due, as determined and assessed by the Board of Directors under Articles 22 or 23. Any costs incurred by PRISM associated with the collection of such premiums or other charges, shall be recoverable by PRISM.
- (f) Each member shall provide PRISM such other information or assistance as may be necessary for PRISM to develop and implement insurance programs under this Agreement.
- (g) Each member shall cooperate with and assist PRISM, and any insurer of PRISM, in all matters relating to this Agreement, and shall comply with all Bylaws, and other rules by the Board of Directors.
- (h) Each member shall have such other responsibilities as are provided elsewhere in this Agreement, and as are established by the Board of Directors in order to carry out the purposes of this Agreement.

**ARTICLE 18  
ADMINISTRATION OF CLAIMS**

- (a) Subject to subparagraph (e), each member shall be responsible for the investigation, settlement or defense, and appeal of any claim made, suit brought, or proceeding instituted against the member arising out of a loss.
- (b) PRISM may develop standards for the administration of claims for each insurance program of PRISM so as to permit oversight of the administration of claims by the members.
- (c) Each participating member shall give PRISM timely written notice of claims in accordance with the provisions of the Bylaws and the applicable program Memorandum of Coverage.

- (d) A member shall not enter into any settlement involving liability of PRISM without the advance written consent of PRISM.
- (e) PRISM, at its own election and expense, shall have the right to participate with a member in the settlement, defense, or appeal of any claim, suit or proceeding, which, in the judgment of PRISM, may involve liability of PRISM.

#### **ARTICLE 19 NEW MEMBERS**

Any California public entity may become a party to this Agreement and participate in any insurance program in which it is not presently participating upon approval of the Board of Directors, by a majority vote of the members, or by majority vote of the Executive Committee.

#### **ARTICLE 20 WITHDRAWAL**

- (a) A member may withdraw as a party to this Agreement upon thirty (30) days advance written notice to PRISM if it has never become a participant in any insurance program pursuant to Article 14, or if it has previously withdrawn from all insurance programs in which it was a participant.
- (b) After becoming a participant in an insurance program, a member may withdraw from that program only at the end of a policy year for the program, and only if it gives PRISM at least sixty (60) days advance written notice of such action.

#### **ARTICLE 21 CANCELLATION**

- (a) Notwithstanding the provisions of Article 20, the Board of Directors may:
  - (1) Cancel any member from this Agreement and membership in PRISM, on a majority vote of the Board of Directors members. Such action shall have the effect of canceling the member's participation in all insurance programs of PRISM as of the date that all membership is canceled.
  - (2) Cancel any member's participation in an insurance program of PRISM, without canceling the member's membership in PRISM or participation in other programs, on a vote of two-thirds of the Board of Directors members present and voting who represent participants in the program.

The Board of Directors shall give sixty (60) days advance written notice of the effective date of any cancellation under the foregoing provisions. Upon such effective date, the member shall be treated the same as if it had voluntarily withdrawn from this Agreement, or from the insurance program, as the case may be.

- (b) Except as otherwise provided in a program Memorandum of Understanding, a member that does not enter one or more of the insurance programs developed and implemented by PRISM within the member's first year as a member of PRISM shall be considered to have withdrawn as a party to this Agreement at the end of such period, and its membership in PRISM shall be automatically canceled as of that time, without action of the Board of Directors.
- (c) A member which withdraws from all insurance programs of PRISM in which it was a participant and does not enter any program for a period of six (6) months thereafter shall be considered to have withdrawn as a party to the Agreement at the end of such period, and its membership in PRISM shall be automatically canceled as of that time, without action of the Board of Directors.

**ARTICLE 22  
EFFECT OF WITHDRAWAL OR CANCELLATION**

- (a) If a member's participation in an insurance program of PRISM is canceled under Article 21, with or without cancellation of membership in PRISM, and such cancellation is effective before the end of the policy year for that program, PRISM shall promptly determine and return to that member the amount of any unearned premium payment from the member for the policy year, such amount to be computed on a pro-rata basis from the effective date of cancellation.
- (b) Except as provided in (a) above or as otherwise provided in a program Memorandum of Understanding, a member which withdraws or is canceled from this Agreement and membership in PRISM, or from any program of PRISM, shall not be entitled to the return of any premium or other payment to PRISM, or of any property contributed to PRISM. However, in the event of termination of this Agreement, such member may share in the distribution of assets of PRISM to the extent provided in Article 23 provided; however, that any withdrawn or canceled member, which has been assessed a premium surcharge pursuant to Article 14 (b) (3) (ii) shall be entitled to return of said member's unused surcharge, plus interest accrued thereon, at such time as the Board of Directors declares that a surplus exists in any insurance fund for which a premium surcharge was assessed.
- (c) Except as provided in (d) below, a member shall pay any premium charges, which the Board of Directors determines are due from the member for losses and costs incurred during the entire coverage year in which the member was a participant in such program regardless of the date of entry into such program. Such charges may include any deficiency in a premium previously paid by the member, as determined by audit under Article 14 (b) (2); any premium surcharge assessed to the member under Article 14 (b) (3); and any additional amount of premium, which the Board of Directors determines to be due from the member upon final disposition of all claims arising from losses under the program during the entire coverage year in which the member was a participant regardless of date of entry into such program. Any such premium charges shall be payable by the member in accordance with PRISM's invoice and payment policy.
- (d) Those members that have withdrawn or been canceled pursuant to Articles 20 and 21 from any program of PRISM during a coverage year shall pay any premium charges which the Board of Directors determines are due from the members for losses and costs which were incurred during the member's participation in any program.

**ARTICLE 23  
TERMINATION AND DISTRIBUTION OF ASSETS**

- (a) A three-fourths vote of the total voting membership of PRISM, consisting of member counties, acting through their boards of supervisors, and the voting Board of Directors members from the member public entities, is required to terminate this Agreement; provided; however, that this Agreement and PRISM shall continue to exist after such election for the purpose of disposing of all claims, distributing all assets, and performing all other functions necessary to conclude the affairs of PRISM.
- (b) Upon termination of this Agreement, all assets of PRISM in each insurance program shall be distributed among those members which participated in that program in proportion to their cash contributions, including premiums paid and property contributed (at market value when contributed). The Board of Directors shall determine such distribution within six (6) months after disposal of the last pending claim or other liability covered by the program.
- (c) Following termination of this Agreement, any member which was a participant in an insurance program of PRISM shall pay any additional amount of premium, determined by the Board of Directors in accordance with a loss allocation formula, which may be

necessary to enable final disposition of all claims arising from losses under that program during the entire coverage year in which the member was a participant regardless of the date of entry into such program.

**ARTICLE 24**  
**LIABILITY OF BOARD OF DIRECTORS, OFFICERS, COMMITTEE MEMBERS**  
**AND LEGAL ADVISORS**

The members of the Board of Directors, Officers, committee members and legal advisors to any Board of Directors or committees of PRISM shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. They shall not be liable for any mistake of judgment or any other action made, taken or omitted by them in good faith, nor for any action taken or omitted by any agent, employee or independent contractor selected with reasonable care, nor for loss incurred through investment of PRISM funds, or failure to invest.

No Director, Officer, committee member, or legal advisor to any Board of Directors or committee shall be responsible for any action taken or omitted by any other Director, Officer, committee member, or legal advisor to any committee. No Director, Officer, committee member or legal advisor to any committee shall be required to give a bond or other security to guarantee the faithful performance of their duties pursuant to this Agreement.

The funds of PRISM shall be used to defend, indemnify and hold harmless PRISM and any Director, Officer, committee member or legal advisor to any committee for their actions taken within the scope of the authority of PRISM. Nothing herein shall limit the right of PRISM to purchase insurance to provide such coverage, as is hereinabove set forth.

**ARTICLE 25**  
**BYLAWS**

The Board of Directors may adopt Bylaws consistent with this Agreement, which shall provide for the administration and management of PRISM.

**ARTICLE 26**  
**NOTICES**

PRISM shall address notices, billings and other communications to a member as directed by the member. Each member shall provide PRISM with the address to which communications are to be sent. Members shall address notices and other communications to PRISM to the Chief Executive Officer of PRISM, at the office address of PRISM as set forth in the Bylaws.

**ARTICLE 27**  
**AMENDMENT**

A two-thirds vote of the total voting membership of PRISM, consisting of member counties, acting through their boards of supervisors, and the voting Board of Directors members from member public entities, is required to amend this Agreement. However, the Executive Committee is authorized to make non-substantive, clerical amendments to the Agreement and does not need to obtain approval from the Board of Directors to make such amendments.

**ARTICLE 28**  
**EFFECTIVE DATE OF AMENDMENTS**

Any amendment of this Agreement shall become effective upon the date specified by the Board of Directors and upon approval of any Amended Agreement as required in Article 27. Approval of any amendment by the voting boards of supervisors and public entity board members must take place no later than 30 days from the effective date specified by the Board of Directors.

**ARTICLE 29  
PROHIBITION AGAINST ASSIGNMENT**

No member may assign any right, claim or interest it may have under this Agreement, and no creditor, assignee or third party beneficiary of any member shall have any right, claim or title to any part, share, interest, fund, premium or asset of PRISM.

**ARTICLE 30  
AGREEMENT COMPLETE**

This Agreement constitutes the full and complete Agreement of the parties.

**ARTICLE 31  
DISPUTE RESOLUTION**

When a dispute arises between PRISM and a member, the following procedures are to be followed:

- (a) Request for Reconsideration. The member will make a written request to PRISM for the appropriate Committee to reconsider their position, citing the arguments in favor of the member and any applicable case law that applies. The member can also, request a personal presentation to that Committee, if it so desires.
- (b) Committee Appeal. The committee responsible for the program or having jurisdiction over the decision in question will review the matter and reconsider PRISM's position. This committee appeal process is an opportunity for both sides to discuss and substantiate their positions based upon legal arguments and the most complete information available. If the member requesting reconsideration is represented on the committee having jurisdiction, that committee member shall be deemed to have a conflict and shall be excluded from any vote.
- (c) Executive Committee Appeal. If the member is not satisfied with the outcome of the committee appeal, the matter will be brought to the Executive Committee for reconsideration upon request of the member. If the member requesting reconsideration is represented on the Executive Committee, that Executive Committee member shall be deemed to have a conflict and shall be excluded from any vote.
- (d) Arbitration. If the member is not satisfied with the outcome of the Executive Committee appeal, the next step in the appeal process is arbitration. The arbitration, whether binding or non-binding, is to be mutually agreed upon by the parties. The matter will be submitted to a mutually agreed arbitrator or panel of arbitrators for a determination. If Binding Arbitration is selected, then the decision of the arbitrator is final. Both sides agree to abide by the decision of the arbitrator. The cost of arbitration will be shared equally by the involved member and PRISM.
- (e) Litigation. If, after following the dispute resolution procedure paragraphs a-d, either party is not satisfied with the outcome of the non-binding arbitration process, either party may consider litigation as a possible remedy to the dispute.

**ARTICLE 32  
FILING WITH SECRETARY OF STATE**

The Chief Executive Officer of PRISM shall file a notice of this Agreement with the office of California Secretary of State within 30 days of its effective date, as required by Government Code Section 6503.5 and within 70 days of its effective date as required by Government Code Section 53051.

**IN WITNESS WHEREOF**, the undersigned party hereto has executed this Agreement on the date indicated below.

DATE: \_\_\_\_\_

MEMBER: CITY OF HAWTHORNE

BY: \_\_\_\_\_  
ALEX VARGAS, Mayor

Seal:

APPENDIX A  
JOINT POWERS AGREEMENT  
PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT  
(PRISM)

(as of AUGUST 7, 2020)

ALAMEDA COUNTY	TRINITY COUNTY
ALPINE COUNTY	TULARE COUNTY
AMADOR COUNTY	TUOLUMNE COUNTY
BUTTE COUNTY	VENTURA COUNTY
CALAVERAS COUNTY	YOLO COUNTY
COLUSA COUNTY	YUBA COUNTY
CONTRA COSTA COUNTY	ACCEL
DEL NORTE COUNTY	ALAMEDA HEALTH SYSTEM
EL DORADO COUNTY	AMADOR TRANSIT
FRESNO COUNTY	BAHARMA (BAY AREA HOUSING AUTHORITY RISK MANAGEMENT AUTHORITY)
GLENN COUNTY	BAY AREA AIR QUALITY MGMT DISTRICT
HUMBOLDT COUNTY	BERKELEY UNIFIED SCHOOL DISTRICT
IMPERIAL COUNTY	CALIFORNIA FAIR SERVICES AUTHORITY
INYO COUNTY	CALIFORNIA MENTAL HEALTH SERVICES AUTHORITY
KERN COUNTY	CALIFORNIA STATE LEGISLATURE
KINGS COUNTY	CALIFORNIA STATE UNIVERSITY RISK MANAGEMENT AUTHORITY (CSURMA)
LAKE COUNTY	CAMPBELL UNION SCHOOL DISTRICT
LASSEN COUNTY	CAPITOL AREA DEVELOPMENT AUTHORITY
MADERA COUNTY	CAPRI
MARIN COUNTY	CASITAS MUNICIPAL WATER DISTRICT
MARIPOSA COUNTY	CATALINA ISLAND MEDICAL CENTER
MENDOCINO COUNTY	CENTRAL CONTRA COSTA SANITARY DISTRICT
MERCED COUNTY	CENTRAL COUNTY FIRE DEPARTMENT
MODOC COUNTY	CENTRAL REGION SCHOOL INSURANCE GROUP (CRSIG)
MONO COUNTY	CENTRAL SIERRA CHILD SUPPORT AGENCY
MONTEREY COUNTY	CITY OF ALAMEDA
NAPA COUNTY	CITY OF ALBANY
NEVADA COUNTY	CITY OF AMERICAN CANYON
ORANGE COUNTY	CITY OF ANAHEIM
PLACER COUNTY	CITY OF ATASCADERO
PLUMAS COUNTY	CITY OF ATWATER
RIVERSIDE COUNTY	CITY OF BAKERSFIELD
SACRAMENTO COUNTY	CITY OF BALDWIN PARK
SAN BENITO COUNTY	CITY OF BEAUMONT
SAN BERNARDINO COUNTY	CITY OF BELL
SAN DIEGO COUNTY	CITY OF BELMONT
SAN JOAQUIN COUNTY	CITY OF BERKELEY
SAN LUIS OBISPO COUNTY	CITY OF BUENA PARK
SANTA BARBARA COUNTY	CITY OF BURLINGAME
SANTA CLARA COUNTY	CITY OF CALABASAS
SANTA CRUZ COUNTY	CITY OF CALEXICO
SHASTA COUNTY	CITY OF CAPITOLA
SIERRA COUNTY	CITY OF CARMEL BY THE SEA
SISKIYOU COUNTY	
SOLANO COUNTY	
SONOMA COUNTY	
STANISLAUS COUNTY	
SUTTER COUNTY	
TEHAMA COUNTY	

CITY OF CARSON  
CITY OF CHICO  
CITY OF CHULA VISTA  
CITY OF CLOVIS  
CITY OF CONCORD  
CITY OF CORONA  
CITY OF CORONADO  
CITY OF COSTA MESA  
CITY OF COVINA  
CITY OF CUPERTINO  
CITY OF CYPRESS  
CITY OF DALY CITY  
CITY OF DEL MAR  
CITY OF DIXON  
CITY OF DOWNEY  
CITY OF EL CAJON  
CITY OF EL CENTRO  
CITY OF EL MONTE  
CITY OF ELK GROVE  
CITY OF ENCINITAS  
CITY OF ESCALON  
CITY OF ESCONDIDO  
CITY OF FAIRFIELD  
CITY OF FOLSOM  
CITY OF FONTANA  
CITY OF FOSTER CITY  
CITY OF FOUNTAIN VALLEY  
CITY OF FREMONT  
CITY OF GALT  
CITY OF GARDEN GROVE  
CITY OF GARDENA  
CITY OF GOLETA  
CITY OF HANFORD  
CITY OF HAWTHORNE  
CITY OF HAYWARD  
CITY OF HEMET  
CITY OF HESPERIA  
CITY OF HUNTINGTON BEACH  
CITY OF IMPERIAL BEACH  
CITY OF IONE  
CITY OF IRVINE  
CITY OF LANCASTER  
CITY OF LEMON GROVE  
CITY OF LIVE OAK  
CITY OF LIVERMORE  
CITY OF LOMPOC  
CITY OF LOS ALAMITOS  
CITY OF LOS ALTOS  
CITY OF MANHATTAN BEACH  
CITY OF MAYWOOD  
CITY OF MENLO PARK  
CITY OF MERCED  
CITY OF MILL VALLEY  
CITY OF MILLBRAE  
CITY OF MISSION VIEJO

CITY OF MODESTO  
CITY OF MONTEBELLO  
CITY OF MORENO VALLEY  
CITY OF MURRIETA  
CITY OF NAPA  
CITY OF NATIONAL CITY  
CITY OF NEEDLES  
CITY OF NEWPORT BEACH  
CITY OF NOVATO  
CITY OF OAKLAND  
CITY OF OCEANSIDE  
CITY OF OROVILLE  
CITY OF OXNARD  
CITY OF PACIFICA  
CITY OF PALMDALE  
CITY OF PASADENA  
CITY OF PASO ROBLES  
CITY OF PERRIS  
CITY OF PICO RIVERA  
CITY OF PLEASANTON  
CITY OF POMONA  
CITY OF PORT HUENEME  
CITY OF RANCHO CORDOVA  
CITY OF RANCHO MIRAGE  
CITY OF RANCHO SANTA MARGARITA  
CITY OF REDDING  
CITY OF REDLANDS  
CITY OF REDONDO BEACH  
CITY OF REDWOOD CITY  
CITY OF RIALTO  
CITY OF RICHMOND  
CITY OF RIDGECREST  
CITY OF ROSEVILLE  
CITY OF SACRAMENTO  
CITY OF SAN BERNARDINO  
CITY OF SAN BRUNO  
CITY OF SAN CLEMENTE  
CITY OF SAN DIEGO  
CITY OF SAN JACINTO  
CITY OF SAN LEANDRO  
CITY OF SAN MATEO  
CITY OF SAN RAMON  
CITY OF SANTA CLARA  
CITY OF SANTA ROSA  
CITY OF SANTEE  
CITY OF SHAFTER  
CITY OF SIMI VALLEY  
CITY OF SOLANA BEACH  
CITY OF SOUTH PASADENA  
CITY OF SOUTH SAN FRANCISCO  
CITY OF STANTON  
CITY OF STOCKTON  
CITY OF SUNNYVALE  
CITY OF TORRANCE  
CITY OF VACAVILLE

CITY OF VALLEJO  
CITY OF VENTURA  
CITY OF VISALIA  
CITY OF VISTA  
CITY OF WALNUT CREEK  
CITY OF WATSONVILLE  
CITY OF WEST COVINA  
CITY OF WEST SACRAMENTO  
CITY OF WESTMINSTER  
CITY OF WHITTIER  
CITY OF YUBA CITY  
COACHELLA VALLEY ASSOCIATION OF  
GOVERNMENTS (CVAG)  
COAST COMMUNITY COLLEGE DISTRICT  
CONTRA COSTA COUNTY IHSS PUBLIC  
AUTHORITY  
COUNCIL OF SAN BENITO COUNTY  
GOVERNMENTS  
CSAC EXCESS INSURANCE AUTHORITY  
CSRM  
DEL NORTE IHSS PUBLIC AUTHORITY  
DUBLIN SAN RAMON SERVICES DISTRICT  
EAST BAY REGIONAL PARK DISTRICT  
EAST SAN GABRIEL VALLEY ROP  
EVERGREEN SCHOOL DISTRICT  
EXCLUSIVE RISK MANAGEMENT  
AUTHORITY OF CALIFORNIA (ERMAC)  
FAIRFIELD-SUISUN SEWER DISTRICT  
FIRST FIVE CONTRA COSTA CHILDREN &  
FAMILIES COMMISSION  
FIRST FIVE SACRAMENTO COMMISSION  
GARVEY SCHOOL DISTRICT  
GOLD COAST TRANSIT DISTRICT  
GOLDEN EMPIRE TRANSIT DISTRICT  
GREAT BASIN UNIFIED AIR POLLUTION  
CONTROL DISCTRICT  
GSRMA  
GSRMA JPA ADMINISTRATION  
HOUSING AUTHORITY OF THE COUNTY OF  
MONTEREY  
HOUSING AUTHORITY OF THE COUNTY OF  
RIVERSIDE  
HUMBOLDT TRANSIT AUTHORITY (HTA)  
HUNTINGTON BEACH UNION HIGH SCHOOL  
DISTRICT  
IMPERIAL COUNTY IHSS PUBLIC  
AUTHORITY  
INLAND EMPIRE HEALTH PLAN  
INLAND EMPIRE UTILITIES AGENCY  
IRVINE RANCH WATER DISTRICT  
KERN COUNTY HOSPITAL AUTHORITY  
KERN HEALTH SYSTEMS  
KERN IHSS PUBLIC AUTHORITY  
KINGS COUNTY AREA PUBLIC TRANSIT  
AGENCY

KINGS WASTE & RECYCLING AUTHORITY  
LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
LOCAL AGENCY WC EXCESS JPA (LAWCX)  
LOMPOC HEALTHCARE DISTRICT  
LONG BEACH UNIFIED SCHOOL DISTRICT  
LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY (LACDA)  
LOS ANGELES COUNTY LAW LIBRARY  
LOS ANGELES UNIFIED SCHOOL DISTRICT  
RISK MANAGEMENT AUTHORITY  
MARIN COUNTY TRANSIT DISTRICT  
MENDOCINO COAST DISTRICT HOSPITAL  
MONTEREY BAY AREA SELF INSURANCE  
AUTHORITY  
MONTEREY COUNTY WATER RESOURCE  
AGENCY  
MONTEREY SALINAS TRANSIT  
MORONGO BASIN TRANSIT AUTHORITY  
MOUNTAIN COMMUNITIES HEALTHCARE  
DISTRICT  
MT. DIABLO UNIFIED SCHOOL DISTRICT  
MUNICIPAL POOLING AUTHORITY (MPA)  
NAPA SANITATION DISTRICT  
NCS DIA  
NORTHERN CA CITIES SELF INSURANCE  
FUND  
NORTHERN CALIFORNIA POWER AGENCY  
OAKLAND UNIFIED SCHOOL DISTRICT  
OFFICE OF COMMUNITY AND INVESTMENT  
AND INFRASTRUCTURE  
OMNITRANS  
ORANGE COUNTY FIRE AUTHORITY  
ORANGE COUNTY SANITATION DISTRICT  
ORANGE COUNTY TRANSPORTATION  
AUTHORITY  
OTAY WATER DISTRICT  
PALO VERDE VALLEY HEALTH CARE  
DISTRICT HOSPITAL  
PASADENA UNIFIED SCHOOL DISTRICT  
PESIS – SAN DIEGO  
PLACER COUNTY WATER AGENCY  
PLEASANT HILL RECREATION & PARK DIST  
PORT OF OAKLAND  
PUBLIC AGENCY RISK SHARING  
AUTHORITY OF CALIFORNIA  
PUBLIC ENTITY RISK MANAGEMENT  
AUTHORITY  
REDONDO BEACH UNIFIED SCHOOL DIST  
RIVERSIDE IHSS PUBLIC AUTHORITY  
RIVERSIDE TRANSIT AGENCY  
SACRAMENTO – YOLO MOSQUITO AND  
VECTOR CONTROL DISTRICT  
SACRAMENTO AREA FLOOD CONTROL  
AGENCY  
SACRAMENTO COUNTY CONTRACTS

PRISM

Joint Powers Agreement Appendix A

Page 4 of 4

SAN BENITO IHSS PUBLIC AUTHORITY	SUPERIOR COURT OF CALIFORNIA,
SAN BERNARDINO DEPARTMENTS	COUNTY OF DEL NOTRE
SAN BERNARDINO IHSS PUBLIC AUTHORITY	SUPERIOR COURT OF CALIFORNIA,
SAN BERNARDINO MUNICIPAL WATER	COUNTY OF EL DORADO
DEPARTMENT	SUPERIOR COURT OF CALIFORNIA,
SAN DIEGO COUNTY IHSS PUBLIC	COUNTY OF LAKE
AUTHORITY	SUPERIOR COURT OF CALIFORNIA,
SAN DIEGO COUNTY WATER AUTHORITY	COUNTY OF LASSEN
SAN DIEGO HOUSING COMMISSION	SUPERIOR COURT OF CALIFORNIA,
SAN DIEGO METROPOLITAN TRANSIT	COUNTY OF MERCED
SYSTEM	SUPERIOR COURT OF CALIFORNIA,
SAN DIEGO UNIFIED SCHOOL DISTRICT	COUNTY OF ORANGE
SAN JOSE UNIFIED SCHOOL DISTRICT	SUPERIOR COURT OF CALIFORNIA,
SAN LUIS OBISPO RTA (SLORTA)	COUNTY OF PLACER
SAN MATEO CONSOLIDATED FIRE	SUPERIOR COURT OF CALIFORNIA,
DEPARTMENT	COUNTY OF SAN BENITO
SAN MATEO COUNTY SCHOOLS	SUPERIOR COURT OF CALIFORNIA,
INSURANCE GROUP	COUNTY OF SAN LUIS OBISPO
SANTA BARBARA METROPOLITAN TRANSIT	SUPERIOR COURT OF CALIFORNIA,
DISTRICT	COUNTY OF SANTA BARBARA
SANTA CLARA COUNTY LIBRARY DISTRICT	SUPERIOR COURT OF CALIFORNIA,
JPA	COUNTY OF SANTA CRUZ
SANTA CLARA COUNTY OFFICE OF	SUPERIOR COURT OF CALIFORNIA,
EDUCATION	COUNTY OF SHASTA
SANTA CLARA COUNTY VECTOR CONTROL	SUPERIOR COURT OF CALIFORNIA,
DISTRICT	COUNTY OF SONOMA
SANTA CLARA HOUSING AUTHORITY	SUPERIOR COURT OF CALIFORNIA,
SANTA CRUZ COUNTY FIRE AGENCIES	COUNTY OF STANISLAUS
INSURANCE GROUP	SUPERIOR COURT OF CALIFORNIA,
SANTA CRUZ METRO TRANSIT DISTRICT	COUNTY OF TRINITY
SCHOOLS EXCESS LIABILITY FUND	SUPERIOR COURT OF CALIFORNIA,
SHASTA IHSS PUBLIC AUTHORITY	COUNTY OF TUOLUMNE
SIRMA	SUPERIOR COURT OF CALIFORNIA,
SOLANO TRANSPORTATION AUTHORITY	COUNTY OF YOLO
SONOMA COUNTY ERA	SUPERIOR COURT OF CALIFORNIA,
SONOMA MARIN AREA RAIL TRANSIT	COUNTY OF YUBA
SOUTH BAY AREA SCHOOLS INSURANCE	SUTTER IHSS PUBLIC AUTHORITY
AUTHORITY	TAHOE TRANSPORTATION DISTRICT
SOUTH COAST AIR QUALITY MANAGEMENT	TORRANCE UNIFIED SCHOOL DISTRICT
DISTRICT	TOWN OF COLMA
SOUTH COUNTY AREA TRANSIT	TOWN OF YOUNTVILLE
SPECIAL DISTRICT RICK MANAGEMENT	TRANSPORTATION CORRIDOR AGENCIES
AUTHORITY	TRINDEL INSURANCE FUND
SUPERIOR COURT OF CALIFORNIA,	TURLOCK IRRIGATION DISTRICT
COUNTY OF ALPINE	UNION SANITARY DISTRICT
SUPERIOR COURT OF CALIFORNIA,	UNIVERSITY OF CALIFORNIA, HASTINGS
COUNTY OF AMADOR	COLLEGE OF LAW
SUPERIOR COURT OF CALIFORNIA,	UPLAND UNIFIED SCHOOL DISTRICT
COUNTY OF BUTTE	WEST SAN GABRIEL LIAB. & PROP. JPA
SUPERIOR COURT OF CALIFORNIA,	WEST SAN GABRIEL WC JPA
COUNTY OF CALAVERAS	WESTERN RIVERSIDE COUNCIL OF
SUPERIOR COURT OF CALIFORNIA,	GOVERNMENTS
COUNTY OF COLUSA	YOLO PARMIA
SUPERIOR COURT OF CALIFORNIA,	
COUNTY OF CONTRA COSTA	



**AGENDA ITEM NO. 9.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Attorney

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8546 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA TO APPROVE THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ("CSCDA") OPEN PACE PROGRAM.**

**RECOMMENDED MOTION:**

Staff recommends that the City Council adopt Resolution No. 8546 approving the CSCDA Open PACE Program.

**DISCUSSION:**

State law authorizes contract assessment districts in charter and general law counties to provide financing for renewable energy, energy efficiency, and water conservation (among other measures with a communal sustainability or resiliency benefit) improvements to qualified property owners. A property owner voluntarily enters into a contractual agreement with one of the Joint Power Authority (JPA) assessment districts in which they reside to access financing (based on the available equity in their property) by securing a lien on their property and re-pay it as a special tax or assessment on their property tax bill. This financing mechanism is referred to as Property Assessed Clean Energy (PACE).

PACE offers an alternative to traditional means of financing property improvements such as paying cash, taking a home equity line of credit (HELOC), or using credit cards. PACE financing eligibility is primarily based on property equity and ability to pay, rather than the credit worthiness of the applicant. PACE financing has fixed term interest rates with terms generally longer than those of other private and/or unsecured loans, but equal to the average useful life of the improvement being undertaken. Some other advantages of PACE financing include 100% financing for eligible improvements, and the reliability of pre-approved, vetted, trained and strictly monitored contractors. Participation in PACE financing is voluntary.

Because the capital for PACE financing is from private sources and the transactions are between program administrators and building owners, the City will incur no cost or risk associated with program activities. The City is not required or expected to provide administrative support or marketing for the programs, which are conducted by the program administrators. However, many jurisdictions throughout the state have found that partnering in outreach and marketing can enhance the efficacy of the program. The City is not obliged to repay bonds issued by the JPA or assessments levied on the participating properties.

Enabling the City of Hawthorne's PACE availability by approving licensed program administrators will create a competitive marketplace that provides a variety of financing options with more favorable terms to home and business owners. Doing so may also incentivize more property owners to undertake improvements, resulting in the creation of more renewable energy and local jobs, reduction in energy use, greenhouse gas emissions and water consumption, among other improvement categories.

In order to provide Hawthorne property owners with a variety of trusted PACE finance options, the Council is asked to consider admitting licensed PACE providers by adopting a resolution approving CSCDA Open PACE Program to operate in the City.

The City of Hawthorne is already a member of CSCDA and has been since 2001 (City resolution 6691 -- October 8).

Additional legislation expanded projects eligible for financing to include water efficiency improvements, electric vehicle charging stations, seismic improvements, and wildfire resiliency.

Additional laws also expand the original legislation and provide for additional consumer protection, such as the right to cancel PACE financing within three business days of execution (five days for those persons 65 years and older), recorded telephone calls to residential consumers to confirm the key terms of the agreement, and state oversight, among other things.

#### **PACE in Los Angeles County**

Over 14,500 homes have been transformed, leading to the installation of 46 megawatts of solar energy. This initiative has successfully abated 715,000 tons of carbon emissions and conserved an astonishing 1.97 billion gallons of water, all while generating \$643 million in utility bill savings for participants. Furthermore, the PACE improvements have spurred economic growth by creating 6,343 jobs for small businesses engaged in these impactful projects. Below are the 48 LA County cities that've joined CSCDA's Open-PACE program:

Agoura Hills, Alhambra, Arcadia, Baldwin Park, Bell, Claremont, Commerce, Cudahy, Duarte, El Monte, Gardena, Glendale, Glendora, Inglewood, La Canada Flintridge, La Puente, La Verne, Lancaster, Long Beach, Los Angeles, Lynwood, Montebello, Monterey Park, Norwalk, Palmdale, Paramount, Redondo Beach, Santa Fe Springs, Santa Monica, Torrance, Walnut, West Covina, West Hollywood

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

Not Applicable.

#### **FISCAL IMPACT:**

None. Adoption of the resolution and actions contained herein will not result in any costs to the City. All costs of marketing, financial, and program administration are borne by the program administrators and covered with private capital.

#### **NOTICING PROCEDURE:**

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

#### **ATTACHMENTS**

Resolution No. 8546

## **RESOLUTION NO. 8546**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY INTO THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (“CSCDA”) OPEN PACE PROGRAMS; AUTHORIZING THE CSCDA TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND AUTHORIZING ITS RELATED ACTIONS**

**WHEREAS**, the California Statewide Communities Development Authority (the “Authority”) is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California, including the City of Hawthorne (the “City”); and

**WHEREAS**, Chapter 29 of Division 7 of the Streets & Highways Code (“Chapter 29”) authorizes the Authority to establish voluntary contractual assessment programs to finance or refinance renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time to time (collectively, the “Improvements”) through the levy of contractual assessments within counties and cities throughout the State of California that consent to the participation of properties within their respective territories and the issuance of bonds from time to time; and

**WHEREAS**, for the purpose of providing financing and refinancing for the Improvements, the Authority has established two CSCDA Open PACE Programs (the “Programs”): (i) the CaliforniaFIRST Program and (ii) the CSCDA Open PACE Program; and

**WHEREAS**, the Authority has designated multiple third-party program administrators to administer the Programs; the current program administrators are: the Counterpointe Energy Solutions II (CA) LLC, PACE Funding Group LLC dba Home Run Financing, Renew Financial Group LLC, Fortifi, Nuveen Green Capital, White Oak Advisors, Stonehill PACE, LLC, Lord Cap PACE, Green PACE Capital, PACE Loan Group and Petros PACE Finance, Castle Green Finance, Bayview PACE, Green Rock Healthcare Capital, and Citizens Business Bank. If there any changes to the foregoing, the Authority will notify the City; and

**WHEREAS**, the Authority may also administer certain projects itself, working directly with third-party capital providers; and

**WHEREAS**, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied (at the time the assessment is levied); and

**WHEREAS**, the City now desires to allow the owners of property (“Participating Property Owners”) within its territory to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and

**WHEREAS**, the territory within which assessments may be levied for the Programs shall include all of the territory within the City’s official boundaries; and

**WHEREAS**, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

**WHEREAS**, the City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hawthorne does hereby find, determine, and order as follows:

Section 1. This City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

Section 2. This City Council hereby finds and declares that properties in the territory of the City will benefit from the availability of the Program within the territory of the City and, pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 and the issuance of bonds to finance or refinance Improvements.

Section 3. In connection with the Programs, the City hereby consents to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City and the issuance of bonds to finance or refinance Improvements; provided, that

(1) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(2) The City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs.

Section 4. The appropriate officials and staff of the City are hereby authorized and directed to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The City Manager (or his or her

designee), together with any other staff persons chosen by the City Council from time to time, are hereby designated as the contact persons for the Authority in connection with the Programs.

Section 5. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such certificates, requisitions, agreements and related documents as are reasonably required by the Authority to implement the Programs.

Section 6. The City Council hereby finds that adoption of this Resolution is not a “project” under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

Section 7. The City Clerk shall certify to the adoption of this Resolution and, thereafter, the same shall be in full force and effect. The City Clerk is also hereby authorized and directed to transmit a certified copy of this Resolution to the Secretary of the Authority at: Secretary of the Board, California Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

**PASSED, APPROVED, AND ADOPTED** this 8<sup>TH</sup> day of July, 2025.

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**ALEX VARGAS, Mayor**  
**City of Hawthorne, California**

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



**AGENDA ITEM NO. 10.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Planning

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**City Manager:**

**Department Head:**

**SUBJECT:**

**RESOLUTION NO. 8547 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO UPDATE THE CITY'S GENERAL PLAN.**

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve Resolution 8547.

**DISCUSSION:**

A professional services agreement with Kimley Horn & Associates, Inc. to coordinate and prepare a new general plan, environmental impact report, and other required research documents, studies, and environmental documentation related to a comprehensive General Plan update over the next three years.

The current City of Hawthorne General Plan was adopted in parts in 1989 and 1990. The Plan consisted of the seven mandatory elements: Land Use; Circulation; Conservation; Noise; Open Space; Safety; and Housing. Of these, the Housing Element is on a mandatory update schedule and was last updated in 2023. The Circulation Element was last updated in 2015, and a new Economic Development Element was adopted in that same year. The Land Use Element is typically the most frequently updated element, but the last partial update was in 2016. The Noise Element was partially updated in 2018. The Safety Element was updated along with the Housing Element in 2023, and a new Environmental Justice Element was adopted at the same time. Open Space and Conservation Elements were not updated since their original adoption in 1989. The General Plan update related to this contract will be for a comprehensive rewrite of the Land Use, Circulation, Conservation, Noise, Open Space, and if needed, Economic Development Elements. Since Housing, Safety, and Environmental Justice Elements were updated in 2023, they will not be updated at this time, except as necessary to remain in conformity with other updates.

Kimley Horn, & Associates, Inc. was selected by a panel of department heads and managers representing most City departments after reviewing eight responses to our Request For Proposals (attached). The committee first selected four of the eight consultants to interview based on the following criteria: RFP response quality = 5 points; Experience and team depth = 25 points; Responsiveness to the scope of the project = 25 points; Public engagement plan = 25 points; and Schedule = 10 points. The average scores ranged from 79.6 to 85.9 with a clear gap between those ranked #4 and #5. Once four consultants were selected, the cost proposals of these four were given to the committee and an additional 10 points could be awarded, bringing the maximum points to 100. The final scores for the top four ranged from 85.6 to 88.4.

The top four teams were interviewed by the same committee on May 29, 2025. The scoring criteria for the interviews were each worth between 0-4 points and focused on: quality of interview presentation; ability to build a strong consensus in the community; public engagement plan; political savvy to see the

project to its conclusion; and the value proposition of each team, which was a comparison of the proposed cost and the services offered. The average final interview scores for the four finalists were 3.51, 3.83, 3.85, and 3.88. The lowest point scorer was disqualified, and the second lowest, although very close to the top two in most categories, was also disqualified on the basis of cost, which far exceeded the other proposals.

The final decision to choose top team was very difficult as both teams presented very compelling cases. However, when tallying the pros and cons of each team, and based in part on staff members' experience working with both on past projects, Kimley Horn ended up being the committee's consensus recommendation. Kimley Horn put together a team with depth and experience in exactly this type of project. They are partnering with well-respected and qualified sub-consultants. They presented an engaging and well-thought-out schedule and budget, and are ready to start work on this three-year project as soon as mid-July of this year. Staff wholeheartedly support this recommendation.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

Goal 4: Update the Zoning Code for the 21st Century.

Objective 4.1: Secure funding, develop RFP, and execute a contract for the General Plan update.

#### **FISCAL IMPACT:**

Not to exceed \$1,631,195 over three years. Approximately \$500,000 from the General Fund for each fiscal year starting in FY 25-26, with the remainder of the funds carried over from the Planning Department budget for FY 24-25.

#### **NOTICING PROCEDURE:**

None required.

#### **ATTACHMENTS**

Resolution No. 8547

Professional Services Agreement

Kimley Horn Proposal for General Plan Update

Kimley Horn Budget and Schedule

RFP for General Plan Update

Kimley Horn Interview Presentation

**RESOLUTION NO. 8547**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. TO UPDATE THE CITY'S GENERAL PLAN.**

**WHEREAS**, all cities in the state are required to develop a General Plan which is an extensive policy document directing land use decisions for a period of years; and

**WHEREAS**, the last comprehensive update to the City's General Plan was in 1990 with some elements, such as the Housing Element, being updated recently and others being out of date; and

**WHEREAS**, the City's General Plan should establish the vision for the next 20 to 30 years; and

**WHEREAS**, an update to the General Plan is necessary to address regional and local challenges, including economic shifts, housing affordability, infrastructure constraints, and regulatory requirements, which affect the City's growth and housing goals; and

**WHEREAS**, a comprehensive General Plan will help the City address these issues, create sustainable solutions, enhance residents' quality of life, and build a dynamic, adaptable framework that prepares the City for future uncertainties with resilience and strategic foresight; and

**WHEREAS**, updating the General Plan is a multiyear process requiring the need for a consultant with knowledge and expertise in a wide range of topics.

**WHEREAS**, the City requested proposals for consultants and selected Kimley-Horn to assist the City with the update; and

**WHEREAS**, Kimley-Horn is a nationally recognized, full-service planning, environmental, and engineering consulting firm founded in 1967 with more than 8,600 professionals across 149 offices, including 14 in California; and

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

**SECTION 1.** The above recitals are true and correct.

**SECTION 2.** The City Council hereby approves the form of the Consultant Agreement between Kimley-Horn and Associates, Inc. and the City, as attached hereto as Exhibit A. The City Manager is hereby authorized, for and in the name and on behalf of the City, to execute and deliver the Consultant Agreement, in substantially such form, with changes therein as the City Manager may require or approve upon consultation with legal counsel (such approval to be conclusively evidenced by the execution and delivery thereof).

**SECTION 3.** 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.

**PASSED, APPROVED AND ADOPTED** this 8th day of July, 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**

**PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF  
HAWTHORNE AND KIMLEY-HORN AND ASSOCIATES, INC.**

This PROFESSIONAL SERVICES AGREEMENT (“AGREEMENT”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Hawthorne, a California municipal corporation and general law city (“CITY”) and Kimley-Horn and Associates, Inc., a North Carolina Corporation (“CONSULTANT”) (Collectively, the “Parties”). This agreement is made with reference to the following:

**RECITALS**

A. CITY requested a proposal for professional services with respect to providing a General Plan Update (the “Project”) and any required documentation in compliance with the California Environmental Quality Act (CEQA).

B. CONSULTANT submitted a proposal for the performance of such services, a true and correct copy of which is attached hereto as Exhibit "A" and by this reference made a part hereof.

C. CITY also desires for CONSULTANT to provide such professional services, as set forth in Exhibit A, per a cost and three (3) year time schedule, a true and correct copy of which is attached there to as Exhibit “B.”

D. CONSULTANT represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent, and professional manner. CONSULTANT shall at all times faithfully, competently, and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this AGREEMENT, CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONSULTANT under this 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:

**1. DEFINITIONS**

The following definitions shall apply to the following terms, except where the context of this AGREEMENT otherwise requires:

(a) Project: Provide consultation and any CEQA documents related to the Project.

(b) Services: CONSULTANT shall provide professional services for the project as described in Exhibit "A", attached herein.

(c) Duration: Said AGREEMENT shall be effective from the date of execution of this AGREEMENT until acceptance and approval of all final documents.

(d) Completion of Project: CONSULTANT shall complete all tasks as noted in

Exhibit "A" for a time period as noted in Exhibit B.

- (e) Consultant: Kimley-Horn and Associates, Inc., 1100 W. Town and Country Road, Suite 700, Orange, CA 92868
- (f) City: 4455 w 126<sup>th</sup> St., Hawthorne, CA 90250

## **2. SCOPE OF SERVICES**

(a) CONSULTANT shall forthwith undertake and complete the project in accordance with Exhibit "A" hereto and all in accordance with any Federal, State and City statues, regulations, ordinances, and guidelines, all to the reasonable satisfaction of CITY.

(b) CONSULTANT shall, at CONSULTANT'S sole cost and expense, secure and hire such other persons as may, in the opinion of CONSULTANT, be necessary to comply with the terms of this Agreement. In the event any such other persons are retained by CONSULTANT, CONSULTANT hereby warrants that such persons shall be fully qualified to perform services required hereunder. CONSULTANT further agrees that no subcontractor shall be retained by CONSULTANT, except upon the prior written approval of CITY.

## **3. COMPENSATION, METHOD OF PAYMENT, AND ADDITIONAL SERVICES**

(a) CITY shall pay CONSULTANT no more than the total project cost (i.e., \$1,631,195) and shall be paid on an incremental yearly expended cost basis, as set forth in Exhibit "B."

(b) Payments to CONSULTANT shall be made by CITY in accordance with Exhibit B and the invoices submitted by CONSULTANT, and such invoices shall be paid within thirty (30) days after said invoices are received by CITY. Each invoice shall detail work performed and charges. All charges shall be in accordance with CONSULTANT's proposal with respect to project expenses as set forth in Exhibit "A".

(c) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT.

## **4. CITY ASSISTANCE AND AVAILABILITY OF CITY RECORDS**

(a) The CITY shall provide the following assistance to CONSULTANT as needed so CONSULTANT can perform the services described above:

- (i) Information and assistance as set forth in Exhibit "A".
- (ii) Photographically reproducible copies of forms, documents, codes and other information, if available, which CONSULTANT considers necessary in order to complete the project.
- (iii) Such information as is generally available from CITY files applicable to the Project.

(iv.) Assistance, if necessary, in obtaining information from other governmental agencies and/or private parties. However, it shall be CONSULTANT's responsibility to make all initial contact with respect to the gathering of such information.

## **5. CONSULTANT'S BOOK OF RECORDS**

(a) CONSULTANT shall maintain any and all documents and records demonstrating or relating to CONSULTANT's performance of services pursuant to this AGREEMENT. CONSULTANT shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to CITY pursuant to this AGREEMENT. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by CONSULTANT pursuant to this AGREEMENT. Any and all such documents or records shall be maintained for five (5) years from the date of execution of this AGREEMENT and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying at any time during regular business hours, upon written request by the CITY or CITY's designated representative. Copies of such documents or records shall be provided directly to the requesting party for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon. Such documents and records shall be made available at CONSULTANT's address indicated for receipt of notices in this AGREEMENT.

(c) Where CITY or CONSULTANT has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of CONSULTANT's business, the CITY may, by written request, require that custody of such documents or records be given to the requesting party and that such documents and records be maintained by the requesting party. Access to such documents and records shall be granted to all parties to this AGREEMENT, as well as to their successors-in-interest and authorized representatives.

## **6. TERMINATION OF AGREEMENT**

This AGREEMENT may be terminated without cause by CITY upon the giving of a written "Notice of Termination" to CONSULTANT upon thirty (30) days prior written notice or the CONSULTANT may terminate this contract upon thirty (30) days prior written notice. In the event this Agreement is so terminated, CONSULTANT shall be compensated on a pro-rata basis with respect to the percentage of the project completed as of the date of termination. In no event, however, shall CONSULTANT receive more than the maximum specified in paragraph 3(a), above. CONSULTANT shall provide to CITY any and all documents, data, studies, surveys, drawings, maps, models, photographs, and reports, whether in draft or final form, prepared by CONSULTANT as of the date of termination. CONSULTANT may not terminate this Agreement except for cause.

**7. NOTICES AND DESIGNATED REPRESENTATIVES**

(a) Any and all notices, demands, invoices, and written communications between the parties hereto shall be addressed as set forth in this paragraph. The below named individuals, furthermore, shall be those persons primarily responsible for the performance by the parties under this AGREEMENT:

To CITY  
4455 West 126th Street,  
Hawthorne, CA 90250  
Attn: Planning Director

To CONSULTANT  
1100 W. Town and Country Road, Suite 700  
Orange, CA 92868

(b) Any such notices, demands, invoices, and written communications, shall be delivered by United States mail, and shall be deemed to have been received by the addressee forty-eight (48) hours after deposit thereof, postage prepaid and properly addressed as set forth above.

**8. CONTINUITY OF PERSONNEL**

CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT. CONSULTANT shall notify CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT, prior to any such performance. CITY shall not be responsible for time and costs associated with CONSULTANT's turnover or reassignment of staff.

**9. STATUS OF CONSULTANT**

(a) The parties hereto agree that CONSULTANT and its employers, officers and agents are independent contractors under this Agreement and shall not be construed for any purpose to be employees of CITY.

CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) 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 elected or appointed boards, officers, officials, employees or agents of CITY 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 CONSULTANT or any of CONSULTANT's officers, employees or agents are in any manner officials, officers, employees or agents of CITY.

(c) The CONSULTANT or any of CONSULTANT's officers, employees or agents, shall not obtain any rights to retirement, health care or any other benefits that may otherwise accrue to CITY employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

## **10. LEGAL RESPONSIBILITIES**

The CONSULTANT shall keep itself informed of applicable 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 pursuant to sound professional practices including, but not limited to, possessing and maintaining all necessary licensing. CITY, and its officers and employees, shall not be liable at law or in equity occasioned by negligent failure of the CONSULTANT to comply with this Section.

## **11. NON-DISCRIMINATION**

CONSULTANT shall not discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), sexual orientation, marital status, and denial of family care leave. CONSULTANT shall ensure that the evaluation and treatment of their employees and applicants for employment are free from discrimination and harassment. CONSULTANT shall comply with the provisions of the California Fair Employment and Housing Act (Government Code Section 12900, et seq.), and the regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285, et seq.). If applicable, CONSULTANT shall give written notice of their obligation under this clause to labor organizations with which they have a collective bargaining AGREEMENT or other AGREEMENT.

## **12. INDEMNIFICATION**

To the fullest extent provided by law, CONSULTANT shall indemnify, hold harmless, and defend CITY, its officers, employees, elected and appointed officials, and volunteers from and against any and all claims and losses, costs or expenses for any damage resulting in death or injury to any person and/or injury or damage to any property resulting from any negligent act or omission of CONSULTANT or any of its officers, employees, agents, or subcontractors in the performance of this AGREEMENT. Such cost and expense shall include reasonable attorney fees.

## **13. CONFLICT OF INTEREST**

(a) No CITY employee whose position with CITY enables such employee to influence the award of this AGREEMENT or any competing AGREEMENT, and no spouse or economic dependent of such employee, shall be employed in any capacity by the CONSULTANT or have any other direct or indirect financial interest in this AGREEMENT. No officer or employee of this CONSULTANT who may financially benefit from the performance of work hereunder shall in any way participate in the CITY's approval, or ongoing evaluation of such work, or in any way attempt to unlawfully influence CITY's approval or ongoing evaluation of such work.

(b) The CONSULTANT shall comply with all conflict of interest laws, ordinances, and regulations now in effect or hereafter to be enacted during the term of this AGREEMENT. The CONSULTANT warrants that it is not now aware of any facts that create a conflict of interest. If the CONSULTANT hereafter becomes aware of any facts that might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to the CITY. Full written disclosure shall include, but is not limited to, identification of all persons implicated and a complete description of all relevant circumstances. Failure to comply with the provisions of this section shall be a material breach of this contract.

**14. CONFIDENTIAL INFORMATION**

All information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the CITY, except as may be required by law.

**15. INSURANCE**

(a) During the course of the term of this AGREEMENT, CONSULTANT shall maintain Professional Liability Insurance in a combined single limit of not less than \$2 million per claim or occurrence and \$4 million in the aggregate. CONSULTANT shall also maintain General Liability Insurance in a combined single limit of not less than \$2 million per claim or occurrence and \$4 million in the aggregate.

(b) CONSULTANT shall provide a certificate naming CITY as additional insured. CONSULTANT shall procure and maintain, for the duration of the AGREEMENT, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance or the work hereunder, and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors.

**16. AUTHORITY TO EXECUTE**

The person or persons executing this AGREEMENT on behalf of CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONSULTANT to the performance of its obligations hereunder.

**17. MODIFICATION OF AGREEMENT**

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONSULTANT and by the CITY. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

**18. WAIVER**

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by

any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONSULTANT shall not constitute a waiver of any of the provisions of this AGREEMENT.

**19. LAW TO GOVERN; VENUE**

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

**20. ATTORNEY'S FEES, COSTS, AND EXPENSES**

In the event litigation or other proceeding is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

**21. ENTIRE AGREEMENT**

This AGREEMENT, including the attached Exhibit "A", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party that are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

**22. SEVERABILITY**


If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

IN WITNESS WHEREOF, this Professional Services Agreement has been executed by their duly authorized representatives.

CITY OF HAWTHORNE

KIMLEY-HORN AND ASSOCIATES, INC.

By: \_\_\_\_\_  
Vontray Norris  
City Manager

By:   
[Name] JACOB GLAZE, PE (CA# 87934)  
[Title] SENIOR ASSOCIATE



APPROVED AS TO FORM:

ATTEST:

By: \_\_\_\_\_  
Robert M. Kim  
City Attorney

By: \_\_\_\_\_  
Dayna Williams-Hunter  
City Clerk

**EXHIBIT A**  
**Proposal for General Plan Update**



Proposal for

# GENERAL PLAN UPDATE

**Kimley»Horn**

Expect More. Experience Better.

Prepared for :

**CITY OF  
HAWTHORNE**

Ms. Maria Majcherek  
 Senior Planner  
 City of Hawthorne  
 4455 West 126th Street  
 Hawthorne, CA 90250

660 South Figueroa Street  
 Suite 2050  
 Los Angeles, CA 90017  
 TEL 213.261.4040

# COVER LETTER





APRIL 15, 2025

**Re: Proposal for General Plan Update**

Dear Ms. Majcherek and Members of the Selection Committee,

The **City of Hawthorne** (City) is seeking a qualified consultant to prepare a comprehensive GP Update (GPU) that reflects community priorities, complies with state mandates, and supports equitable, sustainable growth. Kimley-Horn is pleased to submit a proposal with a highly qualified team experienced in delivering integrated planning, policy, and environmental services for public agencies throughout Southern California. Together with our subconsultants, **Kelly & Associates Management Group, The Robert Group, and TCA Architects, Inc.**, we bring a full-service team with deep expertise in General Plans (GPs), Housing Elements, Specific Plans, zoning, economic development, urban design, meaningful community engagement, and environmental compliance.

Kimley-Horn recently supported the City with a range of planning efforts, including conducting a **Vehicle Miles Traveled (VMT) analysis** in accordance with SB 743 and City-specific guidelines, preparing the **Comprehensive Safety Action Plan**, and leading an ongoing **City-wide parking analysis**. In addition, our team members have contributed to the environmental documentation for various projects throughout the City. These experiences reflect our deep understanding of the City’s goals to develop a forward-thinking, community-driven, and implementable GPU. We offer the following strengths for your consideration:

-  **Specialists in Community Design, Policy, and Implementation.** The Kimley-Horn team has demonstrated expertise in community design and local government land use policy and implementation. Our collective team will enable the City to take advantage of our ability to find creative solutions that can be effectively implemented and managed over time. We incorporate a “360-degree” perspective, seeking to find balance among the community’s design, environmental, social, and fiscal needs.
-  **An Approach Tailored to Your Success.** The Kimley-Horn team will work closely with City staff to provide the services needed to effectively analyze and support policies and programs that are aligned with your community’s vision. We are committing the resources of our qualified and experienced team to help the City establish, implement, and manage its vision over time. We create strong interpersonal relationships within communities and with stakeholders, resulting in a mutually enjoyable and rewarding work effort. Kimley-Horn will provide local coordination from our Los Angeles and Orange offices, where our planning staff is supported by extensive in-house technical resources that are available to provide additional support if needed.
-  **Comprehensive and Experienced Team.** **Surabhi Barbhaya, AICP, LEED AP** (Kimley-Horn); **Laura Forinash, PE, TE** (Kimley-Horn); **Rita Garcia** (Kimley-Horn); **Christina Monzer** (The Robert Group); **William Kelly** (Kelly & Associates Management Group); and **Chris Williams** (TCA Architects); are experienced senior members of our team with decades of experience in land use planning, economics, transportation, urban design, environmental documentation and public engagement. The discipline leads will be supported by a core group of experienced professionals who have direct expertise with various aspects of a GPU.
-  **Plans That Don’t Sit on the Shelf.** We deliver actionable, user-friendly policy documents rooted in community vision and designed for implementation. Our work results in plans that are embraced by the public, approved by decision-makers, and positioned for real-world impact. Moreover, our California Environmental Quality Act (CEQA) documentation will be structured and written to facilitate streamlining environmental review of future development projects.

We appreciate the opportunity to submit this proposal to the City and welcome the opportunity to work with you as a trusted advisor and experienced planning consultant. Please do not hesitate to contact **Surabhi Barbhaya, AICP LEED AP** at 949.426.8886, [surabhi.barbhaya@kimley-horn.com](mailto:surabhi.barbhaya@kimley-horn.com), or at the address listed above if you have any questions or require additional information.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**

  
**Surabhi Barbhaya, AICP LEED AP**  
 Project Manager

  
**Jacob Glaze, PE**  
 Vice President/Senior Associate

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# GENERAL PLAN UPDATE

## B. EXECUTIVE SUMMARY

### Background

Called “the most beautiful suburban town” in 1906, the City of Hawthorne offered hardworking families a simple, child-friendly way of life. The City, incorporated in 1922, was named after the American novelist Nathaniel Hawthorne. Early developers envisioned a quiet suburb that benefited from its proximity to the growing aerospace industry. Hawthorne quickly grew into a hub for aviation and defense-related manufacturing, with major employers like Northrop Corporation shaping its economic landscape during and after World War II. This growth fueled rapid residential expansion and transformed Hawthorne into an urbanized city. Over the years, the City continued to evolve, blending its industrial roots with new commercial developments, the tech boom, housing growth, and improvements to transportation infrastructure.



Today, Hawthorne is a diverse and vibrant community with a resident population of approximately 88,000 persons, spanning approximately six square miles. Its strategic location near Los Angeles International Airport (LAX) and access to major freeways (I-405 and I-105) make it a key player in the regional economy, particularly in the logistics and distribution sectors, with warehousing and freight operations playing a significant role. Aerospace, technology, logistics, manufacturing, and retail drive the local economy. The City is home to SpaceX, Honeywell Aerospace, and the Tesla Design Center, bolstering its reputation as an innovation hub. Hawthorne also maintains a strong presence in manufacturing, especially in aerospace components and industrial equipment. In addition, retail, healthcare, and education provide vital employment opportunities. Commercial hubs along Hawthorne Boulevard and Rosecrans Avenue serve as key business centers. To support the planned future growth and revitalization of its Downtown area, the City has launched an ambitious City Hall expansion and modernization project, which includes a public park and event space.

### Understanding the Challenges and Functions of the General Plan Update

The GP is a foundational document that functions as a road map for achieving the City’s long-term vision for their community by guiding policy and land use decisions. The GP was last comprehensively updated in 1990, although individual elements have undergone updates since. Despite these updates, several elements remain outdated, reflecting the City’s landscape from over three decades ago.

While Hawthorne’s current GP is generally broad and flexible, some of its policies appear to reinforce existing land uses, circulation patterns, and other conditions, effectively promoting the status quo.

**The GPU should establish a vision for the next 25 to 30 years,** be forward-thinking and avoid preserving the current conditions just because they exist now. Instead, it should create room for flexibility and innovation in how land is used, how people move around, and how the City evolves.

Employment by Industry (2023)



Hawthorne faces regional and local challenges, including economic shifts, housing affordability, infrastructure constraints, and regulatory requirements, which affect the City’s growth and housing goals. A comprehensive GPU will help the City address these issues, create sustainable solutions, and enhance residents’ quality of life. This proactive approach aims to build a dynamic, adaptable framework that prepares Hawthorne for future uncertainties with resilience and strategic foresight.

### Housing

At the regional level, California’s ongoing housing crisis has led to strict state mandates requiring cities to accommodate more housing, particularly affordable units. Hawthorne must meet its Regional Housing Needs Allocation (RHNA) obligations of 1,374 units after credits, as identified under the 6th Cycle Housing Element. Additionally, the City’s proximity to high-growth employment centers—such as Los Angeles International Airport (LAX), “Silicon Beach,” which spans from Santa Monica to Playa Vista, and major aerospace and tech hubs—creates increasing demand for workforce housing. Employees working at companies like SpaceX, the Tesla Design Center, and logistics centers need nearby housing, adding pressure for higher-density development.

Many of Hawthorne’s residential neighborhoods feature small, tightly packed lots with aging housing stock, making them prime candidates for redevelopment. However, newer development trends often require lot consolidation, which can be challenging due to outdated zoning standards and a lack of strong

## GENERAL PLAN UPDATE

incentives. To drive redevelopment, the City can introduce targeted incentives such as density bonuses for lot consolidation, reduced parking requirements, and development fee waivers or deferrals. Additionally, offering expedited permitting, flexible zoning overlays, and financial support for rehabilitation projects can encourage investment and facilitate the revitalization of these underutilized properties. These incentives can help unlock the full potential of Hawthorne's residential areas while aligning with the City's broader development goals.

The GPU can support RHNA obligations and workforce housing needs by promoting higher-density, mixed-use, and transit-oriented developments (TOD); facilitating infill housing; and encouraging the redevelopment of aging residential areas. The GPU can also help balance land uses, minimize conflicts, foster economic growth, recommend zoning code updates, and provide a framework for development incentives, while preparing for the 7th Cycle Housing Element and future RHNA allocations.

### Transportation Network and Traffic Congestion

Another key regional challenge is traffic congestion. Hawthorne's location along the I-405 and I-105 freeways and its role as a key transit corridor result in heavy commuter traffic. Without proper planning, increased housing development could exacerbate congestion and increase pressures on transit infrastructure. Environmental justice and climate resiliency are also growing concerns, as the City faces air quality issues due to proximity to freeways and industrial activities, along with urban heat island effects and limited green space. The GPU can help mitigate traffic congestion and environmental challenges by promoting multimodal transportation, green infrastructure, and air quality improvements to enhance sustainability and equity. Between 2019 and 2023, Hawthorne recorded 1,028 crashes, including 8 fatal and 72 severe injury crashes. Notably, pedestrian-involved crashes totaled 140, with fatal and serious injuries more than tripling during this period.

Kimley-Horn has recently developed a Comprehensive Safety Action Plan for the City, to address traffic safety concerns and position the City for future state and federal safety funding. We will also explore the use of **Enhanced Infrastructure Financing District** to fund a wide range of infrastructure improvements.

With the development of **SoFi Stadium**, the **Intuit Dome**, and the revamped **Kia Forum**, Inglewood is rapidly transforming into a premier sports and entertainment hub. Hawthorne can strengthen its connection to Inglewood's stadium district by improving transit links, first-last-mile connections, shuttles, bike lanes, and park-and-ride options.



City of Hawthorne Total Crashes (2019-2023)

### Open Space

According to the Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment, only 66% of the population in the City of Hawthorne lives in half a mile distance of a park. Based on the current population and the higher density of the City there are only 0.6 acres per 1,000 residents compared to the 3.3 acres average in Los Angeles County. This puts enormous pressure on existing parks. As new development takes place, creative ways of including park space will need to be explored given the already built-out nature of the City. These may include pocket parks & parklets, joint-use agreements with schools and other institutions, green roofs & vertical parks, street greening & linear parks, adaptive reuse of underutilized sites, integrating publicly accessible open space into mixed-use and other development projects. We will also look at permanent or temporary closing of streets to create public gathering spaces.



City of Hawthorne Open Space Statistics

### Limited Vacant Land

Hawthorne is a built-out city with limited vacant land, making it difficult to accommodate new housing without rezoning or redeveloping underutilized commercial and industrial areas. Balancing job retention/creation with housing production is a key challenge, as the City seeks to promote economic stability while addressing housing shortages. Additionally, rising housing demand has led to increasing rents and displacement of lower-income residents. Development pressures, particularly near LA Metro stations and transit corridors, could contribute to gentrification, making it harder for long-term residents to continue affording housing. The GPU can play a crucial role by guiding strategic redevelopment in underutilized commercial and industrial areas, particularly near LA Metro stations and along transit corridors, to accommodate housing while retaining jobs.

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### Downtown Development

The City updated its Downtown Specific Plan before the pandemic, but a fresh evaluation may be needed to address implementation challenges and adapt to evolving housing, economic, and transportation trends. Key redevelopment opportunities, such as the Hawthorne Plaza Mall, have stalled and require a comprehensive reevaluation to align with shifting market dynamics and emerging community needs. Transforming the mall site and its surrounding areas into a vibrant mixed-use town center, complemented by enhanced streetscape improvements, could serve as a catalyst for revitalizing the area and attracting much-needed investment. Additionally, integrating forward-thinking transportation solutions, such as micromobility options and potential transit expansions, into the street design and parking standards will create a more dynamic, walkable, and connected downtown. This approach can foster a lively urban core that meets the demands of modern residents, businesses, and visitors.



### TOD/Adjacent Development

Hawthorne is served by three Los Angeles County Metropolitan Transportation Authority (LA Metro) rail stations with varying potential for TOD. Crenshaw Station is adjacent to industrial and commercial uses constrained by the airport’s Runway Protection Zone, and single-family neighborhoods severely limiting TOD opportunities. The Hawthorne/Lennox Station is designated as part of the Hotel Hub in the Downtown Hawthorne Specific Plan, where the City could consider TOD projects. Lastly, the Redondo Beach Station offers the most promising opportunity, with a considerable amount of underutilized land and a Metro parking lot to support TOD.

To support TOD, Hawthorne can build on the existing Mixed-Use Overlay Zone designed to reduce automobile dependence by promoting residential and commercial uses near these Metro stations. Although progress has been gradual, the City has experienced an uptick in higher-density residential and commercial developments, aligned with state mandates encouraging housing near transit. The Multiyear Subregional Program (Northeast Hawthorne Mobility Improvement Project) is also working to improve first/last-mile connections to the Green Line station, while the City has developed an active transportation plan for the Crenshaw station area. The 2022 Bicycle Master Plan should be reevaluated and enhanced to increase connectivity in the other two station areas to promote TOD.

Additionally, recent legislation such as Senate Bill 79 supports the development of multifamily housing near transit hubs by enabling upzoning and rezoning in transit-rich areas. The GPU aims to elevate these efforts by identifying, follow-up studies, incentives, and zoning changes within a half-mile radius of the stations to foster TOD.

### Commercial and Retail Uses

The City of Hawthorne has an oversupply of commercial and retail space relative to both current market conditions and projected future demand. This imbalance has led to persistently underutilized retail centers, high vacancy rates, and fragmented commercial corridors. The excess inventory not only limits opportunities for economic growth but also contributes to blight, reduces tax revenue potential, and hinders the City’s ability to attract quality tenants and vibrant mixed-use development.

Hawthorne can reposition underutilized retail areas by encouraging adaptive reuse, focusing retail in strategic nodes, and allowing transitions to higher-demand uses such as tech, biotech, and logistics. These sectors can bring jobs, attract investment, and generate long-term tax revenue, while reducing commercial vacancies and revitalizing key corridors.

### Industrial and Warehousing

The arrival of SpaceX transformed Hawthorne into a major player in the space industry. By 2021, the company became the City’s largest employer, with over 6,000 employees, attracting a growing cluster of aerospace firms and startups. Hawthorne’s location near LA’s “Silicon Beach,” home to over 500 tech companies, has further drawn interest from developers and tech firms, fueling economic momentum.

However, heavy reliance on a few large employers, particularly in aerospace and logistics, creates economic vulnerability. To build long-term resilience, the City must diversify its economy beyond its current industrial base. Hawthorne is well-positioned to expand into clean technology, creative industries, advanced manufacturing, the entertainment industry, and healthcare services. Growing sectors such as green construction, urban agriculture, life sciences, and digital



## GENERAL PLAN UPDATE

media could also offer new opportunities. Supporting small businesses, encouraging entrepreneurship, and leveraging partnerships with nearby academic and innovation institutions can further broaden the City’s economic base. The City should prioritize mixed-use development, sustainable infrastructure, and workforce development programs aligned with emerging industries. Improved mobility, resilience planning, and strategic economic incentives will be critical to maintaining Hawthorne’s competitiveness in a rapidly evolving regional economy.

### Getting Ready for Olympics 2028

While Hawthorne is not slated to host any Olympic events directly, its location near key venues means residents and visitors will have convenient access to various competitions and cultural events. Hawthorne businesses may experience increased demand, particularly in the hospitality and retail sectors, due to their proximity to Olympic venues and tourist activities. However, the Olympics could increase housing demand in Hawthorne, driving up rents and attracting short-term rentals. Without safeguards, this may worsen affordability and displacement for existing residents.



### Citywide Branding Strategy

A citywide branding effort for Hawthorne presents an opportunity to redefine its identity and showcase its unique assets, such as its central location, diverse community, and growing innovation economy. By developing a cohesive brand that reflects Hawthorne’s history, cultural vibrancy, and forward-looking vision, the City can strengthen its presence in the region, attract investment, and build civic pride. A strong brand can also unify messaging across departments, support economic development goals, and help create a more consistent and engaging experience for residents, businesses, and visitors alike.

**i Example Branding Statement**  
**Hawthorne:** *Rooted in Diversity, Powered by Innovation, Positioned for the Future.*

The GPU can anchor Hawthorne’s brand by embedding its identity—diverse, innovative, and future-ready—into policies, land-use strategies, and community design. Tools such as signature streetscape improvements, welcoming gateways, enhanced open spaces, and the creation of a vibrant town center can physically express the brand throughout the City. By aligning future development with this identity, the GPU fosters a strong sense of place, attracts investment, and builds civic pride.



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### C. QUALIFICATIONS

#### Firm Overview

Kimley-Horn is a nationally recognized, full-service planning, environmental, and engineering consulting firm with more than 8,600 professionals across 149 offices, including 14 in California. Since our founding in 1967, we have grown steadily by providing high-quality, client-focused services rooted in integrity, innovation, and collaboration. Our continued growth and 58-year history of stability are a direct result of our unwavering commitment to public agencies and their evolving needs.

We offer a multidisciplinary team of planners, urban designers, CEQA specialists, engineers, and public outreach professionals who collaborate seamlessly across disciplines and geographies. Kimley-Horn's single-profit center structure allows us to quickly mobilize technical experts from across the firm to meet client needs without internal barriers, enabling the City of Hawthorne to benefit from the attention of a local team backed by national resources.



#### Subconsultant Team

To complement Kimley-Horn's in-house capabilities, we have partnered with three highly respected firms with deep local experience. We have worked extensively with these firms on GP, Specific Plan, and CEQA projects throughout California, enabling seamless coordination and unified project delivery.



#### Kelly & Associates Management Group

The Kelly & Associates Management Group (KAMG) was formed in 2011 to give public sector organizations the help they need to craft unique, creative solutions to the problems confronting their constituents. Since then, KAMG has proven its effectiveness in helping clients assess the environment, determine stakeholders, identify potential challenges, figure out the best courses of action, and develop sound implementation strategies. While KAMG has been sought out by a number of public agencies for its work in organizational assessment and personnel management, the firm has made its mark by working with elected officials and their staffs in the development of comprehensive strategic plans and economic development strategies. Recently the firm completed work on Hawthorne's **2023 Economic Development Strategy**.



#### The Robert Group

The Robert Group (TRG), a DBE/MBE/SBE/WBE/LBE certified California corporation, is a public affairs firm with expertise in community engagement, stakeholder outreach, and strategic communications. TRG develops comprehensive outreach approaches that build consensus and increase community participation on many projects of regional importance. TRG has over 30 years of experience developing and implementing public engagement and consensus-building efforts on complex projects with stakeholders who often start with divergent views. TRG recognizes that complex projects require creative and innovative approaches, and we know the importance of thorough, strategic public engagement activities that motivate wide-ranging participation and facilitate an environment for the development of feasible solutions with strong public support. TRG emphasizes the need for creativity, innovation, and a commitment to adapt to ever-changing local environments. TRG understands the critical importance of effectively engaging communities and key groups, managing communications and outreach efforts and developing clear and visually appealing collateral materials. TRG has previously worked with the City previously on its **Downtown Specific Plan Project**.



#### TCA Architects, Inc.

With over 250,000 multifamily units designed across 85+ cities, TCA Architects, Inc. (TCA) has been shaping high-density, mixed-use, multifamily housing, TODs, and hospitality environments since 1993. TCA thrives on challenging projects and takes pride in creating vibrant, award-winning communities. Their designs are powered by cutting-edge technological expertise, spanning interiors, master planning, design, documentation, and construction administration for a wide range of building typologies. Through an internal studio structure, in-house design reviews, and a rigorous quality management program, they uphold the highest standards of quality on every project. With four West Coast studios and a team of 105 professionals, TCA continues to shape projects nationwide.

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### Team Organization and Structure

Our proposed team has been carefully selected based on the City's priorities: inclusive and meaningful community engagement, legally defensible CEQA documentation, compliance with State mandates, and effective integration of planning, land use, mobility, and economic development. Detailed resumes for each of these staff members, including names, titles, and past experience, are provided in a separate upload, per the RFP.

<p><b>Surabhi Barbhaya, AICP, LEED AP</b>  <i>Project Manager and Policy/Development and Land Use Lead</i></p>	<p>In her role as Project Manager, Surabhi will oversee all aspects of the GPU and will serve as the City's primary point of contact. She will lead coordination among planning, outreach, and environmental teams; will manage the project schedule, budget, and deliverables; will facilitate interagency and subconsultant collaboration; and will provide strategic oversight to align GPU tasks with State mandates and Hawthorne's community priorities.</p> <p>She will lead the policy development and land use planning components, integrating community input, market research, and regulatory requirements. She will develop and analyze land use alternatives, will contribute to visioning and guiding principles, and will coordinate closely with the transportation and housing teams to align future land use with circulation, economic development, and climate goals.</p>
<p><b>Elizabeth Cobb</b>  <i>Principal-in-Charge</i></p>	<p>Elizabeth will serve as Principal-in-Charge, providing senior-level oversight and strategic guidance on planning direction and approach. She will act as the primary point of contact for the City at the executive level, offering leadership throughout the project. Elizabeth will review key milestones and major deliverables, contributing strategic input and final approvals. She will support the team in navigating challenges and facilitating conflict resolution as needed. Additionally, she will lead high-level messaging efforts and foster trust with the public and partner agencies.</p>
<p><b>Dana Privitt, AICP</b>  <i>Quality Control/Quality Assurance</i></p>	<p>Dana will lead Kimley-Horn's internal quality assurance/quality control review process for all GPU deliverables. She will review work products for legal defensibility, consistency with CEQA and State law, clarity, and technical soundness. She will confirm accuracy and alignment of planning documents and CEQA analyses with current legislation and best practices.</p>
<p><b>Rita Garcia</b>  <i>CEQA Project Manager</i></p>	<p>Rita will lead preparation of the Program Environmental Impact Report (PEIR) and will coordinate all technical studies. She will oversee CEQA strategy, scoping, and legal defensibility throughout the environmental review process. Rita will manage interagency coordination and preparation of the PEIR in alignment with the GPU and all applicable statutes.</p>
<p><b>Laura Forinash, PE, TE</b>  <i>Circulation Element Lead</i></p>	<p>Laura will prepare Level of Service (LOS) Vehicle Miles Traveled (VMT) analysis per SB 743 and City guidelines. She will oversee coordination with the Southern California Association of Governments (SCAG)'s travel demand model, will quantify per capita and per employee VMT, and will assess consistency with the City's transportation and sustainability goals. She will work with the mobility team to evaluate transportation strategies and mitigations.</p>
<p><b>Xiaofan Li, AICP</b>  <i>Land Use Lead</i></p>	<p>Xiaofan will prepare and refine the land use alternatives and final land use map. He will provide technical expertise in urban design, zoning, and land use strategy. He will identify infill and redevelopment opportunities and will evaluate the land use implications of TOD and mixed-use development.</p>
<p><b>Tatiana Lundstrom, PE</b>  <i>Community Outreach Lead</i></p>	<p>Tatiana will collaborate with TRG to design and implement a robust, inclusive community engagement program that meets the City's goals for equity and broad participation. She will help develop engagement tools and materials, will facilitate virtual and in-person meetings, and will coordinate with City staff to align outreach with project milestones and deliverables.</p>
<p><b>Ace Malisos</b>  <i>Technical Studies Lead</i></p>	<p>Ace will coordinate and prepare CEQA technical studies, including air quality, greenhouse gas emissions, noise, energy, and utilities. He will work closely with the planning and CEQA teams to promote technical consistency across environmental analyses and GPU policies. He will provide data to support modeling, mapping, and mitigation planning.</p>
<p><b>Bryant de la Torre</b>  <i>Zoning and Housing Lead</i></p>	<p>Bryant will support the integration of the Housing Element and State housing mandates into the GP. He will prepare zoning code and map amendments and will confirm that housing goals are addressed throughout the GPU. He will also work on other elements and policies to maintain consistency.</p>



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### Kimley-Horn's Relevant Experience

#### Traffic Engineering On-Call, City of Hawthorne

Kimley-Horn has been providing traffic engineering staff augmentation services since 2022. Kimley-Horn is assisting the City in completing multiple capital improvement projects, including the traffic signal design of over 15 intersections along Hawthorne Boulevard, El Segundo Boulevard, Imperial Highway, and Rosecrans Avenue. Kimley-Horn also assists the City with presenting to City Council and in day-to-day traffic engineering matters including traffic calming requests, speed hump requests, traffic signal complaints, pedestrian enhancements, on-street parking inventory, all-way stop control warrants, access management for private development, and school circulation.

#### VMT Implementation, City of Hawthorne

Kimley-Horn assisted the City of Hawthorne with a comprehensive VMT analysis and mitigation strategy to support compliance with California Senate Bill 743 (SB 743). The analysis utilized SCAG's travel demand model to assess VMT impacts for the City and surrounding regions, helping to establish appropriate thresholds for VMT per capita and VMT per employee. Kimley-Horn created thematic screening maps to visually represent VMT data, enabling the City to assess whether potential projects could be excluded from further VMT analysis. Additionally, Kimley-Horn developed a VMT reduction and mitigation strategy, evaluating various Travel Demand Measures (TDMs) based on their effectiveness in reducing VMT, following the latest California Air Pollution Control Officers Association (CAPCOA) guidelines. Documentation, including VMT Analysis Guidelines, was prepared for the City to aid in future VMT assessments. Finally, Kimley-Horn tailored a version of the TREDLite tool, an online platform designed to estimate VMT impacts and potential mitigation strategies based on project characteristics.

#### Safety Action Plan, City of Hawthorne

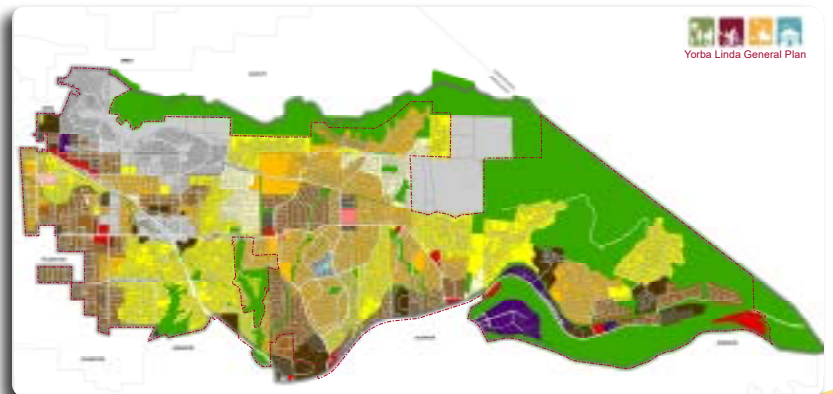
Kimley-Horn developed a Comprehensive Traffic Safety Action Plan for the City of Hawthorne, funded by a Safe Streets and Roads for All (SS4A) planning grant, to address traffic safety concerns and position the City for future state and federal safety funding. The plan focused on identifying factors contributing to local traffic collisions, with an emphasis on both systemic and site-specific safety issues. To assess crash patterns and identify high-risk locations, Kimley-Horn analyzed crash data from sources like the Statewide Integrated Traffic Records System (SWITRS) and UC Berkeley's Transportation Injury Mapping System (TIMS). The development process included a thorough review of federal safety guidelines and alignment with national and state safety initiatives such as Vision Zero and the Safe System Approach.



The plan incorporated input from City staff, stakeholders, and the community, emphasizing equity and addressing environmental justice concerns for disadvantaged populations. Safety goals and objectives were established to guide the development of strategies aimed at reducing traffic injuries and fatalities. Kimley-Horn created a toolbox of countermeasures, combining infrastructure and behavioral solutions to address the City's most pressing safety needs. A comprehensive public outreach program was implemented, engaging the community through surveys, events, and social media. Kimley-Horn is finalizing the plan for review and adoption by the City Council.

#### GPU and Parks and Recreation Master Plan, Yorba Linda, CA

Kimley-Horn staff worked with the City of Yorba Linda to update its GP and Parks and Recreation Master Plan. The GP process included extensive engagement with the community, advisory committees, and a variety of stakeholders. The process also featured an extensive level of digital engagement. As part of the planning process, the Kimley-Horn team developed a comprehensive Parks and Recreation Master Plan that was recently adopted by the City Council. The Parks and Recreation Master Plan provides extensive guidance for park development and management to meet the needs of the community over the next 20 years.



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### MainPlace Mall Transformation Specific Plan and Addendum Technical Reports, Santa Ana, CA

Kimley-Horn prepared a Specific Plan, CEQA documentation, and technical studies, a subdivision map, and engineering studies for the transformation of MainPlace Mall in Santa Ana. The project is a prime example of the evolving retail landscape, adapting to modern consumer demands and urban trends. As traditional retail spaces face declining foot traffic, MainPlace Mall aims to reinvent itself by integrating residential, office, and entertainment components with its retail offerings.

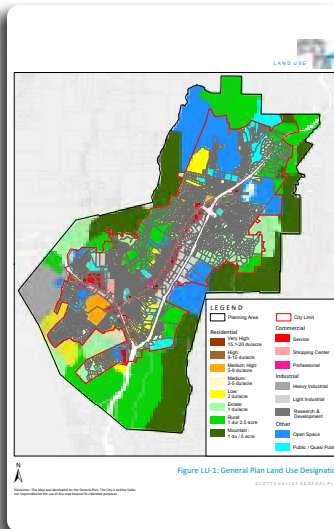
The project will introduce up to 1,900 multi-family residential units, 400 hotel rooms, 750,000 square feet of office uses, and 270,000 additional square feet of retail uses. The project includes pedestrian-friendly outdoor spaces and entertainment hubs, such as theatres and dining areas. By focusing on experience-driven retail and blending it with other functions, the mall seeks to become a destination that meets the needs of modern shoppers, residents, and professionals alike.

This redevelopment aligns with broader trends in placemaking, where retail centers are being repurposed into vibrant, multifunctional urban spaces that foster community interaction. The emphasis on walkability, mixed-use development, and entertainment demonstrates the mall's shift towards creating a lively, urbanized environment, contributing to Santa Ana's growth as a regional hub. This transformation signals the future of retail: adaptive, experiential, and intertwined with the fabric of the surrounding community.



### GP, EIR, and Climate Action Plan, Scotts Valley, CA

Kimley-Horn worked with the City of Scotts Valley to provide an update to the City's GP, which was last updated in 1994. Nestled at the base of the Santa Cruz Mountains, Scotts Valley's roots are grounded in strong community and family values. In addition to its vibrant, small-business job base, it is within easy commuting distance of well-paying Silicon Valley jobs. It is also in close proximity to natural beauty and recreation opportunities offered by the beaches and open space of the greater Monterey Bay. As part of the community outreach effort, four magazine-style "fact sheets" were prepared to provide context and identify potential issues for feedback from the public. Kimley-Horn also prepared a web-based survey that was completed by more than 800 residents and resulted in some 175 pages of written comments. A strategic assessment of land uses was prepared to identify the highest and best use for remaining vacant and underdeveloped parcels, with an emphasis on greater densities in and around proposed Town Center and along transit corridors. Preparation of the plan included the development of a city-wide traffic model, preparation of the climate action plan, and preparation of a programmatic EIR; all prepared by Kimley-Horn.



### Ivy Station TOD (Washington Boulevard and National Boulevard Street Off-site and On-site Improvements), Culver City, CA

Ivy Station TOD in Culver City is a landmark mixed-use project with 500,000 square feet of office, residential, hotel, and retail space, plus 3,000 square feet of public open space. Upper Ivy features 200 modern apartments, including penthouses and townhomes with rooftop decks, offering residents exclusive amenities and discounts at the on-site hotel and retailers. The 240,000 square feet of office space is leased to WarnerMedia, home to employees from HBO, HBO Max, and other networks. The Shay, a 148-room boutique hotel, offers gathering spaces and a rooftop deck. The 2,900 square foot Transit Plaza serves as a key transit hub for metro, bus, and bike commuters.

Kimley-Horn provided civil engineering services for the project, including entitlement support, grading, drainage, and utility design. They also worked on public street improvements and traffic engineering, coordinating with Culver City, Los Angeles, and Metro to address street widening, bike lane connections, and off-site infrastructure improvements along National Boulevard. The National Boulevard widening improvements provide bike lane connection between the existing Class I Bike Path, near Wesley Street and National Boulevard, and the Class I Bike Path at a metro station at Exposition Boulevard and Venice Boulevard, per Metro's Expo Phase II project.



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### GPU, EIR, and Commercial District Vision Plan, Rolling Hills Estates, CA

While with her previous firm, Surabhi Barbhaya worked on the GPU for the City of Rolling Hills Estates. The update reflects the City’s vision and includes a strong focus on enhancing sustainability, complying with changes in state law, and improving the Plan’s usefulness. The GP is organized around “placemaking” and sustainability while maintaining the guiding principles needed to preserve the unique character and identity of the City.

One of the most significant features of the GP is the vision plan for the Commercial District, which promotes a walkable mixed-use district with a range of activities and uses, including housing, retail, offices, dining, hotels, entertainment, and a central community gathering space is envisioned as a hub for the district. A new mixed-use overlay district was designed to balance desired densities with the needs and character of the City. A density bonus program with associated community benefits was developed to incentivize developers to build affordable housing.



### Red Hill Corridor Specific Plan and EIR, Tustin, CA

Kimley-Horn collaborated with the City of Tustin to complete the Red Hill Avenue Specific Plan. The corridor serves as a key entrance into the community. The plan was aimed at revitalizing the Red Hill Avenue area. The plan covers a 43.11-acre area, including 7.32 acres of roadway right-of-way, and proposes up to 500 additional dwelling units and 325,000 square feet of non-residential uses. The development focuses on mixed-use projects, integrating residential and commercial spaces to create a vibrant, walkable community. Key components of the plan include streetscape improvements such as new medians, landscaping, and Class II bike lanes to enhance safety and aesthetics. The plan also emphasizes sustainable development practices and aims to improve connectivity within the area. The plan includes parks, promenades, and village greens to provide recreational areas and foster community interaction. The project is divided into phases to provide orderly growth and minimize disruption to existing residents and businesses.

The plan was developed with extensive public input, including a series of public workshops and community engagement sessions. These efforts helped incorporate community concerns and suggestions were considered in the final plan. The project underwent a thorough review process to confirm alignment with the community’s vision and regulatory requirements.



### Town Center Redevelopment Specific Plan and EIR, Santa Clarita, CA

While with her previous firm, Surabhi Barbhaya worked on the Town Center Specific Plan for the City of Santa Clarita. The plan aims at redeveloping the existing underutilized and partly vacant mall site and shaping the next generation of the Town Center that will include a thriving district with a mix of uses, experiential retail spaces, housing options, employment centers, and civic spaces connected with a variety of mobility options and accessible to pedestrians, cyclists, motorists, and transit riders. This is being strategically planned with awareness of changing retail and office trends, recognizing that some existing commercial uses are vital to Santa Clarita’s economy. The Plan will further establish and enhance the Town Center as a regional destination for employment, entertainment, dining, retail, and services. It will create a balanced mix of uses within the Town Center that combine commercial and service opportunities with a robust residential environment, creating a more livable and pedestrian-oriented space, and provides a long-term vision for development within the most intensive commercial and residential district within the City of Santa Clarita.



### 2021–2029 Housing Element Update and Implementation Program, Chino, CA

Kimley-Horn assisted the City of Chino with the 6th Cycle Housing Element Update with the help of HCD. The City is considering significant growth due to draft RHNA allocations and must navigate limitations imposed by local growth control legislation. The Kimley-Horn team developed a unique outreach program in response to COVID-19 and is engaging an Ad Hoc Housing Committee through the planning process. Kimley-Horn is assisting in refining previously adopted rezoning programs to accommodate new state law requirements to address implications of the recent Clovis decision.

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### Rancho Los Amigos South Campus, Specific Plan, Downey, CA

Kimley-Horn collaborated with the City of Downey on the development of a TOD Specific Plan for the 171-acre Rancho Los Amigos South Campus. This plan aims to revitalize and repurpose the existing site, establishing it as a high-intensity regional employment center. A key feature will be the future West Santa Ana Branch (WSAB) METRO station, which will integrate residential, commercial, retail, and recreational land uses to create a dynamic, mixed-use environment.

The Specific Plan included extensive existing conditions analysis of the project area to inform land use and design strategies focused on fostering a compact, multimodal community by promoting sustainable design principles and enhancing the pedestrian experience. It seeks to provide a diverse mix of cultural uses, public spaces, and outdoor activities, while strengthening connections with surrounding neighborhoods and improving mobility options. It celebrates the unique history and character of Downey and positions the City as a competitive candidate to secure grant and alternative funding opportunities to support its long-term development vision.

Kimley-Horn engaged the community in outreach activities and worked closely with the County of Los Angeles, METRO, and the City of Downey to align with the broader goals of the County's development plans and METRO's WSAB corridor extension.



### Douglas Park (Former Boeing Facility) Development Project, Long Beach, CA

Kimley-Horn provided comprehensive master planning, environmental, civil engineering, and traffic services for the 260-acre mixed-use project on the former McDonnell-Douglas site in the cities of Long Beach and Lakewood. The development has transformed the former Boeing aircraft manufacturing site into a dynamic mixed-use area. The project includes industrial buildings, office spaces, retail areas, and a hotel. The development has created thousands of jobs and attracted companies to relocate their headquarters to Long Beach. Key components include Pacific Pointe Northwest, a mixed-use project with industrial buildings and office spaces, and Ford's Advanced Electric Vehicle Development Center, a 250,000-square-foot facility for electric vehicle research and design. The Airway office campus adds 60,000 square feet of contemporary office space in an indoor-outdoor setting. The project has enhanced the local economy and has provided new opportunities for businesses and residents in the area.



### VOX at Cumulus, Los Angeles, CA



Located directly adjacent to the La Cienega/Jefferson Expo Line, VOX at Cumulus is a comprehensive residential and commercial mixed-use project that embodies all the defining characteristics of a TOD. The site plan and architecture respond directly to the urban scale, fabric, and culture of its surroundings. The design is inspired by the notions of progress, change, and motion: the La Cienega frontage undulates back and forth to create a dynamic façade and to help break up the mass. VOX is a 7-story type III podium building, with access to 160,000 square foot of indoor and outdoor amenities. The heart of the project features a publicly accessible 1-acre park, the Zocalo, and is flanked by 100k square foot of commercial space, anchored by a new Whole Foods Market. In addition to providing a space for community events, such as movie nights and hosting food trucks, the Zocalo also serves to capture stormwater and reduce the heat island effect. Those elements go hand-in-hand with more than 1,700 solar panels built into the complex, which helped the property achieve GreenPoint Rated Platinum status. The master plan of the 11.4 Acre Cumulus District is guided by the principles of connectivity and placemaking.



### Santa Ana Vision 100, Santa Ana, CA



At the heart of Orange County lies the Civic Center in Santa Ana, surrounded by a rich and diverse history in downtown Santa Ana. Recent years have witnessed a remarkable rejuvenation of the area, marked by new infrastructure, development initiatives, and the ongoing construction of a train line connecting Garden Grove to the Santa Ana station. However, the Civic Center itself, with its mix of city, county, state, and federal properties, presents a unique challenge due to complex ownership



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arrangements. These convoluted property lines have posed a significant obstacle to cohesive design, resulting in a lack of unified vision for the center of the Civic Center. Recognizing an opportunity to harmonize the various property interests and leverage underutilized land, the City of Santa Ana embarked on a mission to forge a unified design concept. TCA was entrusted with the task of delineating this vision within a tight three-week timeframe. The goal was to create compelling graphics and a video flythrough to present to the Santa Ana City Council in a private session. TCA developed preliminary sketches outlining a master plan concept centered around a centralized plaza/park, serving as a focal point for all Civic Center uses. Integral to the plan was the construction of a new Santa Ana City Hall, necessitating the decommissioning of the existing facility, which had reached the end of its serviceable life. Through strategic restructuring of parking agreements and land allocation, new parcels would be unlocked for residential, hotel, and convention center developments. This bold and vibrant concept has generated considerable momentum and sparked numerous discussions within the community, signaling a promising future for the Santa Ana Civic Center as a thriving hub of activity and innovation.

### D. NARRATIVE

#### Approach to Planning Process

We recognize that planning decisions have long-term effects on the urban environment and the overall quality of life. Our team will collaborate closely with the City to develop thoughtful, sustainable solutions that meet local needs while improving livability. We believe in a strategic, yet adaptable, approach tailored to bring each community's vision to life. Our approach focuses on the following steps for the City's GPU.



#### Approach to Land Use and Circulation Element Updates

The Land Use and Circulation Elements serve as foundational components of the GP, with updates to these elements influencing changes across other elements. Recently, the City adopted a Housing Element that needs to be integrated into the GPU. This update goes beyond aligning with the Housing Element or complying with state law; it aims to explore new opportunities and respond to emerging trends and future market conditions, positioning the City for long-term success and upcoming RHNA cycles. To support this, we have partnered with **KAMG** to conduct market research and develop a roadmap for effective land use alternatives. The firm has recently helped the City with its **2023 Economic Development Strategy** and has a deep understanding of the City's broader development vision.

Linking land use to mobility is crucial for Hawthorne to address congestion and improve connectivity, as well as attract investment. This requires a focus on TOD, mixed-use zoning, and complete streets that support walkability and multimodal travel. Strategic investments in first/last-mile solutions, protected bike lanes, and transit access will enhance mobility while easing congestion. Freight and industrial movement must balance economic growth with community livability through smart curb management and sustainable logistics, supported by community-driven engagement and alignment with regional policies.

As the City embarks on the comprehensive update of the GP, it is critical to incorporate several key policy topics within the Land Use and Circulation Elements, aligning them with the elements listed below.

- Mixed-Use Development
- Land Use Flexibility
- Lot Consolidation Incentives
- TOD
- Redevelopment and Balancing Land Uses
- Economic Diversification and Growth of Tech and Other Industries
- Diverse and Affordable Housing Stock
- Adaptive Reuse, Intensification, and Replacement of Uses
- Walkability and Connectivity
- Complete Streets and Mobility
- Green Building Standards
- Climate Adaptation Strategies
- Open Space and Urban Greening
- Placemaking and Public Realm Improvements
- Visual Enhancement of Key Corridors
- Equitable Development Policies
- Integration with Airport Master Plan

## GENERAL PLAN UPDATE

### Approach to Other GP Element Updates

Updates to Hawthorne’s GP elements will be driven by revisions in the Land Use Element, Circulation Element, the recently adopted Housing Element, and requirements for compliance with state laws. Our approach to updating other elements will be to follow LCI GPU guidelines and make sure that the GPU complies with all state mandates listed below.

- Open Space Element Update (SB 1425)
- Extreme Heat (AB 2684)
- Wildlife and Habitat Connectivity (AB 1889)
- Designated Truck Routes (AB 98)
- Global Warming Solutions Act (AB 32, 2006)
- Climate Change Adaptation (SB 379, 2015)
- 2030 Greenhouse Gas (GHG) Emissions Target (SB 32, 2016)
- Local Hazard Mitigation Plan Integration (AB 2140, 2006)
- Flood Control (AB 162, 2007; SB 5, 2007; AB 70, 2007; AB 156, 2007)
- Sustainable Communities/Housing (SB 375, 2008; SB 575, 2009; AB 2694, 2024)
- Complete Streets Act (AB 1358, 2008)
- Fire Hazards (SB 1207, 2010; SB 1241, 2014)
- Expedited Infill Development (SB 226, 2011)
- Transportation Impacts (SB 743, 2013)
- Sustainable Groundwater Management Act (AB 1739, 2014)
- Tribal Cultural Resources (AB 52, 2014; SB 18, 2002)
- Planning for Healthy Communities Act (SB 1000, 2016)
- Hazard Mitigation Planning and Safety Element (AB 747, 2019; SB 99, 2019)
- Climate Pollution Reduction in Low-Income Homes Initiative (SB 1035, 2018)
- Active Transportation Requirements for Circulation Plans (SB 932, 2022)

### Safety and Environmental Justice Elements

Recent updates to the Safety Element and the newly adopted Environmental Justice Element have addressed several state mandates listed above. Our approach will focus on maintaining compliance with these mandates and other elements while also incorporating any newly emerged requirements

### Economic Development Element

The City maintains an Economic Development Element and updates its Economic Development Strategic Plan every four years. **KAMG**, which has recently prepared **Hawthorne’s 2023 Economic Development Strategy**, will help develop this element. The team will work collaboratively to develop land use scenarios that can produce the highest and best use for the available and underutilized land and integrate economic development into all City decisions. The Strategic Plan highlights many opportunities for economic growth such as considering “startup centers” in and around the airport, and along corridors, making Hawthorne a “digital city”, updating municipal and zoning codes, and streamlining processes. The GPU will build upon existing initiatives while establishing a forward-thinking economic development strategy. This strategy will not only inform future updates to the City’s strategic plan but also project a **25 to 30 year horizon**, shaping scenarios that align with the City’s long-term vision for growth and sustainability.

### Approach to Public Engagement

A critical component of this update is robust public engagement. The City aims to involve a diverse array of stakeholders—including homeowners, renters, business owners, industrialists, youth, seniors, veterans, and individuals experiencing homelessness—to reflect the community’s collective vision. Innovative outreach methods, alongside traditional approaches, are needed to foster active participation and cultivate broad support for the project.

We recognize that Hawthorne’s diverse population requires an inclusive, focused approach to community engagement. Understanding the community’s diversity in age, culture, and perspectives, we plan to streamline activities, offering efficient, targeted interactions that respect residents’ time and energy. Our engagement will prioritize quality over quantity, emphasizing clear, concise sessions through varied formats, such as virtual options, quick surveys, and pop-up events, to make participation accessible and meaningful for everyone. We have partnered with **TRG**, whose deep expertise in local demographics and engagement stems from their work on key City projects, such as the **Downtown Specific Plan**, and ongoing outreach efforts in neighboring communities.



## GENERAL PLAN UPDATE

### Approach to CEQA

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Kimley-Horn’s approach to CEQA compliance is founded on two key strategies: 1) continual data exchange and a seamless transition from preparation of the Existing Conditions Report and technical studies to the GPU, and to environmental analysis; and 2) assigning qualified discipline leads qualified to oversee the work, which we accomplish by leveraging our vast in-house resources and expertise. Such ongoing team collaboration minimizes duplication of effort, increases efficiency, improves technical quality and accuracy, and streamlines document preparation. Our scope was developed to maximize efficiency and cost-saving opportunities through concurrent preparation of the Existing Conditions Report, GPU, and Program Environmental Impact Report (PEIR) baseline conditions. The PEIR will include a comprehensive analysis of the GPU’s environmental effects, including consideration of cumulative impacts. This will allow the City to evaluate broad policy alternatives and program-wide mitigation measures early in the process, avoiding duplicative reconsideration of basic policy matters. The PEIR will be a foundational legacy

document for the City. Kimley-Horn will write the PEIR as a Tier 1 document to streamline environmental review of future development. The PEIR will include clear assumptions and conclusions supported by substantial evidence; a thorough and defensible analysis of a clearly defined and consistent “CEQA Project”; detailed development yields; and effective and enforceable programmatic mitigation measures. We will provide this data such that future developments can be “tiered,” once verified as being within the scope of the PEIR’s environmental effects, thereby avoiding unnecessary documentation and reducing the need for subsequent environmental analyses.

### Three-Year Phased Approach

Our approach to adjusting the timeline is informed by the annual availability of funds for this project. We are working with a projected three-year timeline, structuring outreach efforts and deliverables to establish clear milestones at the end of each year. This provides a smooth and well-defined progression, with each phase building toward the next, aligned with funding cycles and project objectives.

### Approach to GP Presentation

At Kimley-Horn, we believe that a GP should be more than a dense policy document—it should be a **vision board for the City’s future**, helping people see what their community will look like in the coming decades. Too often, these plans are written in highly technical language that only planners and policymakers can understand. Instead, they should be designed as **engaging storybooks**, filled with **eye-catching graphics**, **clear explanations**, and **examples** that connect with residents of all ages.

## SCOPE

### Task 0: Project Initiation and Management

#### Task 0.1: Kick-off Meeting

The Kimley-Horn team will hold an in-person kick-off meeting with the City project management team to review and refine the scope of work, project schedule, communications protocol, and deliverables. The team will also discuss staff expectations, data needs, and the community outreach approach. After the meeting, the team will tour the City with staff to gain street-level insights for the GPU and PEIR.

#### Deliverables

- ✓ Kick-off meeting agenda and summary
- ✓ Data needs memorandum
- ✓ City tour summary

#### Task 0.2: Project Coordination

The Kimley-Horn team will hold monthly virtual coordination meetings with City staff. We will prepare agendas, summaries, and action items for each meeting to align with the project schedule. Ongoing communication will be maintained via email and phone calls. A dedicated SharePoint site on Microsoft Teams will be set up for document sharing and review.

#### Deliverables

- ✓ Monthly virtual coordination meetings (up to 36)
- ✓ Meeting agendas and summaries
- ✓ Link to SharePoint site (Microsoft Teams)

**GENERAL PLAN UPDATE****Task 0.3: Project Management**

**Surabhi Barbhaya, AICP, LEED AP**, will manage the project's daily operations, including coordination with subconsultants and task leaders. Her coordination and management responsibilities will include tracking progress, managing invoicing and reports, maintaining project files, and maintaining alignment with the scope and schedule.

**Deliverables:**

- ✓ Monthly invoices
- ✓ Progress reports

**Task 1: Existing Conditions****Task 1.1: Existing Conditions Report**

A comprehensive report on existing conditions is foundational to the update of Hawthorne's GP. This analysis will help guide land use alternatives and policy development, while focusing on alignment with state law and Office of Land Use and Climate Innovation (LCI) guidelines for GPU. We will also include Sphere of Influence (SOI) areas in our analysis. This data will also inform the CEQA analysis. Kimley-Horn will prepare an Existing Conditions Report that will include:

**Task 1.1.1: Historical Context**

This section will provide an overview of Hawthorne's history, highlighting key milestones such as its early settlement following the Rancho San Pedro land grant, its growth as a center for the aerospace industry in the mid-20th century, and its urbanization fueled by transportation networks like interstate highways and Los Angeles International Airport (LAX). The City's transition from a quiet suburban town to a hub for aviation and defense-related manufacturing and now an aerospace, technology, and logistics hub will be discussed, alongside its evolving economy. The section will also address the impact of demographic changes, including the transition from a "sundown town" to the rise of diverse immigrant populations, that has shaped the City's cultural identity. In recent decades, Hawthorne's urban fabric has been reshaped by commercial development and efforts to revitalize older neighborhoods. The City's role in the broader Los Angeles region, its connections to neighboring cities, and its integration into regional infrastructure and economic networks will also be discussed.

**Task 1.1.2: Social Landscape**

This section will provide a demographic trends report that includes analysis of population growth, diversity, age distribution, and socioeconomic factors. Special attention will be given to community needs, housing affordability, and equity in access to services. A review of public health metrics, including access to healthcare, recreational amenities, and overall well-being, will be included. The report will also assess the role of public spaces in fostering social cohesion.

**Task 1.1.3: Economic Evaluation**

This section will include an analysis of Hawthorne's current economic base, including key employers, employment trends, and the potential for growth in emerging sectors such as aerospace, logistics, cleantech, and innovation. Insights will be provided into the retail, hospitality, and local business ecosystem, including an evaluation of the impact of the rise of e-commerce and remote work. The Kimley-Horn team has access to advanced tools such as **Environmental Systems Research Institute (ESRI) Business Analyst**, and **CoStar**, in addition to KAMG's deep insight into local economic trends and opportunities in the City having worked on the City's Economic Development Strategy. This will provide valuable insights into demographic, economic, and market trends, enabling data-driven analysis and strategic decision-making for development opportunities. We have also provided an optional fiscal analysis task of land use alternatives.

The analysis will inform the Economic Development Element update by building on the Economic Development Strategy Plan, identifying industry strengths, growth opportunities, job training needs, and market trends. Data-driven insights will guide strategies for business retention, diversification, industry attraction, and economic resilience.

**Task 1.1.4: Land Use and Development Patterns**

This section will present an analysis of the built environment of Hawthorne and will include the following:

- Land use analysis, including existing land uses, GP designations, zoning, land use regulations, Specific Plan areas, including the Downtown Specific Plan, past and future growth trends, role of accessory dwelling units (ADUs) in providing housing supply, and recent and proposed development projects
- Urban design analysis, including views, vistas, scenic resources, architectural features, gateways, streetscapes, cultural centers, major geographic features, major community features, natural landform features, and open space
- Mapping of the neighborhoods, districts, and corridors in the City to identify and create a typology of places based on the land use, urban form, and character of each area
- Integration of Hawthorne Municipal Airport Master Plan
- Detailed land use analysis of up to 3 focus areas

## GENERAL PLAN UPDATE

The analysis will result in the identification of underutilized land, revitalization areas, and older neighborhoods that are ripe for redevelopment. It will help assess the City's growth capacity in alignment with projections, community needs, and sustainability goals. It will examine affordability challenges, redevelopment opportunities, and the feasibility of mixed-use, higher-density developments to support future housing demand, along with commercial and industrial growth prospects.

### Task 1.1.5: Community Character

This section will evaluate the urban form characteristics of the City's neighborhoods, districts, and corridors, which will be described and documented visually. This will consider historic preservation efforts, parcel size, street connectivity, intersections, building density and massing, architectural character and diversity, and streetscape and open space amenities. Distinct categories of urban forms will be depicted on a base map.

### Task 1.1.6: Transportation and Mobility

This section evaluates Hawthorne's mobility network through a complete streets approach, focusing on congestion along key corridors such as Hawthorne Boulevard, Rosecrans Avenue, Crenshaw Boulevard, Imperial Highway, Aviation Boulevard, and El Segundo Boulevard, which connect the City to surrounding areas. We will document the existing active transportation network based on the City's 2022 Bicycle Master Plan and ongoing initiatives like the 1st/Last Mile connection to the Hawthorne/Lennox LA Metro Green Line Station, the Northeast Hawthorne Mobility Improvement Project, and planned Crenshaw Boulevard upgrades.



Additionally, we will review the ongoing citywide parking study, led by Kimley-Horn, to assess the impact of on-street parking on traffic flow. Crash data analysis will be conducted using the Transportation Injury Mapping System (TIMS). To assess overall traffic patterns, we will leverage big data sources such as Replica for pedestrian and bicycle volume estimates and Kimley-Horn's proprietary TractionTravel tool for real-time travel trends. This analysis will be used for LOS analysis to be performed for up to ten (10) intersections to evaluate land use alternatives and circulation changes. We will also analyze the Circulation Element through the lens of **Assembly Bill (AB) 98**, identifying designated truck routes that avoid sensitive receptors.

### Task 1.1.7: Open Space and Recreation

The Kimley-Horn team will document and assess the existing parks and amenities across the City, using National Park Service (NPS) Standards and the Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment to evaluate gaps in parks and recreational facilities. Through geographic information system (GIS) analysis, we will map parks within a five (5)-minute walking radius to identify areas with limited access to park space. We will also evaluate equitable access to parks with respect to Environmental Justice (EJ) communities, in compliance with new legislation **Senate Bill (SB) 1425**. Additionally, we will document all trails within the City to provide an overview of existing recreational resources. We will also provide a qualitative discussion on wildlife habitat connectivity in compliance with new legislation, **SB 1425 and AB 1889**. These analyses will later help in policy-level decision-making.

### Task 1.1.8: Infrastructure and Public Facilities

This section will provide a high-level assessment of the quantity and distribution of parks, recreational facilities, civic buildings, community centers, and public infrastructure, including water, wastewater, and stormwater systems, to help inform land use alternatives. Assessment of infrastructure and its capacity will be limited to desktop research of existing studies and information gathered from public works and other agencies. The Kimley-Horn team also has access to CivilGrid, a construction intelligence platform that integrates utility, environmental, and geotechnical site data. This tool will allow us to analyze how existing planned land uses interact with underground utilities, providing a solid foundation for more informed and practical land use planning.

### Task 1.1.9: Safety and Hazards

The City updated its Safety Element in 2022 to align with state laws. However, since then, new state laws have gone into effect, and certain amendments will be needed for the Safety Element. This includes compliance with AB 747, evaluation of evacuation routes for various hazard scenarios, and AB 2684, addressing extreme heat. Our scope includes an evacuation routes study in compliance with AB 747. We will also align the current Safety Element with the Office of Land Use and Climate Innovation (LCI) Guidelines for the GPU.

### Task 1.1.10: Environmental Justice

The City has several tracts that have CalEnviroScreen 4.0 scores above 70, indicating a significantly higher pollution burden, and are designated as SB 535 Disadvantaged Communities. Per the City's Housing Element, over half (58%) of the City's households fall under the low-income category. The City developed its Environmental Justice Element in 2022 to align with state laws. We will align the Environmental Justice Element with analysis of other elements and fill in gaps as required per LCI Guidelines for GPU.

### Task 1.1.11: Noise

We will work with the CEQA team to develop existing noise contours. This baseline data will inform noise contours for the final land use scenario and related policy development.

## GENERAL PLAN UPDATE

### Task 1.1.12: Conservation Areas

We will work with the CEQA team to examine the current state of natural resources, including water, air quality, wildlife habitats, vegetation, and soil. We will evaluate the preservation and management practices for these resources and identify any environmentally sensitive areas. The analysis will also assess the sustainability of existing conservation efforts, such as water conservation measures, waste management, and energy efficiency programs, and consider how urban growth may impact these resources. Additionally, this analysis will align with state and local conservation goals, climate adaptation strategies, and regulations to guide policies that balance resource conservation with the City's development needs. We will also identify existing biodiversity in the City and opportunities for future wildlife habitats to promote biodiversity in compliance with **AB 1889**.

### Task 1.1.13: Challenges and Opportunities

This section will identify current issues such as housing shortages, traffic congestion, and inefficient land use, along with emerging opportunities related to sustainable development, economic growth, and environmental protection.

The Existing Conditions Report will provide a baseline for evaluating the impact of proposed changes, with the aim of guiding sustainable growth while preserving Hawthorne's unique character.

#### Deliverables

- ✓ Existing Conditions Report including maps, data analysis, and visual representations of key trends and findings (digital copy)

## Task 2: Public Engagement

### Task 2.1: Community Engagement Plan

The Kimley-Horn team will develop a comprehensive Outreach and Engagement Plan that provides a strategic blueprint for engaging communities, key groups, and interested parties. The plan will outline a milestone-driven approach to outreach, incorporating flexibility, innovation, and sensitivity to language needs, particularly for hard-to-reach and disadvantaged populations. It will detail techniques for notifying, educating, and engaging local jurisdictions and community members, as well as documenting, evaluating, and incorporating public input into the decision-making process. The plan will also recommend meeting formats, workshops, event opportunities, and strategies for enhancing participation through innovative approaches and a variety of communication methods, especially for monolingual and bilingual populations.

#### Deliverables:

- ✓ Draft and Final Community Engagement Plan (digital copy)

### Task 2.2: Digital Engagement

#### Task 2.2.1: Interactive Mapping and Community Survey

We will use PublicCoordinate, Kimley-Horn's interactive mapping and survey tool, as our primary digital engagement method. Two activities will be conducted: the first will gather input on issues and ideas, while the second will seek feedback on land use alternatives. Participants can drop pins for place-based comments, and a survey will collect non-location-based feedback.

PublicCoordinate supports project customization, multilingual translation, photo uploads, layered map views, and integrates with SurveyMonkey. It also generates formatted reports for feedback analysis. The tool can be used as an interactive activity station at workshops or pop-ups, gamifying the experience to boost engagement.

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#### Task 2.2.2: Webpage

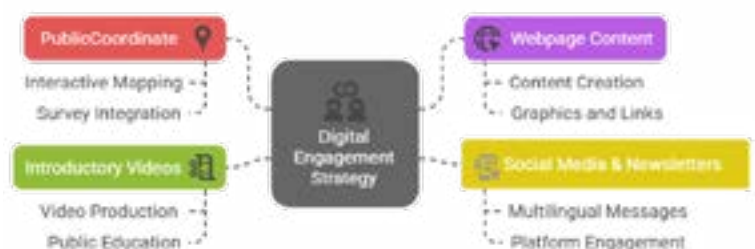
The Kimley-Horn team will create and provide content for a project webpage hosted on the City website. We will provide content, graphics, and links to engagement platforms, educational materials, resources, document review opportunities, and summaries of engagement activities to help keep the community informed and involved.

#### Task 2.2.3: Social Media Messaging and Newsletters

The Kimley-Horn team will collaborate with the City's media staff to create a social media plan, with draft social media messages in English and Spanish at key project milestones. These messages will promote events, surveys, and project updates, and will be shared on the City's social media platforms like Facebook, Instagram, Nextdoor, and Twitter.

The team will also develop content for CityBeat, press releases, and the quarterly Discover Hawthorne magazine. Note: Printing and distribution of newsletters are not included in our scope and budget, but we are happy to discuss this task with the City.

Digital Engagement Strategy for Community Involvement



## GENERAL PLAN UPDATE

### Task 2.2.4: Introductory Videos

We will create three short videos (2-3 minutes each) to introduce the GPU, its elements, and upcoming events. The videos may feature text-to-video animation, line drawings, images, and interviews with elected officials, City staff, stakeholders, and community leaders, and will explain the need for the update and ways to get involved. These videos will focus on educating the public on the GP process and major milestones, and can be shared on the City's social media, YouTube, and website.

#### Deliverables

- ✓ Link and QR code to the interactive mapping site and survey in English and Spanish (two [2] events)
- ✓ Project branding: colors, logo, fonts, tagline, and document templates
- ✓ Webpage with written and graphic materials
- ✓ Three sets of communications with social media messages, newsletters, and press releases in English and Spanish
- ✓ Three (3) introductory/educational videos in English
- ✓ Flyers describing digital participation options in English and Spanish
- ✓ Summary of digital engagement (digital copy)

### Task 2.3: Community Workshops

We propose organizing a total of four (4) workshops—two (2) in person and two (2) virtual community outreach events to support equitable participation, in addition to the CEQA outreach described in Task 4.0. These in person events, held as open houses or charrette workshops, and will feature display boards, activity stations, polls, and small group discussions to gather feedback and engage a diverse cross-section of residents. An interactive mapping tool (Task 2.1) will be available on iPads, and a children's station will encourage youth participation and engagement. The virtual events will be hosted on the Zoom Webinar platform and will include simultaneous interpretation of the presentation to support multilingual participation.



#### Outreach Topics:

1. **Vision Establishment:** One in-person and one virtual workshop focused on education and gathering feedback on community aspirations, existing land use, issues, needs, and input on ideas for the future.
2. **Looking at the Future:** One in-person and one virtual workshop on land use scenarios, area vision concepts, mobility, and housing.
3. **Draft Plan Document:** Upload documents on website.

**Note:** The City will secure venues and handle notifications; Kimley-Horn will provide digital collateral for distribution.

#### Deliverables

- ✓ Up to two (2) in-person workshops and two (2) virtual workshops
- ✓ Meeting collateral in English and Spanish – PDF copies of flyers, fact/information sheets, and presentations
- ✓ Up to fifty (50) printed copies of one-page frequently asked questions (FAQs) for each in-person event
- ✓ Informational and activity boards – up to thirty (30) 22" x 36" informational and activity boards for all events combined
- ✓ Arrangements for interpreters
- ✓ Meeting summary (digital copy)

### Task 2.4: Pop-Up Event and Intercepts

To engage a broader range of stakeholders, targeted neighborhoods and hard-to-reach populations such as limited English proficiency communities, youth, and seniors, the outreach team recommends hosting pop-up events at familiar community locations during key project milestones. This approach allows for creative engagement with people where they live, work, eat, and recreate, especially those who might not attend formal meetings. Additionally, intercept conversations at pop-up booths will be used to gather fast, useful input from these communities, particularly during high-activity periods in local parks. The outreach team will tailor participation recommendations based on anticipated reach, targeted demographics, and site-specific needs. Deliverables include up to four pop-up events or community intercepts.



**GENERAL PLAN UPDATE****Deliverables**

- ✓ Up to four (4) pop-up events or community intercepts (in-person)
- ✓ Meeting collateral in English and Spanish – PDF copies of flyers, fact/information sheets
- ✓ Meeting summary (digital copy)

**Task 2.5: Youth Outreach**

The updated GP will have a significant impact on youth and children, as it will shape their future for the coming decades. Engaging with young residents is crucial, and our team is experienced in connecting with youth of all ages. From classroom sessions to youth workshops and camps, the Kimley-Horn team has led workshops specifically tailored for children and teens. The project team will conduct outreach activities that introduce youth to design thinking, emphasizing collaboration and ideation, while allowing them to make a real impact on their community. These activities may include workshops, engaging youth directly in their spaces, or model-building workshops using sensory-based learning methods.

**Deliverables**

- ✓ Up to two (2) workshops or workshop activities
- ✓ Meeting collateral in English – PDF copies of flyers, fact/information sheets
- ✓ Meeting summary (digital copy)

**Task 2.6: Key Group Meetings**

The Kimley-Horn team will conduct focus groups with a representative sample of key stakeholders, including community-based organizations, park and open space groups, healthcare providers, educational institutions, faith-based groups, business associations, resident groups, senior residents, cultural institutions, neighborhood organizations, transit and active transportation groups, and youth organizations. These sessions aim to provide project updates, highlight differences from previous community projects, and gather input on design needs and ideas. The team will handle all notifications and coordination leading up to the focus groups and outreach sessions.

**Deliverables**

- ✓ Up to three (3) Focus Group Meetings or Outreach Sessions (Virtual)
- ✓ Meeting summary (digital copy)

**Task 2.7: GP Advisory Committee (GPAC) Meetings**

We suggest the City create a GPAC to serve as an advisory group to the City and decision-makers. This group may include City Council and Planning Commission members, key City staff, and representatives from major employers, local businesses, housing organizations, environmental advocates, cultural leaders, neighborhood representatives, youth, seniors, and multicultural communities, and will help shape a well-rounded vision for Hawthorne's future. The Kimley-Horn team will facilitate up to eight (8) GPAC meetings scheduled strategically throughout the process to educate, maximize ideas, input, and review of deliverables by the GPAC. For scoping, we assume meetings with at least two (2) staff members.

**Note:** The City will be responsible for the formation of the GPAC. The Kimley-Horn team can provide input related to the right makeup of members for the committee.

**Deliverables**

- ✓ Attendance and participation in eight (8) GPAC meetings (4 in person and 4 virtual)
- ✓ Meeting agenda and summary (digital copy)
- ✓ PowerPoint presentation, activities, surveys, workshop materials, information packets

**GENERAL PLAN UPDATE****Task 3: Preparation of GP Elements****Task 3.1: Visioning**

The GPU's visioning phase will focus on shaping and refining the community's aspirations into a cohesive vision statement and a set of guiding principles that will help shape the City's future. We believe a bold vision will provide the greatest value to the City and the residents. The Vision Statement and Guiding Principles will serve as a foundation for the update of all elements of the GP.

After the review and approval of the Existing Conditions Report, the Kimley-Horn team will guide the City through a collaborative process to confirm the long-term vision and establish guiding principles that will inform physical development and policy alternatives in response to identified issues and trends. Per the City's direction, the guidelines will also be developed by City districts.

**Deliverables**

- ✓ Draft Vision Statement (digital copy)
- ✓ Draft Guiding Principles memo (digital copy)

**Task 3.2: Land Use and Circulation Alternatives**

The Kimley-Horn team will develop up to two (2) land use and circulation alternatives that will address the key issues distilled from the existing conditions assessment, Housing Element update, review of planning documents, and public outreach efforts. Alternatives will be selected through multiple conversations with staff and decision-makers. We will explore and evaluate each alternative against a wide range of criteria such as population density, jobs, fiscal impact, LOS, VMT, infrastructure needs, natural hazard risks, and GHG emissions. In particular, we will review and update existing land use regulations to better align with current market conditions, with a focus on fostering economic growth and development opportunities. The Kimley-Horn team will conduct a review of current land use regulations, identifying any that are out of sync with market conditions or that restrict desirable development opportunities.

By way of various outreach and presentation settings, the Kimley-Horn team will present the alternatives and criteria outcomes to the community and decision-makers. All amendments to land use related to the housing element update will be reflected in both scenarios and carried forward into the final scenario. While they may not be plans to annex the Sphere of Influence (SOI) areas at this time, we will establish rezoning for these areas that is consistent with the character and land uses of adjacent neighborhoods.

Each alternative will include a description of land use categories, buildout assumptions, changes to circulation, and conceptual diagrams, summarized in a report with full-color maps, illustrations, and imagery of key concepts. The scenario results will be used by other modeling tasks, such as transportation demand modeling, and fiscal impact analysis. We will present and compare conceptual alternatives using a combination of two-dimensional diagrams, three-dimensional illustrations, photographs, tables, matrices, and narratives. Through this process, the City will ultimately define a preferred land use scenario that will become the basis for drafting the GP.

The Kimley-Horn team will develop up to two integrated mobility network alternatives aligned with parallel land use alternatives, using a customized street typology that defines up to 10 roadway types and modal priorities tailored to Hawthorne's diverse contexts. These alternatives will include cross-sections showing treatments for each roadway type and will be informed by the City's mobility goals, existing conditions, modeling outputs, and stakeholder input. The Kimley-Horn team will review and revise the City's roadway classification system and incorporate relevant plans from local, regional, and state agencies. Using a City-focused version of the SCAG model, the Kimley-Horn Team will conduct sensitivity runs and will generate key metrics like average weekday traffic, volume-to-capacity ratios, and mode share to guide the LOS analysis. Based on this, as well as the key growth areas, LOS analysis will be conducted for up to 10 intersections to evaluate the impacts and iteratively refine land use and mobility strategies. This integrated process will support informed decision-making by evaluating each network alternative against multimodal performance metrics and key policies.

We have also included an optional task for conducting a **Fiscal Impact Analysis of the Land Use Alternatives on the General Fund (see Optional Task B)**. If incorporated into the scope, this task will support the City in evaluating the financial implications of each alternative, providing valuable insight into how different land use scenarios may affect the City's long-term fiscal health and service delivery capacity.

**Deliverables**

- ✓ Land use and circulation alternatives, maps, and built area calculations
- ✓ Street Typologies (up to ten [10])
- ✓ LOS analysis for up to two (2) alternatives and ten (10) intersections
- ✓ Descriptive memo for each alternative, including assumptions (digital copy)

**GENERAL PLAN UPDATE****Task 3.3: Administrative Draft**

The Kimley-Horn team will prepare an Administrative Draft GPU for initial review by City staff. This draft will be organized into separate chapters, with an Introduction chapter highlighting the City's historic roots and transformation over decades; the need for the GPU; and its alignment with other relevant documents; a Vision Statement; and guiding principles. Subsequent chapters will align with the current elements. Each of these chapters will include an introduction, an assessment of existing conditions (pulled from the Existing Conditions Report), identification of key issues, and a set of goals, policies, and action items. A list of potential policy areas is provided in the Approach section. Additionally, we will provide a narrative explaining the rationale and intended application of these policies where needed, accompanied by any necessary appendices. During preparation of the Existing Conditions Report and Administrative Draft, we will reflect the recently adopted Housing Element, Safety Element, and Environmental Justice Element that have recently been adopted in each chapter. All chapters will follow the guidance of the latest LCI guidelines and relevant state laws. City staff shall review the Administrative Draft and provide a single set of consolidated comments to the Kimley-Horn team.

**Deliverables**

✓ Administrative Draft (digital copy)

**Task 3.4: Public Review Draft**

Upon City staff's review of the Administrative Draft, the Kimley-Horn team will meet with City staff to discuss the comments. The team will then integrate the suggested revisions to produce a public review draft of the GPU, which will be presented at Planning Commission and City Council hearings. At this stage, changes are expected to be minimal, addressing public comments and any findings from the PEIR process. No additional chapters or sections are anticipated within the scope.

**Note:** The preparation of staff reports and resolutions is not included in this task. However, the Kimley-Horn team is available to review and provide feedback on these documents. If needed, we can submit a proposal to fully handle the preparation of reports and resolutions.

**Deliverables**

✓ Public Review Draft (digital copy)

**Task 3.5: Final GPU Document**

After public hearings with the Planning Commission and City Council, and once City staff confirms final changes, the Kimley-Horn team will refine the draft GP to produce the final version. Revisions at this stage are anticipated to be minimal, focusing on adjustments identified during the public hearing process to alignment with community input and City Council directives.

**Deliverables**

✓ Final GPU: one (1) Word, one (1) PDF, and one (1) print copy

**Task 4: Environmental Analysis**

This scope assumes the following:

- Analysis of one preferred land use scenario
- Baseline conditions, Project Description, and approach will not change once the City issues Authorization to Proceed (ATP) with the PEIR
- For each CEQA deliverable, and unless otherwise noted, Kimley-Horn will:
  - Submit to the City electronically
  - Respond to two reconciled sets of City comments, both in Microsoft Word redline format — additional review cycles are excluded
  - Provide a “redline copy” that reflects the proposed edits and responds to City comments
  - Provide a “check copy” for City approval prior to finalizing

**Task 4.1: CEQA Project Initiation****Task 4.1.1: PEIR Kick-Off Meeting**

Kimley-Horn will conduct a PEIR Kick-Off Meeting with the City to agree on the basic project elements (i.e., “CEQA Project” definition). The meeting will also include a discussion of PEIR schedule and City review and approval protocols.

**GENERAL PLAN UPDATE****Task 4.1.2 Agency Consultation:**

In collaboration with the City, Kimley-Horn will identify relevant agencies and stakeholders, then conduct discussions to support the early stages of environmental analysis, issue delineation, and impact avoidance and minimization.

**Deliverables**

- ✓ Kick-Off Meeting Agenda
- ✓ Kick-Off Meeting Minutes and Action Items
- ✓ Data Needs Technical Memorandum (TM) (digital copy)

**Task 4.2: PEIR Project Management**

A Kimley-Horn environmental project manager will manage and supervise the PEIR project team and will be the point of contact with City staff concerning the PEIR. The project manager will be responsible for overall coordination with technical and support staff and consultants toward completion of the PEIR.

Kimley-Horn will prepare a CEQA Project Schedule using Smartsheet to track each deliverable, review cycles, and major milestones (e.g., Project Description, Technical Studies, Administrative ISMND, and public hearings). We will collaborate with City on an ongoing basis to maintain the Schedule through the assumed duration of the Project's environmental clearance.

**Deliverables**

- ✓ CEQA Project Schedule

**Task 4.3: Defining the CEQA Project**

In collaboration with the City, Kimley-Horn will define the "CEQA Project," which will be based on the preferred land use scenario (see Task 3.2 above), and, for the PEIR, will involve a comprehensive GPU. Many of the Project's programs will involve City policies and supporting actions that would not involve changes resulting in physical impacts. Others—such as land use designation, zoning, and/or density/intensity changes—would change development yields and buildout, resulting in physical impacts. Kimley-Horn will define the CEQA Project using "bookends." The CEQA Project will be sufficiently conservative to reduce future need for further environmental review, yet not overly conservative so that the Project is hindered by excessive impacts or mitigation.

The Project Description will detail the Planning Area's location, environmental setting, background and history, characteristics, discretionary actions, goals and objectives, implementation program, phasing, agreements, and required permits and approvals, based on readily available information. The exhibits necessary to communicate the Project's key characteristics will be included.

**Deliverables**

- ✓ Draft and Final Project Description (digital copy)

**Task 4.4: Tribal Cultural Communications**

Kimley-Horn will provide SB 18 and AB 52 Native American communications assistance, as directed by the City. Kimley-Horn will contact the Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) Search and an SB 18 list of Native American tribes and individuals to contact. Using the NAHC SB 18 list, Kimley-Horn will draft SB 18 letters and distribute them on behalf of the City. Using the City's California Native American AB 52 tribal contacts list, Kimley-Horn will draft AB 52 letters for City distribution. Noticing results will be incorporated into the PEIR.

A request for consultation would require the City to enter a consultation process. This task excludes consultation. Should the City request tribal consultation assistance from Kimley-Horn, additional scope and fee will be required.

**Deliverables**

- ✓ SB 18 and AB 52 Consultation Letters
- ✓ Tribal Correspondence PEIR Appendix

**GENERAL PLAN UPDATE****Task 4.5: Technical Studies****Task 4.5.1: Air Quality**

Kimley-Horn will model and analyze the GPU's air quality impacts. This analysis will identify the existing air quality environment, which will inform the Existing Conditions Report, the applicable regulatory framework, and assess the GPU's long-term air quality impacts in accordance with South Coast Air Quality Management District (SCAQMD) regulations and standards. We will model criteria pollutant emissions using the California Emissions Estimator Model (CalEEMod) based on the preferred land use scenario, trip generation, and VMT data. Modeled emissions will be compared to SCAQMD thresholds. Construction emissions will be discussed qualitatively, as it is speculative to analyze construction impacts at the program level. Carbon monoxide hotspots will also be assessed qualitatively. The Planning Area's existing and potential future sources of toxic air contaminants will be addressed. The GPU's consistency with the latest applicable Air Quality Management Plan (AQMP) will be evaluated.

**Task 4.5.2: Energy Impacts/CEQA Appendix F**

CEQA requires an EIR to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. This section will programmatically analyze existing energy consumption (to inform the Existing Conditions Report) and project energy consumption associated with operations, buildings, and transportation-related energy under the proposed GPU.

**Task 4.5.3: GHG Emissions**

Kimley-Horn will model and analyze the GPU's GHG emissions. Emissions will be based on the preferred land use scenario and the resulting trip generation and VMT data. This analysis will identify the existing GHG environment to inform the Existing Conditions Report, the applicable regulatory framework, and assess long-term GHG emissions impacts in accordance with California Air Pollution Control Officers Association (CAPCOA) and SCAQMD guidance. Climate change protocols are constantly evolving. As such, climate change impacts will be analyzed using the latest guidance and regulations. Consistency with the City's Energy Action Plan (EAP), State Scoping Plan, and the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) will also be evaluated. The analysis will include emissions inventories, GHG reduction measures, and implementation procedures.

**Task 4.5.4: Noise and Vibration**

Kimley-Horn will model and analyze the community's existing and future noise levels. This analysis will identify the existing noise environment (including noise measurements and traffic noise modeling) and the applicable regulatory framework. Kimley-Horn will evaluate construction noise based on a programmatic understanding of the Project (i.e., using general assumptions and a single development phase). An analysis of construction vibration impacts will be based on the Federal Transit Administration (FTA) vibration analysis guidance. On-site noise-generating activities will be analyzed at a programmatic level for potential impacts, referencing the applicable Land Use Noise Compatibility Matrix and Interior/Exterior Noise Guidelines. Using traffic data, we will analyze the existing and future traffic noise levels adjacent to Planning Area arterials and highways. Noise contours will be developed for arterial and highway segments relative to the roadway centerline.

**Task 4.5.5: Transportation (Trip Generation, Distribution, and VMT)**

Kimley-Horn will prepare a Trip Generation and Distribution Memorandum, which will inform the air quality and noise analyses. The memorandum will estimate trip generation for existing and proposed land uses based on Institute of Transportation Engineers (ITE) trip generation rates. The memorandum will quantify the net change (increase or decrease) in trip generation for the Project, along with anticipated trip distribution.

Kimley-Horn will also perform a VMT analysis per SB 743 for the GPU's proposed land use mix, consistent with the City's VMT Analysis Guidelines. Given the magnitude of land use changes anticipated with the GPU, the VMT analysis will be performed using the Southern California Association of Governments (SCAG) travel demand model rather than the City's VMT Analysis Tool. Kimley-Horn will determine the average VMT per capita, VMT per employee, and total VMT for each land use, as applicable. Each land use type's VMT performance will be compared to the City's thresholds to determine whether the GPU's land use mix results in a significant impact. If a significant VMT impact is identified, Kimley-Horn will develop mitigation measures to reduce the impact to the extent feasible.

**Deliverables**

- ✓ Administrative Draft and Public Review PEIR Technical Appendices (digital copy)

**GENERAL PLAN UPDATE****Task 4.6: Notice of Preparation and Scoping Meeting****Task 4.6.1: Notice of Preparation**

Because a determination has already been made that an EIR is required for the Project, preparation of an Initial Study is not needed to make that determination. Therefore, Kimley-Horn will prepare an “expanded” Notice of Preparation (NOP), which will contain additional information to help recipients understand the Project and CEQA process, and to offer meaningful input to the City. The NOP will include CEQA-required components (e.g., Project location and description, and environmental issues to be addressed in the PEIR), as well as the date and location of the Scoping Meeting. See also Task 4.7 below regarding NOP posting.

**Task 4.6.2: Scoping Meeting**

Kimley-Horn will organize a Scoping Meeting to be held during the 30-day NOP review period. We will prepare a PowerPoint presentation providing the following: a description of the CEQA process; a Project overview; key issues to be evaluated in the PEIR; and identification of opportunities for public input and PEIR review. Following the presentation, the meeting’s focus will be on receiving comments. Comments received at the Scoping Meeting (and in response to the NOP) will be evaluated during Administrative Draft PEIR preparation. At the conclusion of the public comment period, Kimley-Horn will work with the City to determine if Project modifications or adjustments should be considered early in the process to address regulatory or community issues and avoid potentially significant impacts.

**Note:** The City will secure the venue, Kimley-Horn will provide digital collateral for distribution.

**Deliverables**

- ✓ Draft and Final Expanded NOP
- ✓ PowerPoint Presentation
- ✓ Comment Forms

**Task 4.7: CEQA Notices and State Clearinghouse Forms**

Public agencies must submit all CEQA environmental documents to the State Clearinghouse (SCH) for publication to CEQAnet. Kimley-Horn will work with the City to obtain Submitter access to the CEQA Submit online platform. Kimley-Horn will complete the following CEQA notices and SCH forms for the Project: Notice of Preparation (NOP); Notice of Availability (NOA); Notice of Determination (NOD); SCH Notice of Completion (NOC) and Environmental Document Transmittal; and LCI Summary Form. Kimley-Horn will file these notices along with the Project’s PEIR to CEQAnet and the County Clerk on behalf of the City. The notices will be distributed to responsible, trustee, and interested agencies, community groups, and individuals. Distribution will be based on a City-provided distribution list. This scope excludes payment of California Department of Fish and Wildlife (CDFW) fees, radius mailing, and newspaper notice.

**Deliverables**

- ✓ Draft and Final Notices

**Task 4.8: Draft PEIR**

The Draft PEIR will include the following sections:

- Executive Summary
- Introduction and Purpose
- Project Description
- Basis for Cumulative Analysis: The analysis will likely involve a list of past, present, and probable future projects producing related or cumulative impacts. The geographic context for each environmental issue area will be identified.
- Environmental Analysis: Building on the NOP’s findings, Kimley-Horn will conduct a programmatic analysis of the Project’s potentially significant effects on the environment. The environmental analysis will be based on the Project Description, the technical studies, readily available data, and results from additional research. The significance criteria and thresholds used to evaluate each issue will be identified and patterned after recently amended State CEQA Guidelines Appendix G. The environmental analysis will consider all Project phases, including planning, acquisition, development, and operation. The analysis will consider the whole action involved with the Project—on-and off-site; project-and cumulative-level; direct and indirect; and short-term construction and long-term operational impacts. Explanations will be provided for all thresholds, including “No Impact” responses, as concluded in the Initial Study. The environmental analysis will identify and focus on the Project’s significant environmental effects, as well as environmental issues raised during the scoping process (NOP comment letters, Public Scoping Meeting, and other relevant and valid informational sources).

## GENERAL PLAN UPDATE

For each significant adverse impact, the environmental analysis will identify proposed GPU policies and feasible mitigation measures, which could avoid or lessen a potentially significant adverse impact. The PEIR will contain a detailed analysis of the following preliminary list of environmental issue areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Each issue area will include the following subsections: Introduction; Regulatory Setting; Methodology; Environmental Setting; Impact Thresholds and Significance Criteria; Impacts and Mitigation Measures; Cumulative Impacts; Significant Unavoidable Impacts; and References.

- Other CEQA Considerations (i.e., Significant Environmental Effects Which Cannot be Avoided, Significant Irreversible Environmental Changes; and Growth Inducing Impacts)
- Alternatives to the Proposed Action (No Project + Two Additional)
- Effects Found Not to Be Significant
- Organizations and Persons Consulted
- Appendices

Kimley-Horn will prepare up to twenty (20) exhibits to enhance the written text and clarify baseline conditions and Project impacts.

### Deliverables

- ✓ Administrative Draft PEIR No. 1 (digital copy)
- ✓ Administrative Draft PEIR No. 2 (digital copy)
- ✓ Check Copy Draft PEIR
- ✓ Draft PEIR (digital copy)

### Task 4.9: Final PEIR

Kimley-Horn will initiate preparation of the Final PEIR during the Draft PEIR's 45-day public review period. The Final PEIR will consist of the following sections:

- Introduction
- List of Commenting Persons, Organizations, and Public Agencies
- Comment Letters
- Responses to Comments: Kimley-Horn will respond to written comments received during the public review period and to additional comments concerning significant environmental issues. It is noted that the extent of public and agency comments resulting from the public review process is presently unknown. Kimley-Horn assumes up to eighty (80) hours for completion of the Administrative Responses to Comments. Should the level of comments and responses exceed the assumed effort, services will be provided on a time-and-materials (**T&M**) basis.
- Errata to the Draft PEIR, if required
- Mitigation Monitoring and Reporting Program (**MMRP**): Kimley-Horn will prepare an MMRP in coordination with the City to define appropriate monitoring steps and procedures. The MMRP Checklist will serve as the foundation of the Project's MMRP. The checklist will indicate the mitigation measure number, mitigation measure, monitoring milestone, method of verification (e.g., documentation, field checks), verification section for the initials of the verifying individual, date of verification, and pertinent remarks.

We will prepare and file the NOD with the County Clerk and SCH within five (5) days after the decision to carry out and approve the Project; see Task 4.7 above.

## GENERAL PLAN UPDATE

### Deliverables:

- ✓ Administrative Final PEIR No. 1 (digital copy)
- ✓ Administrative Final PEIR No. 2 (digital copy)
- ✓ Check Copy Final PEIR
- ✓ Final PEIR (digital copy)

### Task 4.10: Findings of Fact and Statement of Overriding Considerations

Kimley-Horn will prepare the Findings of Fact in accordance with State CEQA Guidelines Sections 15091 and 15093 and in a City-approved format. A Statement of Overriding Considerations will be drafted, if needed, and submitted to the City for use in the Project review process.

### Deliverables:

- ✓ Findings of Fact
- ✓ Statement of Overriding Considerations (if applicable)

### Task 4.11: PEIR Meetings and Hearings

The environmental project manager and one additional staff member will attend the meetings, hearings, and conference calls and represent the team, as appropriate. This task assumes up to eighty (80) hours for meetings and calls, including preparation, attendance, and follow-up, as appropriate. Should the City determine that additional time beyond the assumed amount is required, services will be provided on a T&M basis.

**Assumed Meetings (virtual unless otherwise noted):** 1 Project Kick-Off Meeting; 1 Scoping Meeting; 18 Progress Conference Calls; 3 Public Hearings

### Deliverables

- ✓ Meeting Agenda, Minutes, and Action Items (per meeting, as appropriate)

## Task 5: City Meeting Schedule and Communication

### Task 5.1: Planning Commission and City Council Meetings

The Kimley-Horn team will actively participate in up to six (6) Planning Commission meetings and six (6) City Council meetings. These meetings may include a mix of work sessions and public hearings for the adoption of the GP, as directed by the City. If the City opts to hold joint meetings of the City Council and Planning Commission, each joint session will count as one meeting. A minimum of two (2) Kimley-Horn team members will be present at each meeting.

Note: City staff will manage the preparation of public notices, staff reports, and resolutions for adoption. While drafting staff reports or resolutions is outside the scope, our team will be available to review and offer feedback on these documents as needed. If the City requires full preparation of these documents, we can provide an additional scope and fee to cover this task fully.

### Deliverables

- ✓ Presentations and attendance at six (6) Planning Commission meetings
- ✓ Presentations and attendance at six (6) City Council meetings
- ✓ Draft GPU, presentation, and workshop materials (digital Copy)

### Task 6: Zoning Consistency Memorandum

To support the GPU and align with its goals, policies, and programs, the Kimley-Horn team will provide recommendations for the changes to the zoning code and amendments to the zoning map. Given the uncertainty of the amendments and their reliance on the final GPU, this task will be capped at 120 hours of staff time.

### Deliverables

- ✓ Zoning consistency memorandum (digital copy)

**GENERAL PLAN UPDATE****Optional Tasks****Optional Task A: Focus Area Plans**

During the GPU process, the Kimley-Horn team will develop detailed focus area plans for each identified area. These plans will outline a vision and goals that define the future direction, accompanied by recommendations for land use, zoning, and development patterns based on our detailed analysis, market research, and pro formas for these specific areas. Transportation strategies will enhance mobility, connectivity, and access, while a pro forma analysis will assess the feasibility of residential and mixed-use projects, particularly for low- and moderate-income housing.

Urban design components will include building design and massing standards to create a cohesive skyline and pedestrian-friendly environment, public spaces to foster community engagement, and streetscape improvements to promote walkability and aesthetics. Architectural character and active frontages will be defined to reflect the area's identity and energize public spaces.

Economic development strategies will aim to stimulate local business and innovation, while community needs will be addressed to support residents' housing and amenity needs. Finally, the plan will include implementation steps, policies, and funding strategies to achieve the envisioned outcomes.

**Optional Task B: Fiscal Impact Analysis of Land Use Alternatives**

The Fiscal Analysis will be conducted for each of the two land use alternatives as well as the preferred land use scenario to provide an objective assessment of the primary and secondary economic benefits associated with the opportunity sites. This analysis will quantify anticipated impacts, including job creation, sales tax revenue, property tax contributions, and other key economic indicators, offering a comparative understanding of the fiscal implications of each alternative. The results will help inform decision-making by demonstrating the relative effectiveness of each land use scenario in generating economic benefits. However, it is important to note that these estimates are intended to provide an order-of-magnitude understanding rather than precise financial projections.

**Optional Task C: Objective Design Standards**

We will draft Objective Design Standards for mixed use and multifamily residential. The document will showcase a range of building types, such as courtyard bungalows, town homes, multi-story apartments with surface parking, and wrapped structures with integrated parking. It will also include architectural styles suitable for Hawthorne's context. Existing graphics from specific plans and other planning documents will be reused or updated with new graphics and additional photos incorporated so that the document is well-organized and visually engaging. Standards will be structured with mandatory and à la carte sections, allowing developers flexibility while maintaining City staff predictability. It will also include a checklist for streamlined approval process. The final standards will be well organized, simple and easy to use.

**Optional Task D: Active Transportation Plan**

Kimley-Horn will build on a comprehensive understanding of existing conditions to create an Active Transportation Plan that emphasizes pedestrian and bicycle connectivity, first-mile/last-mile solutions, and integration of emerging mobility options like micro-mobility. The plan will address key factors such as ADA accessibility, safe routes to schools, trail connections, and regional mobility. Streetscape enhancements, wayfinding, bike infrastructure, and shared mobility solutions will be planned with attention to safety, aesthetics, and practicality. We will assess constraints like limited right-of-way and identify feasible strategies—such as lane reallocation and traffic calming—to support multimodal access in the City. The final deliverable will be a user-friendly roadmap with visualizations, an action matrix, and prioritized recommendations to guide the City from vision to construction. Our goal is to create a living plan that advances sustainable mobility, supports future funding opportunities, and enhances quality of life in the City.





## CONTACT

**Surabhi Barbhaya, AICP, LEED AP**

- ✉ [surabhi.barbhaya@kimley-horn.com](mailto:surabhi.barbhaya@kimley-horn.com)
- ☎ 949.426.8886
- 📍 1100 W Town & Country Road  
Suite 700  
Orange, CA 92868

**Kimley»Horn**

[www.kimley-horn.com](http://www.kimley-horn.com)



Proposal for  
**GENERAL PLAN UPDATE**



	2025							2026							Original Budget	Expended Year 1	2027							Remaining Budget	Expended Year 2	2028							Remaining Budget	Expended Year 2														
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			Oct	Nov	Dec	Jan	Feb	Mar	Apr			May	Jun	Jul	Aug	Sep	Oct	Nov			Dec	Jan	Feb	Mar	Apr	May	Jun	Jul						
<b>Task 0 Project Initiation and Management</b>																																																
0.1 Kick-off Meeting																																																
0.2 Project Coordination																																																
0.3 Project Management																																																
<b>Task 1 Existing Conditions Report</b>																																																
1.1 Existing Conditions Report																																																
<b>Task 2 Public Engagement</b>																																																
2.1 Community Engagement Plan																																																
2.2 Digital Engagement																																																
2.3 Community Workshops (Up to 4)																																																
2.4 Pop-Up Event and Intercepts (Up to 4)																																																
2.5 Youth Outreach (Up to 2)																																																
2.6 Key Group Meetings																																																
2.7 GPAC Meetings (Up to 8)																																																
<b>Task 3 Preparation of General Plan Elements</b>																																																
3.1 Visioning																																																
3.2 Land Use and Circulation Alternatives																																																
3.3 Focused Area Plan																																																
3.4 Administrative Draft																																																
3.5 Public Review Draft																																																
3.6 Final GPU Document																																																
<b>Task 4 Objective Design Standards</b>																																																
4.1 Document Review & Recent Projects Study																																																
4.2 Preliminary Draft ODS																																																
4.3 Public Review and Final Draft																																																
<b>Task 5 Environmental Analysis</b>																																																
5.1 CEQA Project Initiation																																																
5.2 PEIR Project Management																																																
5.3 Defining the CEQA Project																																																
5.4 Tribal Cultural Communications																																																
5.5 Technical Studies																																																
5.6 NOP and Scoping Meeting																																																
5.7 CEQA Notices and SCH Forms																																																
5.8 Draft PEIR																																																
5.9 Final PEIR																																																
5.10 Findings of Fact and SOC																																																
5.11 PEIR Meetings and Hearings																																																
<b>Task 6 City Meetings and Communication</b>																																																
6.1 PC and CC Meetings																																																
<b>Task 7 Zoning Consistency Memorandum</b>																																																
7.1 Zoning Consistency Memorandum																																																
<b>Total Cost per year</b>																																																
<b>Expenses</b>																																																

**Legend**

- Meetings
- Public Meetings
- Public Review Period
- Adoption Hearings
- Noticing
- Preferred Land Use Circulation
- Survey

**Note:** The schedule has been designed to match with the funding availability (assuming approximately \$500,000 per year). However it can be accelerated or changed based on the discussion with the City at the kick off meeting.

# CITY OF HAWTHORNE



## Request For Proposals General Plan Update





# Hawthorne, California

## Planning Department

### **REQUEST FOR PROPOSALS (RFP) FOR GENERAL PLAN UPDATE**

Issuance Date: February 18, 2025

The City of Hawthorne is issuing this Request for Proposals (RFP) from qualified firms to provide services for the preparation of an update to the City's General Plan, and preparation of the necessary California Environmental Quality Act (CEQA) documentation.

The City is seeking a consultant with a team of qualified individuals to undertake this project. The City may, at its discretion, select a consultant team comprised of a lead consultant and one or more sub-consultants.

All inquiries concerning this RFP should be directed to:

Maria Majcherek  
Senior Planner  
City of Hawthorne  
4455 West 126th Street  
Hawthorne, CA 90250  
310-349-2970  
[mmajcherek@cityofhawthorne.org](mailto:mmajcherek@cityofhawthorne.org)

**Proposals must be emailed to the contact noted above no later than 4:00pm on April 15, 2025.**

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**A. INTRODUCTION AND BACKGROUND**

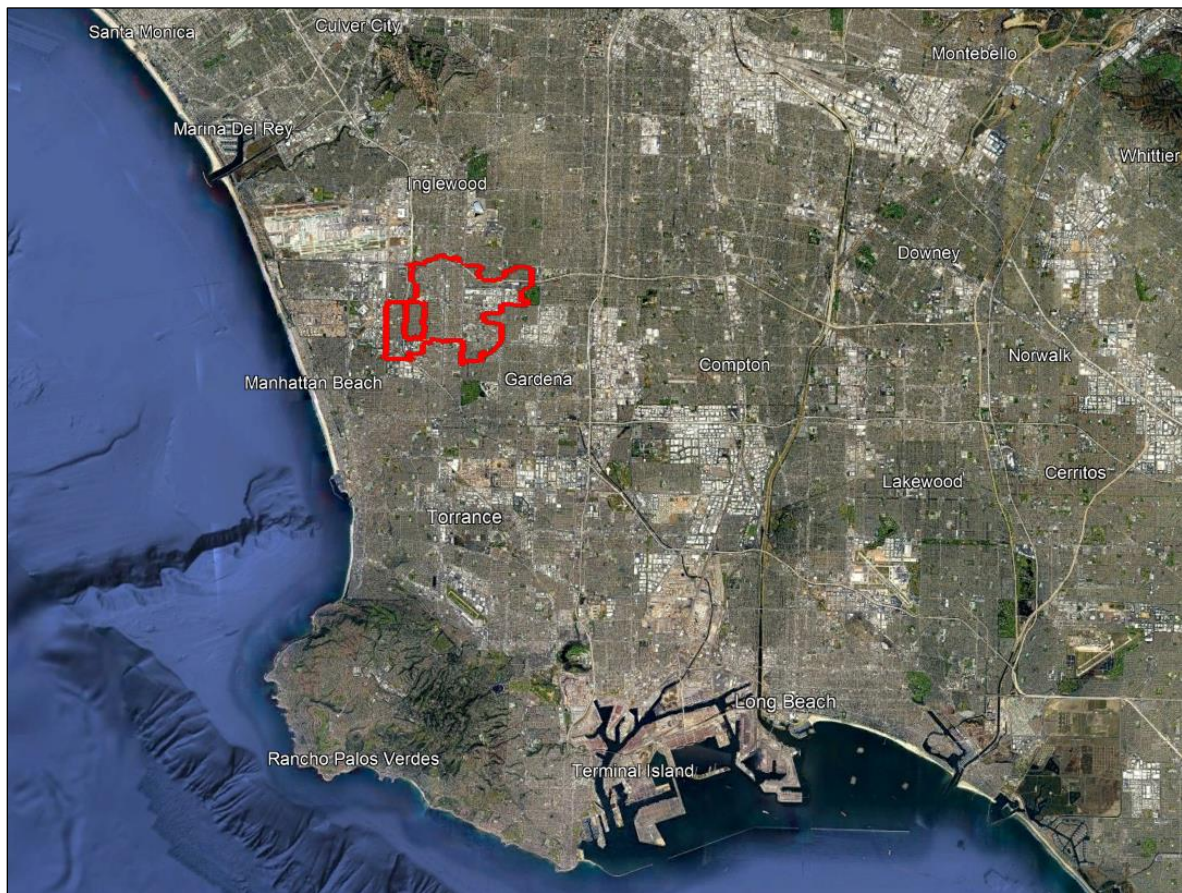
The City of Hawthorne invites proposals from qualified firms to provide services for the preparation of a comprehensive update to the City’s General Plan and preparation of the corresponding CEQA documentation. The City is seeking a multidisciplinary consultant team and is amenable to the consultant team being comprised of a lead consultant and one or more sub-consultants.

**1. City of Hawthorne Profile.** Established in 1922, the City of Hawthorne grew to become a highly urbanized community of approximately 88,000 residents within a six-square mile area. Hawthorne is surrounded by the South Bay cities of Inglewood, Gardena, Lawndale, El Segundo, and Manhattan Beach, as well as the unincorporated communities of Lennox, Athens, El Camino Village, Wiseburn, and Del Air. Hawthorne is connected to several vital regional transportation systems, including the San Diego (I-405) and Glenn Anderson (I-105) freeways. Due to the City’s favorable location, Hawthorne affords easy and quick access to all that Southern California offers—culture, nature, sports, and entertainment.

**TABLE 1: Demographics of Hawthorne, CA**

<b>Total population</b>	<b>88,083</b>
<b>Total households</b>	32,299
<b>Total housing units</b>	31,578
<b>Median household income</b>	\$65,166
<b>People without healthcare</b>	6.4%
<b>Population under 18</b>	22.3%
<b>Languages spoken at home</b>	
<b>English only</b>	49.4%
<b>Spanish</b>	40.2%
<b>Other</b>	10.4%
<b>Born outside the U.S.</b>	35.4%
<b>Commute by driving alone</b>	72.0%
<b>Homeownership rate</b>	28.0%

United States Census Bureau, [https://data.census.gov/profile/Hawthorne\\_city,\\_California?q=160XX00US0632548](https://data.census.gov/profile/Hawthorne_city,_California?q=160XX00US0632548)



**2. General Plan.** The City of Hawthorne General Plan was adopted in 1990, with several elements being amended or added since then. The City’s General Plan contains a total of nine elements with goals, policies, and regulations that govern the long-term plan for the city.

[Land Use Element](#)  
(last updated in 2016)

[Circulation Element](#)  
(last update in 2015)

[Conservation Element](#)

[Noise Element](#)  
(last update in 2018)

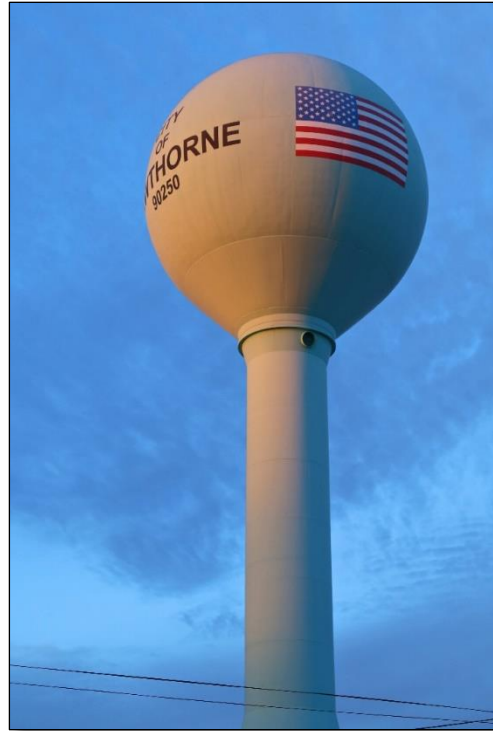
[Open Space Element](#)

[Economic Development Element](#)  
(adopted in 2015)

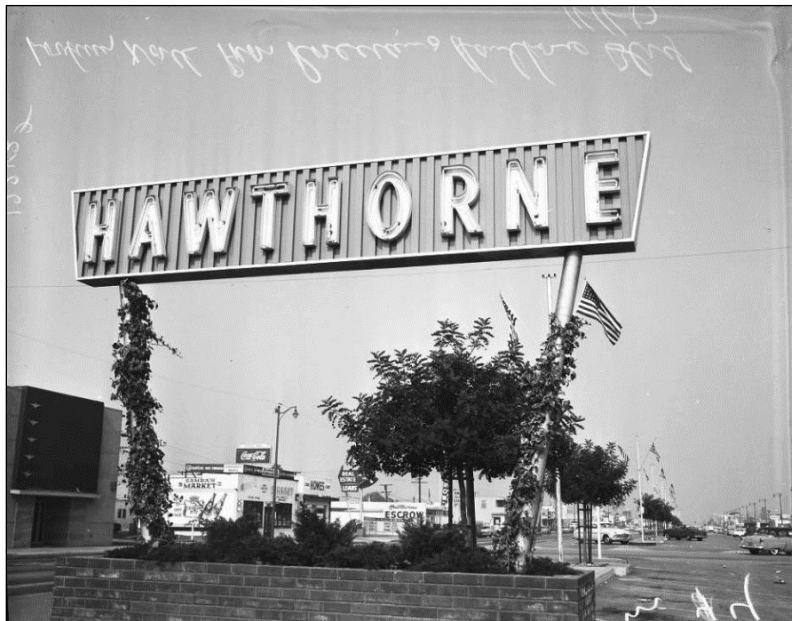
[Safety Element](#)  
(last updated in 2023)

[Housing Element](#)  
(6th Cycle adopted in 2023)

[Environmental Justice Element](#)  
(adopted in 2023)



The update to the General Plan is needed to address emerging trends and recent state laws, to position the City to handle emerging challenges, and to provide the City a degree of flexibility to manage unforeseen changes that the current General Plan does not.



## B. SCOPE OF WORK

All general plan updates require the development of multiple documents and public hearings and a wide range of meetings and communications. As such, the consultant team should be prepared to draft a work plan which contains a schedule estimating the timing of the tasks involved in the General Plan update as well as describing what these tasks are in detail.



**1. Existing Conditions.** In preparation for the General Plan update, the consultant team will provide an Existing Conditions Report. The Report must be written in a manner that is easily understood by the public. Extensive use of diagrams, photographs, tables, and maps is expected. This report is intended to establish the need for the updates, provide general ideas of where and how changes will be made, describe the public engagement process, and foster enthusiasm for the project from the City Council and the stakeholders of the City. A presentation of the report will be expected before the Planning Commission and City Council.

A key component of the Existing Conditions Report is the evaluation of existing challenges facing the City as well as the identification of current and foreseeable opportunities. The evaluation and identification component of the Report should include a look at the City's existing policies and land use patterns, demographic information, regulatory and economic trends, as well as how each of these interact with the others in positive, neutral, or negative ways. All background files and information used in preparation and completion of the Report should be organized and provided to the City upon completion.

**2. Public Engagement.** The City of Hawthorne considers public participation a paramount component to the overall success of the General Plan update. A successful proposal will include a mixture of innovative and holistic methods of public engagement, as well as proven and consistent methods. The engagement process must focus on

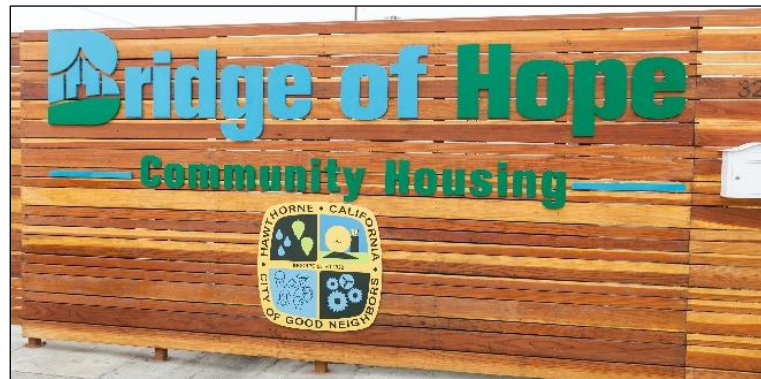
three objectives: soliciting inputs from a broad swath of stakeholders; disseminating schedules to the community, progress reports, and opportunities to participate; and most importantly, develop broad support for the project among stakeholders. Participation should be drawn from all constituencies with a vested interest in the City and its future. This should include, but not be limited to, homeowners, renters, business owners, employees, youth, seniors, veterans, people-experiencing-homelessness, entrepreneurs, and industries.

Development of a public engagement plan must focus on public participation throughout the entire process; from the initial review of the existing General Plan and Zoning Code through the public hearing process for the adoption of the new General Plan. The plan should demonstrate methods of outreach that can inspire active engagement from the entire community. The Public Engagement Plan should also outline when, where, and how it will engage all stakeholders, including those traditionally difficult to reach with traditional outreach methods.



**3. Preparation of General Plan Elements.** Components of the General Plan update should conform to the most current General Plan Guidelines prepared by the State Office of Planning and Research. All elements must incorporate the latest changes to state laws and regulations concerning general plans. A clear set of policies, goals, and objectives for each element with viable implementation strategies must be developed.

A vision component must be included within the new General Plan. Public participation should lead the vision development process by identifying community goals and values. The vision will be essential to the development of new and revised policies and objectives over time, helping to ensure the General Plan is able to evolve without



losing adherence to the vision that inspires its formulation. While recently created and updated, both Economic Development and Environmental Justice Elements may need modifications. These elements should be able to stand alone, but also clearly interact and coexist with all other elements in the General Plan. Modifications to the Housing Element are not expected to be part of this General Plan project.



In order to provide a comprehensive and complete update, it is expected that the consultant team will need to provide the City with at least two drafts of each element as well as the final General Plan update.

**4. Environmental Analysis.** The consultant team will do all CEQA-related work on the General Plan update in compliance with state laws and regulations. An Initial Study must be prepared in conformance with CEQA to evaluate the potential for environmental impacts associated with the General Plan update. Any resulting mitigation measures will be accompanied by a mitigation monitoring program prepared by the consultant team.

It is expected that the consultant team will need to provide the City with at least two preliminary drafts of each environmental document that needs to be prepared, along with the final draft of all necessary documents. These necessary environmental documents may include, but are not limited to, the Initial Study, Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report, Response to Comments, Mitigation Monitoring and Reporting Program, Statement of Findings and Facts, Statement of Overriding Considerations, Final EIR, and technical appendices. The consultant team will be responsible for all required notifications, filings, and correspondence to ensure compliance with CEQA

**5. City Meeting Schedule and Communication.** The consultant team will keep the staff fully apprised of the status of the project by providing timely meetings and other forms of communication. The consultant team will designate a project manager who will be the point-of-contact. This individual will attend all meetings and be responsible for the overall coordination of activities and completion of the General Plan update. Biweekly meetings with City staff are essential. It is anticipated that these meetings will be comprised of the project manager, team members if appropriate, and City staff. A brief summary of each meeting and status update will be expected. These biweekly meetings may, at the discretion of the City, be conducted remotely.

A minimum of three, but up to six Planning Commission meetings and a minimum of three, but up to six City Council meetings are anticipated. Please note that at the discretion of the City, joint meetings of the City Council and Planning Commission may be convened and shall constitute one meeting. In person participation is expected, but remote participation may be permitted subject to the City's discretion.



**6. Deliverables.** All studies, charts, graphs, and materials used in preliminary and public review processes shall become the property of the City of Hawthorne. In general, pages should be formatted to fit an 8-1/2" x 11" page. All deliverables shall be submitted electronically. The expected deliverables include:

1. A Work Plan describing the tasks to be accomplished and an estimated schedule.
2. An Existing Conditions Report which discusses issues and opportunities located throughout the City and the surrounding area.
3. A Public Engagement Plan pursuant to the discussion above. It must include descriptions of all methods of engagement as well as explanations on how data will be captured and utilized from these interactions.
4. The General Plan update itself, including all elements to be updated or modified. Any technical appendices relied on for the development of the elements should be included and must be displayed in a well-organized format.
5. Environmental documentation, the exact type being determined by Staff and the consultant team or teams. Technical appendices must be provided and must be clear, concise, and consistent.
6. GIS maps to support above deliverables.



## C. QUALIFICATIONS AND SELECTION CRITERIA

The City of Hawthorne will select a consultant or consultant team for this work based on the following qualifications and criteria:

1. Consultant has five or more years of relevant experience performing services on similar public projects.
2. Consultant has sufficient staff to complete all work identified in this RFP. Sub-consultants may be included to substantiate this qualification.
3. Consultant demonstrates understanding of the project, the challenges and opportunities, and knowledge of the disciplines necessary to complete the project.
4. Consultant demonstrates creative and effective public engagement strategies.
5. Consultant demonstrates the ability to work effectively with City staff, other public agencies, and related parties as may be required during the course of the design, study, and execution.

In order to substantiate the qualifications presented in a proposal, the consultant team must provide a minimum of three references from municipalities for projects with a similar scope or scale of work.

**NOTE:** At the City's discretion, City reserves the right to award separate contracts to different consultants for the General Plan update, public engagement, and environmental documentation.



## D. SUBMITTAL REQUIREMENTS

Respondents are asked to submit a digital copy of the proposal no later than **4:00pm on April 15, 2025**. Late proposals will not be accepted. **This initial submittal will not include cost estimates.**

Proposals must be submitted by email or FTP to Maria Majcherek, Senior Planner, at [mmajcherek@cityofhawthorne.org](mailto:mmajcherek@cityofhawthorne.org).

**1. Proposal Minimum Content.** Proposals are limited to 30 typed 8.5" x 11" pages.

**a. Table of Contents.** Include page numbers and identify each major section.

**b. Executive Summary.** Briefly summarize your understanding of the City's intent and purpose for completing the General Plan update. The Executive Summary should introduce your understanding of the City of Hawthorne and the project. Significant steps, methods, and procedures to be employed by your team to ensure quality end products should be included.

**c. Qualifications.** Provide a general description of the capabilities and qualifications of your team relative to the Scope of Work and Proposal Requirements of this RFP. The description should also include names, titles, detailed professional resumes, and past experiences and responsibilities of similar work efforts or products.

**d. Narrative.** Provide a narrative on the team's approach to developing the General Plan update. This should include any innovative methods or strategies the firm is proposing in order to affect a comprehensive update. How the team is proposing to induce active participation from the public should be described here as well.

**e. Schedule.** A detailed schedule should be presented which identifies the milestones and timeframe to complete tasks. A list of key deliverables, meetings, and public interactions associated with each task or milestone is required.

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The following are not part of the 30-page narrative and should be separate pdf files.

**2. Team member resumes.** Combined into one pdf file.

**3. Signed affidavit.** See appendix A

**4. Contract statement.** Include a statement accepting the terms of, or note any requested modifications or additions to, the sample contract attached as Appendix B.

**5. Company brochures or other relevant materials.** Optional.

## E. FINANCIAL SUBMITTAL

**Initial submittals to the City will not include information regarding pricing.** Instead, approximately seven days before interviews, only those respondent teams that are selected to be interviewed will be instructed to submit financial cost estimates.

Although an important aspect, the financial cost estimate will not be most important item of consideration. The City expects a fair and reasonable project cost backed by itemization of how the costs per phase and task were developed. Negotiations may or may not be conducted with the lead firm.



The financial cost estimates must include, at minimum, the costs for the completion of each major task in the work program. Costs should be segregated into a time and materials rate schedule and a not-to-exceed maximum amount for all work. Proposals should indicate hourly rates; number of hours for each component, task, or product; and the fee structure for additional work outside of the contract and optional items. Prices shall represent the cost of finished products and cost estimates shall identify expenditures for graphics, base maps, public meetings and hearing participation, printing, legal notices, postage, mailing, advertising, travel, and other incidental and administrative costs.

As the City reserves the right to award separate contracts to differing consultants for the General Plan update, public engagement, and environmental documentation, separate price quotes should be provided.

## F. ADDENDA, CHANGES, AND AMENDMENTS TO THIS SOLICITATION

At any time prior to the due date for responses, the City may make changes, amendments, and addenda to this solicitation, including changing the date due to allow respondents time to address such changes. Addenda, changes, and amendments, if made, will be posted on the City's website ([www.cityofhawthorne.org](http://www.cityofhawthorne.org)), which is deemed adequate notice. Any prospective respondent may submit, by e-mail, a request to the City's project coordinators to be placed on a list of persons to receive notice of any such addenda, changes, or amendments.

## G. SCHEDULE, PROCESS, AND SELECTION CRITERIA

Anticipated Dates	Activity
February 18, 2025	RFP is released
March 18, 2025	Deadline for Question Submission
March 25, 2025	Deadline for Response to questions from City
<b>April 15, 2025</b>	<b>Deadline for Proposal Submission</b>
<b>May 1, 2025</b>	<b>Financial Cost Estimate Submission</b>
Between May 5 -15, 2025	Interviews
By May 29, 2025	Selection
By June 16, 2025	Professional Service Agreement Signed
July 1, 2025	Commence project

Staff will review all submittals for completeness and satisfaction of minimum experience and capacity. If Staff determines that a submittal does not meet the minimum requirements, the team may submit an appeal to Staff, but only on technical grounds. All complete submittals will be reviewed by a selection panel. The selection panel will identify the most qualified applicants, which will then be invited to submit cost estimates. The selection panel will also invite the top applicants to an interview, after which the panel will then rank the interviewed teams. After the contract terms are agreed upon, the top finalist will be presented to the City Council for confirmation and approval.

### Selection Criteria

All RFP responses will be evaluated based on the following criteria:

Presentation quality	5 points
Experience and depth of consulting team	25 points
Responsiveness to scope of project	25 points
Public engagement	25 points
Schedule	10 points
Cost	10 points

## APPENDIX A. RESPONDENT AFFIDAVIT

This affidavit must be signed and included as part of the proposal submission. The signature must be from an official, legally authorized agent of the respondent.

By signing this affidavit, the respondent agrees to be bound by the following conditions in regards to the General Plan update and the application in response to this RFP:

1. Nothing contained in this RFP shall create any contractual relationship between the respondent and the City.
2. This RFP does not obligate the City to award a contract to any respondent. The City reserves the right to amend or cancel this RFP without prior notice, at any time, at its sole discretion.
3. The City shall not be liable for any expenses incurred by any organization in connection with this RFP.
4. The City reserves the right to accept or reject any or all proposals without prior notice and to waive any minor irregularities or defects in a proposal. The City reserves the right to seek clarification on a proposal with any source.
5. No conversations or agreements with any officer, agent, or employee of the City shall affect or modify any terms of this RFP. Oral communications or any written or e-mail materials provided by any person other than the designated contact staff of the City shall not be considered binding.
6. Respondents shall not issue any news release pertaining to this RFP or the City, without prior written approval of an authorized agent of the City.
7. All submitted proposals and information included therein or attached thereto shall become public record upon delivery to the Planning Department.
8. No communications between respondents and a Planning Commissioner or City Councilmember in relation to this RFP shall occur prior to final selection of a consultant being confirmed by City Council.

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Signature

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Date

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Print name and title

## APPENDIX B. SAMPLE CONTRACT

### PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND REVENUE & COST SPECIALISTS, LLC

This PROFESSIONAL SERVICES AGREEMENT (“AGREEMENT”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Hawthorne, a California municipal corporation and general law city (“CITY”) and \_\_\_\_\_, a \_\_\_\_\_ (“CONSULTANT”). This agreement is made with reference to the following:

#### RECITALS

A. CITY requested a proposal for professional services with respect to providing consulting services related to a General Plan Update and California Environmental Quality Act (CEQA) documentation and supporting studies.

B. CONSULTANT submitted a proposal for the performance of such services, a true and correct copy of which is attached hereto as Exhibit "A" and by this reference made a part hereof.

C. CITY desires for CONSULTANT to provide professional services as described in Exhibit “A”.

D. CONSULTANT represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. CONSULTANT shall at all times faithfully, competently, and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this AGREEMENT, CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONSULTANT under this 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:

#### 1. DEFINITIONS

The following definitions shall apply to the following terms, except where the context of this AGREEMENT otherwise requires:

(a) Project: Development of a new General Plan, all necessary steps to complete the General plan development, and CEQA documents and studies related to the Hawthorne General Plan update.

(b) Services: CONSULTANT shall provide professional services for the project as described in Exhibit "A" attached herein

(c) Duration: Said AGREEMENT shall be effective from the date of execution of this AGREEMENT until acceptance and approval of all final documents and studies.

(d) Completion of Project: CONSULTANT shall complete all tasks as noted in Exhibit "A" for a period as noted in the agreement with a period not to exceed \_\_\_ months.

(e) Consultant: \_\_\_\_\_ [name]\_\_\_\_\_. \_\_\_\_\_ [address]\_\_\_\_\_,  
\_\_\_\_\_[city]\_\_\_\_\_, [STATE] \_\_\_\_\_ [zip]\_\_\_\_\_

(f) City: 4455 W. 126th St., Hawthorne, CA 90250

## **2. SCOPE OF SERVICES**

(a) CONSULTANT shall forthwith undertake and complete the project in accordance with Exhibit "A" hereto and all in accordance with federal, state and City statutes, regulations, ordinances and guidelines, all to the reasonable satisfaction of CITY.

(b) CONSULTANT shall, at CONSULTANT'S sole cost and expense, secure and hire such other persons as may, in the opinion of CONSULTANT, be necessary to comply with the terms of this Agreement. In the event any such other persons are retained by CONSULTANT, CONSULTANT hereby warrants that such persons shall be fully qualified to perform services required hereunder. CONSULTANT further agrees that no subcontractor shall be retained by CONSULTANT except upon the prior written approval of CITY.

## **3. COMPENSATION, METHOD OF PAYMENT, AND ADDITIONAL SERVICES**

(a) CITY shall pay CONSULTANT no more than the total project cost (\$\_\_\_\_\_) as set forth in the proposal, Exhibit "B." CITY may, but is under no obligation to, ask CONSULTANT to perform additional work and shall pay no more than the Optional Task cost (\$\_\_\_\_\_)

(b) Payments to CONSULTANT shall be made by CITY in accordance with the invoices submitted by CONSULTANT, and such invoices shall be paid within thirty (30) days after said invoices are received by CITY. Each invoice shall detail work performed and charges. All charges shall be in accordance with CONSULTANT's proposal with respect to hourly rates and project costs as set forth in Exhibit "B".

(c) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT.

## **4. CITY ASSISTANCE AND AVAILABILITY OF CITY RECORDS**

(a) The CITY shall provide the following assistance to CONSULTANT as needed so CONSULTANT can perform the services described above:

(i) Information and assistance as set forth in Exhibit "A".

(ii.) Photographically reproducible copies of forms, documents, codes and other information, if available, which CONSULTANT considers necessary in order to complete the project.

(iii.) Such information as is generally available from CITY files applicable to the project.

(iv.) Assistance, if necessary, in obtaining information from other governmental agencies and/or private parties. However, it shall be CONSULTANT's responsibility to make all initial contact with respect to the gathering of such information.

## **5. CONSULTANT'S BOOK OF RECORDS**

(a) CONSULTANT shall maintain any and all documents and records demonstrating or relating to CONSULTANT's performance of services pursuant to this AGREEMENT. CONSULTANT shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to CITY pursuant to this AGREEMENT. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by CONSULTANT pursuant to this AGREEMENT. Any and all such documents or records shall be maintained for five (5) years from the date of execution of this AGREEMENT and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying at any time during regular business hours, upon written request by the CITY or CITY's designated representative. Copies of such documents or records shall be provided directly to the requesting party for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon. Such documents and records shall be made available at CONSULTANT's address indicated for receipt of notices in this AGREEMENT.

(c) Where CITY or CONSULTANT has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of CONSULTANT's business, the CITY may, by written request, require that custody of such documents or records be given to the requesting party and that such documents and records be maintained by the requesting party. Access to such documents and records shall be granted to all parties to this AGREEMENT, as well as to their successors-in-interest and authorized representatives.

## **6. TERMINATION OF AGREEMENT**

This AGREEMENT may be terminated without cause by CITY upon the giving of a written "Notice of Termination" to CONSULTANT upon thirty (30) days prior written notice or the CONSULTANT may terminate this contract upon thirty (30) days prior written notice. In the event this Agreement is so terminated, CONSULTANT shall be compensated at CONSULTANT's applicable hourly rates as set forth in Exhibit "B", on a pro-rata basis with respect to the percentage of the project completed as of the date of termination. In no event, however, shall CONSULTANT

receive more than the maximum specified in paragraph 3(a), above. CONSULTANT shall provide to CITY any and all documents, data, studies, surveys, drawings, maps, models, photographs and reports, whether in draft or final form, prepared by CONSULTANT as of the date of termination. CONSULTANT may not terminate this Agreement except for cause.

**7. NOTICES AND DESIGNATED REPRESENTATIVES**

(a) Any and all notices, demands, invoices and written communications between the parties hereto shall be addressed as set forth in this paragraph. The below named individuals, furthermore, shall be those persons primarily responsible for the performance by the parties under this AGREEMENT:

To CITY

4455 West 126th Street,  
Hawthorne, CA 90250  
Attn: Director of Planning  
[gmcclain@cityofhawthorne.org](mailto:gmcclain@cityofhawthorne.org)

To CONSULTANT

\_\_\_\_\_ [address] \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_ [email] \_\_\_\_\_

(b) Any such notices, demands, invoices and written communications, by mail, shall be deemed to have been received by the addressee forty-eight (48) hours after deposit thereof in the United States mail, postage prepaid and properly addressed as set forth above.

**8. CONTINUITY OF PERSONNEL**

CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT, CONSULTANT shall notify CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT, prior to any such performance. CITY shall not be responsible for time and costs associated with CONSULTANT's turnover or reassignment of staff.

**9. STATUS OF CONSULTANT**

(a) The parties hereto agree that CONSULTANT and its employers, officers and agents are independent contractors under this Agreement and shall not be construed for any purpose to be employees of CITY.

CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise. Unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) 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 elected or appointed boards, officers, officials, employees or agents of CITY 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 CONSULTANT or any of CONSULTANT's officers, employees or agents are in any manner officials, officers, employees or agents of CITY.

(c) The CONSULTANT or any of CONSULTANT's officers, employees or agents, shall not obtain any rights to retirement, health care or any other benefits that may otherwise accrue to CITY employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

## **10. LEGAL RESPONSIBILITIES**

The CONSULTANT shall keep itself informed of applicable 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 pursuant to sound professional practices including, but not limited to, possessing and maintaining all necessary licensing. CITY, and its officers and employees, shall not be liable at law or in equity occasioned by negligent failure of the CONSULTANT to comply with this Section.

## **11. NON-DISCRIMINATION**

CONSULTANT shall not discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), sexual orientation, marital status, and denial of family care leave. CONSULTANT shall ensure that the evaluation and treatment of their employees and applicants for employment are free from discrimination and harassment. CONSULTANT shall comply with the provisions of the California Fair Employment and Housing Act (Government Code, Section 12900 et seq.), and the regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285 et seq.). If applicable, CONSULTANT shall give written notice of their obligation under this clause to labor organizations with which they have a collective bargaining AGREEMENT or other AGREEMENT.

## **12. INDEMNIFICATION**

To the fullest extent provided by law, CONSULTANT shall indemnify, hold harmless, and defend CITY, its officers, employees, elected and appointed officials, and volunteers from and against any and all claims and losses, costs or expenses for any damage resulting in death or injury to any person and/or injury or damage to any property resulting from any negligent act or omission of CONSULTANT or any of its officers, employees, agents, or subcontractors in the performance of this AGREEMENT. Such cost and expense shall include reasonable attorney fees.

**13. CONFLICT OF INTEREST**

(a) No CITY employee whose position with CITY enables such employee to influence the award of this AGREEMENT or any competing AGREEMENT, and no spouse or economic dependent of such employee, shall be employed in any capacity by the CONSULTANT or have any other direct or indirect financial interest in this AGREEMENT. No officer or employee of this CONSULTANT who may financially benefit from the performance of work hereunder shall in any way participate in the CITY's approval, or ongoing evaluation of such work, or in any way attempt to unlawfully influence CITY's approval or ongoing evaluation of such work.

(b) The CONSULTANT shall comply with all conflict of interest laws, ordinances, and regulations now in effect or hereafter to be enacted during the term of this AGREEMENT. The CONSULTANT warrants that it is not now aware of any facts that create a conflict of interest. If the CONSULTANT hereafter becomes aware of any facts that might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to the CITY. Full written disclosure shall include, but is not limited to, identification of all persons implicated and a complete description of all relevant circumstances. Failure to comply with the provisions of this section shall be a material breach of this contract.

**14. CONFIDENTIAL INFORMATION**

All information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the CITY, except as may be required by law.

**15. INSURANCE**

(a) During the course of the term of this AGREEMENT, CONSULTANT shall maintain Professional Liability Insurance in a combined single limit of not less than \$2 million per claim and aggregate. CONSULTANT shall also maintain General Liability Insurance in a combined single limit of not less than \$2 million per claim and aggregate.

(b) CONSULTANT shall provide a certificate naming CITY as additional insured. CONSULTANT shall procure and maintain, for the duration of the AGREEMENT, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance or the work hereunder, and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors.

**16. AUTHORITY TO EXECUTE**

The person or persons executing this AGREEMENT on behalf of CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONSULTANT to the performance of its obligations hereunder.

**17. MODIFICATION OF AGREEMENT**

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONSULTANT and by the CITY. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

**18. WAIVER**

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONSULTANT shall not constitute a waiver of any of the provisions of this AGREEMENT.

**19. LAW TO GOVERN; VENUE**

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

**20. ATTORNEY'S FEES, COSTS, AND EXPENSES**

In the event litigation or other proceeding is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

**21. ENTIRE AGREEMENT**

This AGREEMENT, including the attached Exhibits "A" and "B," is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party that are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

**22. SEVERABILITY**

If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

**IN WITNESS WHEREOF**, this Professional Services Agreement has been executed by their duly authorized representatives.

CITY OF HAWTHORNE

[CONSULTANT]

By: \_\_\_\_\_  
Vontray Norris  
City Manager

By: \_\_\_\_\_  
[Name]  
[Title]

APPROVED AS TO FORM:

ATTEST:

By: \_\_\_\_\_  
Robert M. Kim  
City Attorney

By: \_\_\_\_\_  
Dayna Williams-Hunter  
City Clerk



# GENERAL PLAN UPDATE

Prepared for City of Hawthorne

# Meet the Team



**Surabhi Barbhaya, AICP, LEED AP**

*Project Manager, Policy & Land Use*



**Rita Garcia**

*CEQA Project Manager*



**Laura Forinash, PE, TE**

*Active Transportation, Mobility & Parking*



**William Kelly**

*Market Feasibility & Fiscal Impact Studies*



**Isaiah Ford**

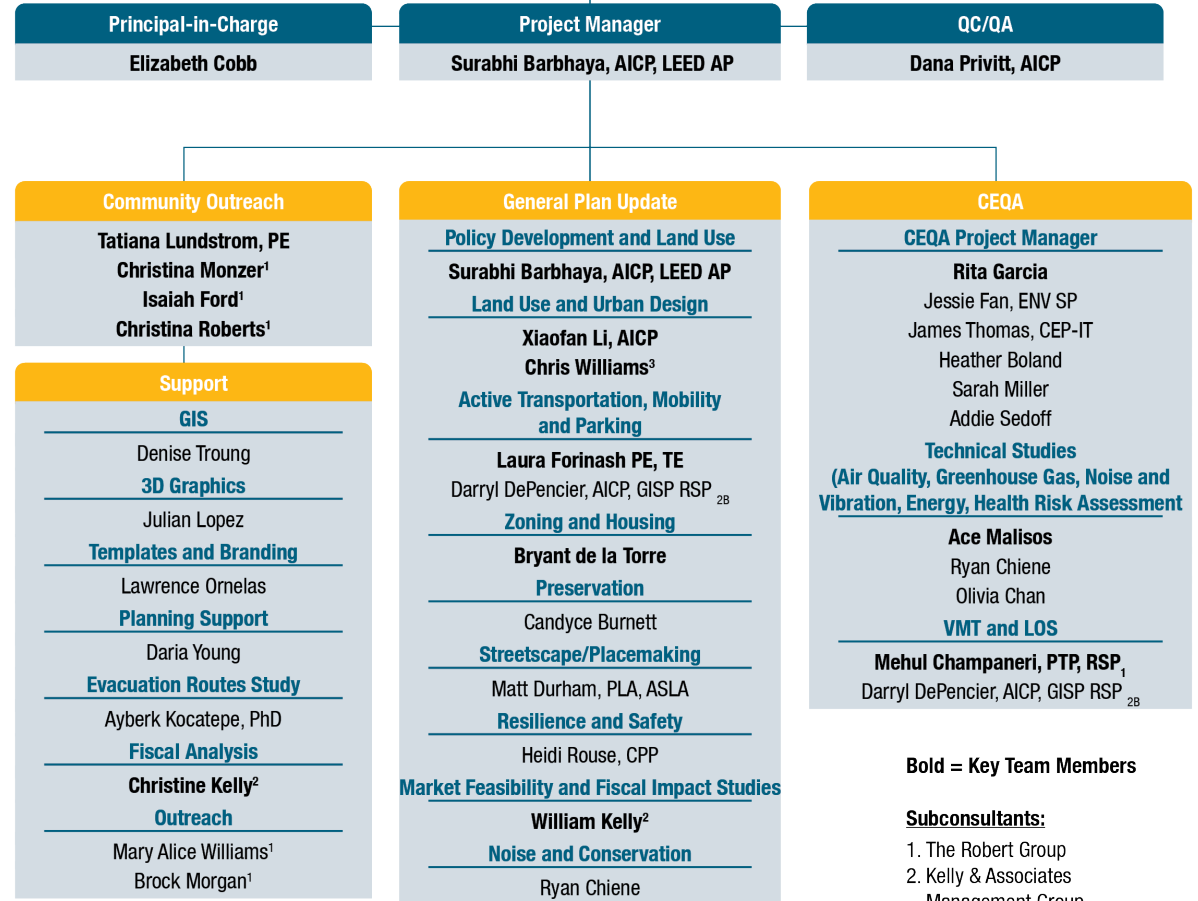
*Community Outreach*



**Chris Williams**

*Land Use & Urban Design*

## CITY OF HAWTHORNE



**Bold = Key Team Members**

**Subconsultants:**

1. The Robert Group
2. Kelly & Associates Management Group
3. TCA Architects, Inc

# Team Overview

# Kimley»»Horn

Expect More. Experience Better.

## <THE ROBERT GROUP>



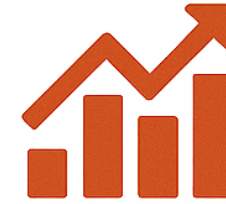
# Why Update General Plan Now?



**MEET NEW  
STATE LAWS**



**MANAGE GROWTH  
TO PROTECT  
QUALITY OF LIFE**



**ADAPT TO SHIFTING  
ECONOMIC TRENDS**



**REFLECT  
EVOLVING  
COMMUNITY VALUES**



**MODERNIZE  
INFRASTRUCTURE  
AND MOBILITY  
PLANNING**



**PLAN PROACTIVELY  
TO AVOID FUTURE  
CHALLENGES**

# Building Consensus



## **LISTEN: Building Trust Through Engagement**

- Comprehensive Community Engagement
- Elected Officials and City Staff Engagement
- Advisory Committee
- Trusted Messengers



## **INFORM: Turning Data into Trust**

- Narrative Framing- What's in it for us?
- Case Studies
- National and Regional Trends
- Traffic and Other Models
- Expert Opinions



## **COLLOBORATE: Shaping Tomorrow's Hawthorne**

- Missing middle and mixed-use solutions
- Safe multimodal transportation
- Urban greening and green infrastructure
- Strategic development locations
- Demonstration projects/ Incremental planning



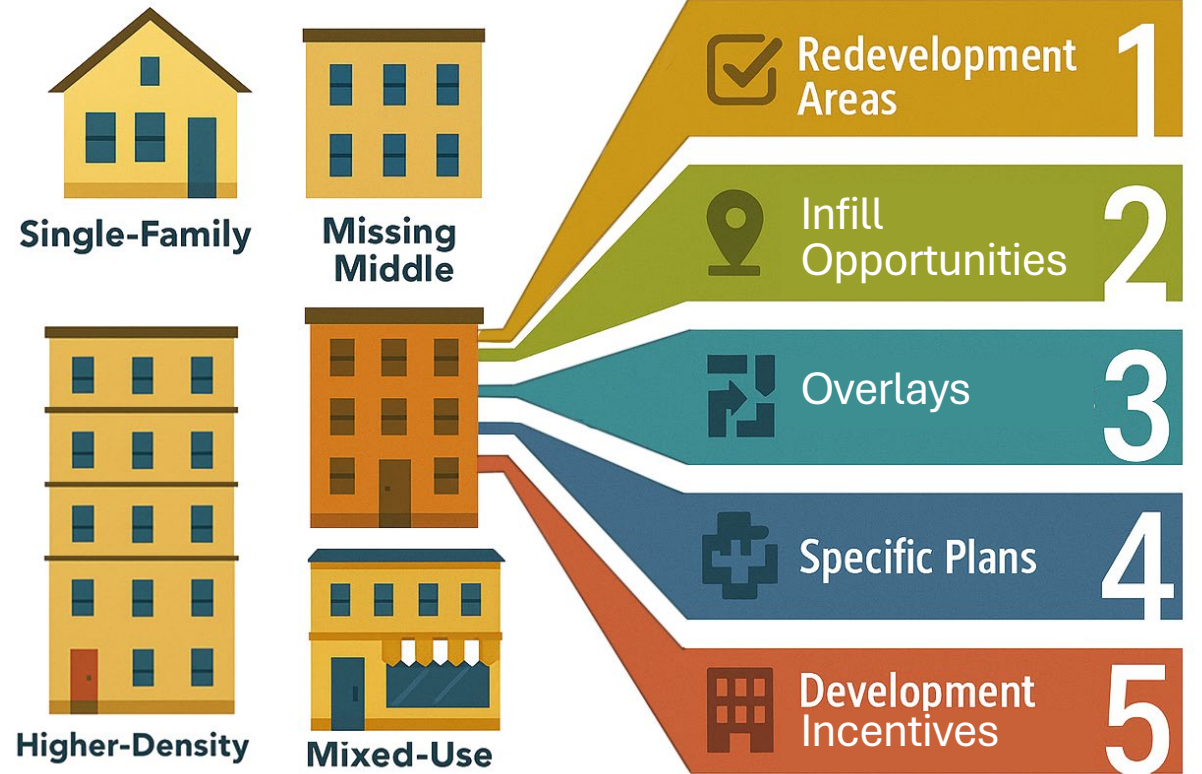
# The Big Picture

- **Community:** Create an equitable and safe place that also offers diverse and well-designed housing options
- **Commerce-Industry:** Create vibrant hubs for innovation, commerce, and industry
- **Connectivity:** Build a connected city with active transportation, parks, transit, roads, and smart technology



# Community

- Housing affordability and ownership
- Downtown and Hawthorne Plaza
- Mixed use and missing middle
- Redevelopment of neighborhoods
- Lot consolidation
- Transit Oriented Development
- Parks and open space
- Urban greening and tree canopy
- Central town center
- Enhance City image



# Commerce & Industry

- Diversify economy beyond aerospace/logistics
- Redevelopment of Downtown and Hawthorne Plaza
- Rightsizing retail and Mixed use
- Experiential retail opportunities
- Leverage Olympics 2028
- Improve transit for workforce access
- Integrate Economic Development, Land use and Housing

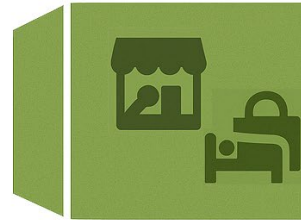
## Experiential Retail and Infill



## Diversify Economy



## Rightsizing Retail Hotel Development

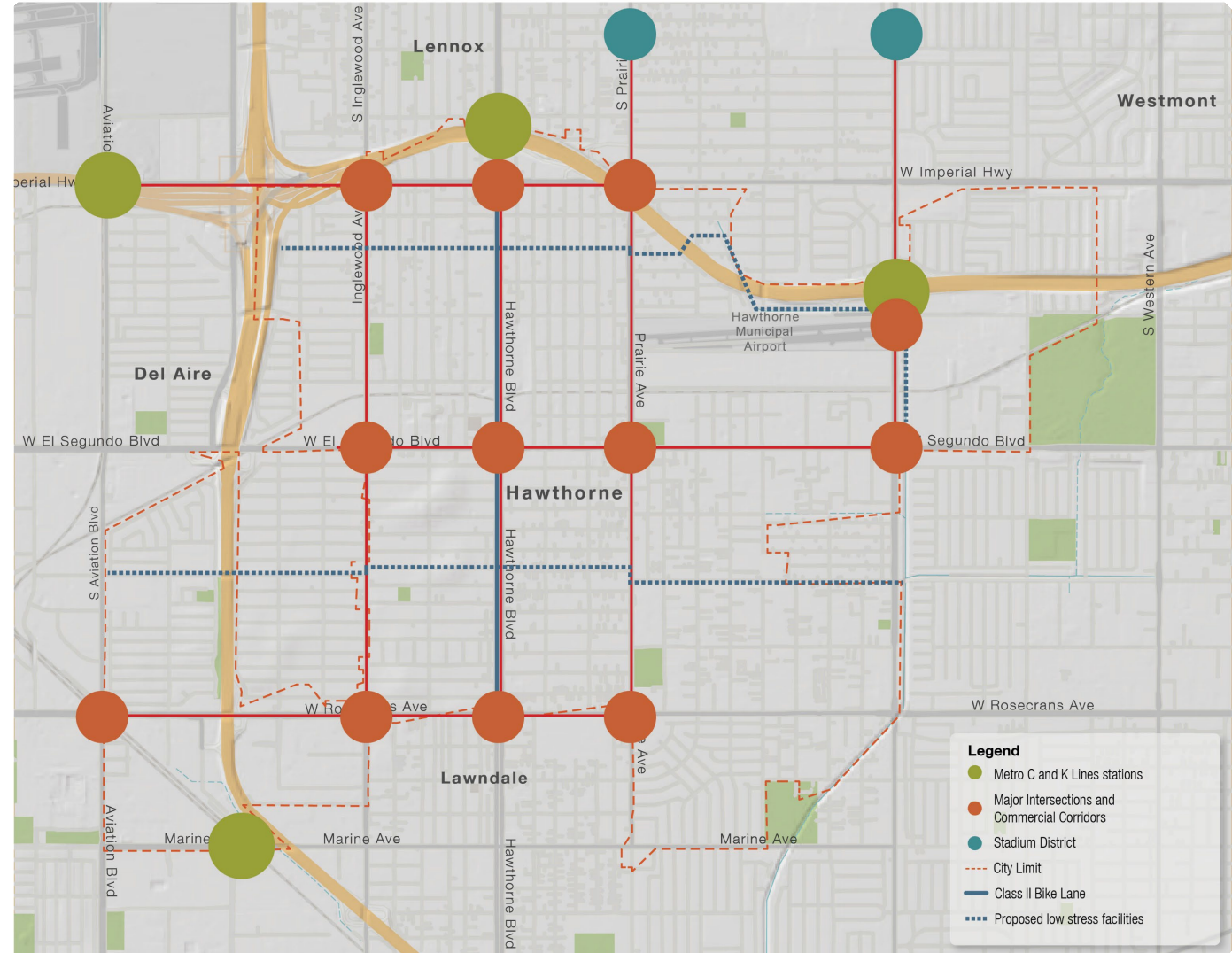


## Leverage Olympics 2028



# Connectivity

- Key nodes: Crenshaw, Lennox, Redondo Beach Stations, major intersections, and the Stadium District
- Develop first-last mile connection with mobility hubs
- Expand low-stress bike and pedestrian networks
- Advance Vision Zero
- Integrate smart mobility
- Activate streets through temporary and permanent closures



# Community Outreach



# Community Outreach

PublicCoordinate

Created by Kimley Horn

Hawthorne General Plan Update

Welcome

Admin

Select Language

Powered by Google Translate

**Basemap Type**  
Default

Location Search

**Hawthorne General Plan Update**  
We want your input!  
Play a pivotal role in shaping our city's future – identify key issues and challenges, and share the improvements you want to see!

**Destinations/Community Identity:** Where do you like to visit and what draws you here?

**Development Opportunities:** Where do you see potential for new development and what would you like to see there? What more would you like to see here?

**Development Concerns:** Where do you have concerns regarding current or future development? (e.g. environmental degradation, congestion, affordability, neighborhood character, safety, etc.)

**Mobility Issues:** Is traffic backed up? What times of days are worse than others? Are the sidewalks inadequate or missing? Tell us what makes getting around difficult here - whether on foot, bike, scooter, wheelchair, car, bus, or any other method you use.

**Parks and Greenspace:** Where would you like to see more parks and/or recreational greenspace? What natural amenities are here?

**Safety Concerns:** What about this location makes you feel unsafe? Consider issues related to mobility (whether traveling on foot, on a bike, on a scooter, in a wheelchair) as well as general safety (lighting, eyes on the street, etc.).

**Other Ideas and Suggestions:** What else would you like to share about this location? Could relate to development, mobility, culture, nature, housing, entertainment, leisure, recreation, etc.

OK

© Mapbox © OpenStreetMap Improve this map

Filter Comments

Add Comment

- Add Comment
- Add Point Comment Clear
- Destinations
  - Development Concerns
  - Development Opportunities
  - Mobility Issues
  - Other Ideas and Suggestions
  - Parks and Greenspace
  - Safety Concerns

Scan or Click Here

# Urban Design Approach

- Human-Centered Design
- Mixed-Use and Density
- Connectivity & Mobility
- Contextual and Cultural Sensitivity
- Public Realm and Open Space
- Economic Vitality
- Infrastructure and Services
- Aesthetic and Architectural Quality
- Sustainability and Resilience



# Environmental




## **Continual Collaboration & Policy Mitigation Alignment**

**Maximize efficiencies and early identification of environmental considerations into policies**



## **Streamlining: Clarity & Certainty**

**A "Legacy EIR" with key elements and appropriate Programmatic analysis and mitigation to provide clarity and certainty for future development**



# Why Kimley-Horn Team?



Proven Success  
in the City and region



Local Presence



Strategic and  
Experienced Team-  
Dedicated Resources



Understand  
Community Sentiment

**Above All - We Are Deeply Passionate About  
and Committed to Your General Plan Update**

Kimley»Horn

Expect More. Experience Better.



kelly associates  
Management Group



ARCHITECTS

«THE ROBERT GROUP»

# Q&A



HAWTHORNE  
CITY HALL

44 55

Kimley»»Horn

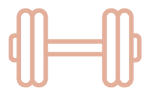
# SWOT Analysis



## S

### Strengths

- Close to LAX and Hawthorne Airport
- Direct access to 105/405 freeways
- Near three Metro rail stations
- Adjacent to Inglewood's Stadium District
- Home to major employers like SpaceX and Amazon
- Known as an innovation hub
- Rich cultural diversity
- City prioritizes revitalization, housing, and sustainability
- Compact urban form



## W

### Weaknesses

- Small lots hard to consolidate
- Limited housing affordability
- Lack of green/open space
- Scarce vacant land
- Overcrowded housing
- Aging infrastructure
- Frequent traffic crashes
- Air quality and noise concerns from industry, freeways, and airport
- Oversupply of commercial space
- Outdated zoning regulations
- Lack of cohesive public realm
- Lack of citywide branding
- Crime rate above county/state average
- Jobs-housing imbalance



## O

### Opportunities

- Redevelop Downtown and Hawthorne Plaza
- TOD within 0.5 miles of two stations
- Invest in public realm and corridors
- Connect to Inglewood Stadium District
- Expand bike, ped, and micromobility options
- Improve first/last mile access
- Leverage Olympics 2028 for economic growth
- Invest in green infrastructure
- Expand urban greening and tree canopy
- Diversify economy beyond aerospace/logistics
- Establish a central town center
- Rebrand city to attract investment



## T

### Threats

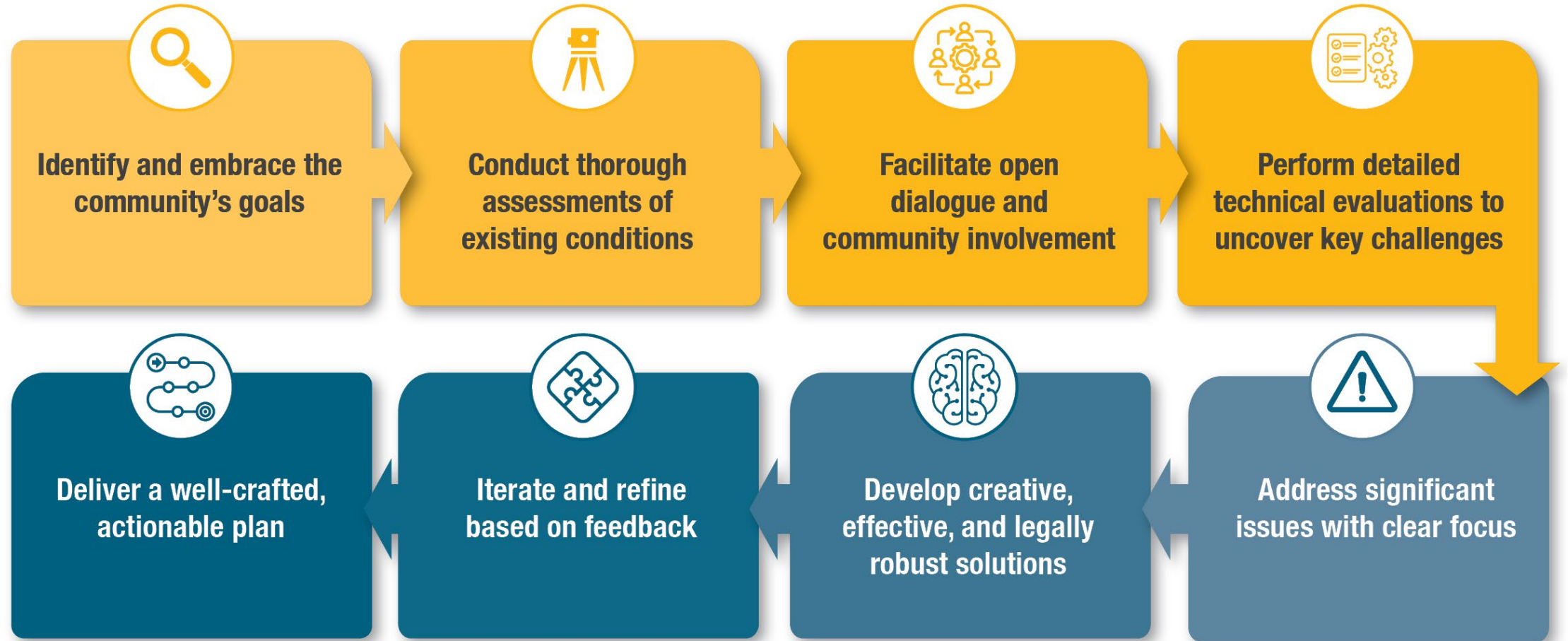
- Gentrification & displacement due to revitalization/ new investment
- RHNA housing mandates
- Limited staff capacity to comply with new regulations
- Rising heat, air, and noise impacts
- Negative public perception of quality of life
- Competition from nearby cities
- Shift from retail to online
- Industry relocation to other states



# Community Engagement



# Approach to Planning Process



# Growth Projections- Methodology

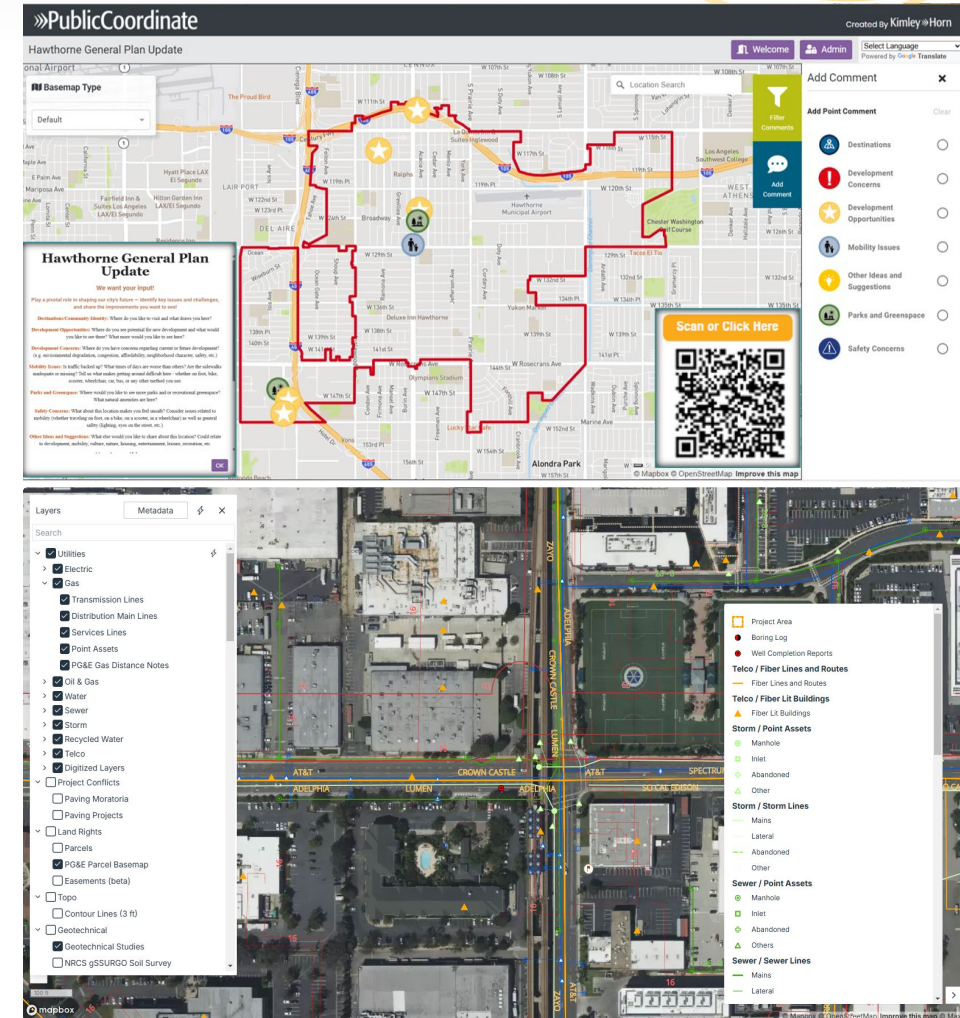
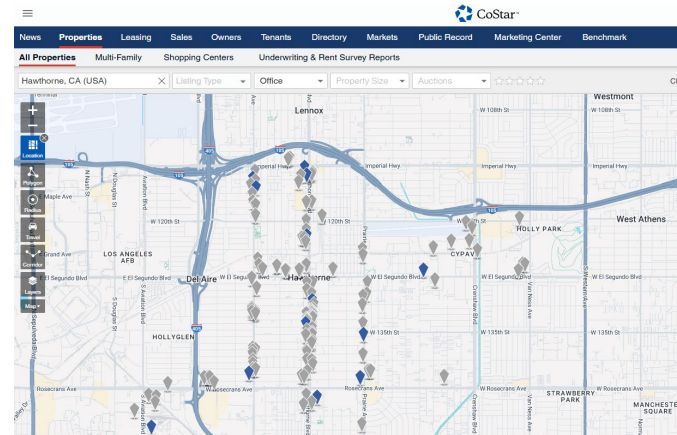
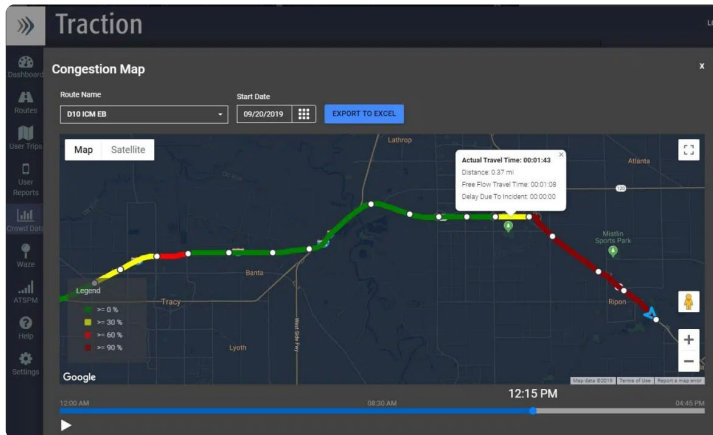


- Expected moderate increase in both resident and employee population
- Methodology
  - Land use alternatives → Existing conditions, city staff and elected officials’ direction, community engagement, best practices, realistic capacity, economic study findings, development feasibility, fiscal impact, and market trends → Land use designations and overlays
  - Range- Mid and High buildout Scenarios based on realistic factor
  - Preferred Land Use Alternative

Resource or Methodology	Residential	Commercial	Mixed Use	Industrial	Public Facilities	Projection
GIS	✓	✓	✓	✓	✓	Net Acres
Density Assumption/Trend	✓		✓			Dwelling Units
Units/Household size/Unit type	✓		✓			Residents
FAR/Factor/Trends		✓	✓	✓	✓	Square Feet
Employee Ratios		✓	✓	✓	✓	Employees

# Tools and Resources

- **PublicCoordinate:** Interactive mapping and survey tool
- **InVideo/SORA:** AI based fully editable videos
- **Esri Business Analyst:** Socio-economic and market analysis
- **CoStar:** Commercial and multifamily real estate data platform
- **Replica:** Consumer behavior, foot traffic and visit patterns
- **CivilGrid:** Utility, environmental, geotechnical data platform
- **TREDLiteVMT:** Automated vehicle miles traveled (VMT) calculations
- **TractionTravel:** ADT, travel time trends, time-of-day graphs



# CoStar Reports



## Search Analytics

## Office Analytics

INVENTORY SF <b>2M</b> <span>+0%</span> Prior Period 2M	UNDER CONSTRUCTION SF <b>0</b> <span>-</span> Prior Period 0	12 MO NET ABSORPTION SF <b>(8.3K)</b> <span>-142.0%</span> Prior Period 19.7K	VACANCY RATE <b>14.7%</b> <span>+0.4%</span> Prior Period 14.3%	MARKET ASKING RENT/SF <b>\$38.58</b> <span>+0.6%</span> Prior Period \$38.35	MARKET SALE PRICE/SF <b>\$297</b> <span>-2.7%</span> Prior Period \$306	MARKET CAP RATE <b>7.5%</b> <span>+0.2%</span> Prior Period 7.3%
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### Key Metrics

Availability		Inventory	
Vacant SF	292K <span>↑</span>	Existing Buildings	129 <span>↓</span>
Sublet SF	0 <span>↓</span>	Under Construction Avg SF	-
Availability Rate	14.3% <span>↑</span>	12 Mo Demolished SF	0 <span>↓</span>
Available SF Total	283K <span>↑</span>	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	\$49.50 <span>↑</span>	12 Mo Construction Starts SF	0 <span>↓</span>
Occupancy Rate	85.3% <span>↓</span>	12 Mo Delivered SF	0 <span>↓</span>
Percent Leased Rate	85.9% <span>↓</span>	12 Mo Avg Delivered SF	-

Sales Past Year		Demand	
Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	-0.4% <span>↓</span>
Sale to Asking Price Differential	-	12 Mo Leased SF	28.4K <span>↓</span>
Sales Volume	\$69.2M <span>↑</span>	Months on Market	10.1 <span>↓</span>
Properties Sold	4 <span>↓</span>	Months to Lease	-
Months to Sale	-	Months Vacant	-
For Sale Listings	3 <span>↑</span>	24 Mo Lease Renewal Rate	84.6%
Total For Sale SF	16.6K <span>↑</span>	Population Growth 5 Yrs	-3.1%

## Search Analytics

## Retail Analytics

INVENTORY SF <b>5M</b> <span>+0%</span> Prior Period 5M	UNDER CONSTRUCTION SF <b>0</b> <span>-</span> Prior Period 0	12 MO NET ABSORPTION SF <b>(47.4K)</b> <span>-25.1%</span> Prior Period (37.9K)	VACANCY RATE <b>22.1%</b> <span>+1.0%</span> Prior Period 21.1%	MARKET ASKING RENT/SF <b>\$30.55</b> <span>-0.8%</span> Prior Period \$30.80	MARKET SALE PRICE/SF <b>\$375</b> <span>+0.3%</span> Prior Period \$373	MARKET CAP RATE <b>5.6%</b> <span>+0.1%</span> Prior Period 5.5%
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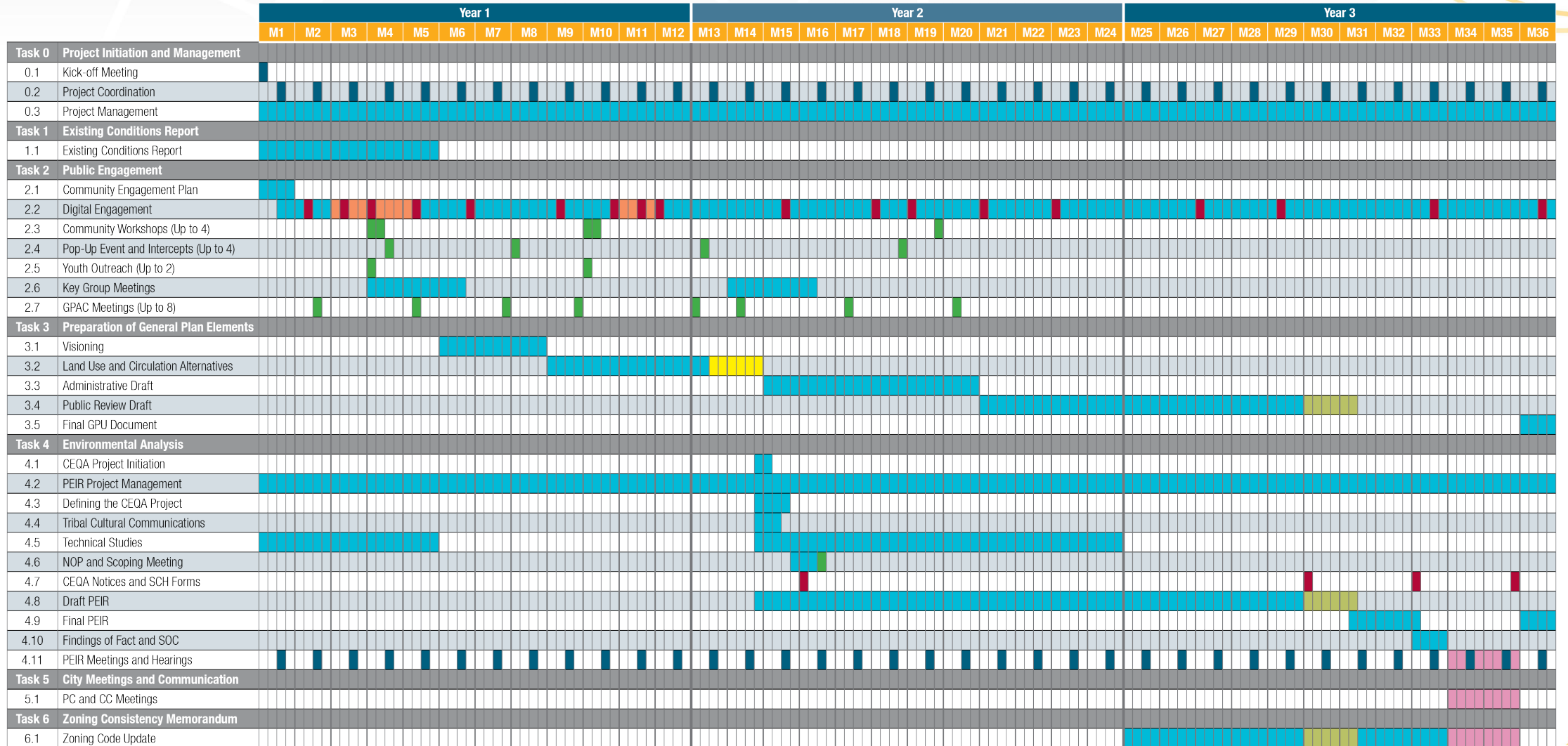
### Key Metrics

Availability		Inventory	
Vacant SF	1.1M <span>↑</span>	Existing Buildings	457 <span>↓</span>
Sublet SF	1.5K <span>↓</span>	Under Construction Avg SF	-
Availability Rate	22.3% <span>↑</span>	12 Mo Demolished SF	0 <span>↓</span>
Available SF Total	1.1M <span>↑</span>	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	\$28.54 <span>↓</span>	12 Mo Construction Starts SF	0 <span>↓</span>
Occupancy Rate	77.9% <span>↓</span>	12 Mo Delivered SF	0 <span>↓</span>
Percent Leased Rate	79.6% <span>↓</span>	12 Mo Avg Delivered SF	-

Sales Past Year		Demand	
Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	-0.9% <span>↓</span>
Sale to Asking Price Differential	-	12 Mo Leased SF	67.8K <span>↑</span>
Sales Volume	\$16M <span>↑</span>	Months on Market	7.4 <span>↑</span>
Properties Sold	25 <span>↓</span>	Months to Lease	23.5 <span>↑</span>
Months to Sale	3.5 <span>↓</span>	Months Vacant	24.5 <span>↑</span>
For Sale Listings	8 <span>↑</span>	24 Mo Lease Renewal Rate	72.5%
Total For Sale SF	85.8K <span>↑</span>	Population Growth 5 Yrs	-3.1%

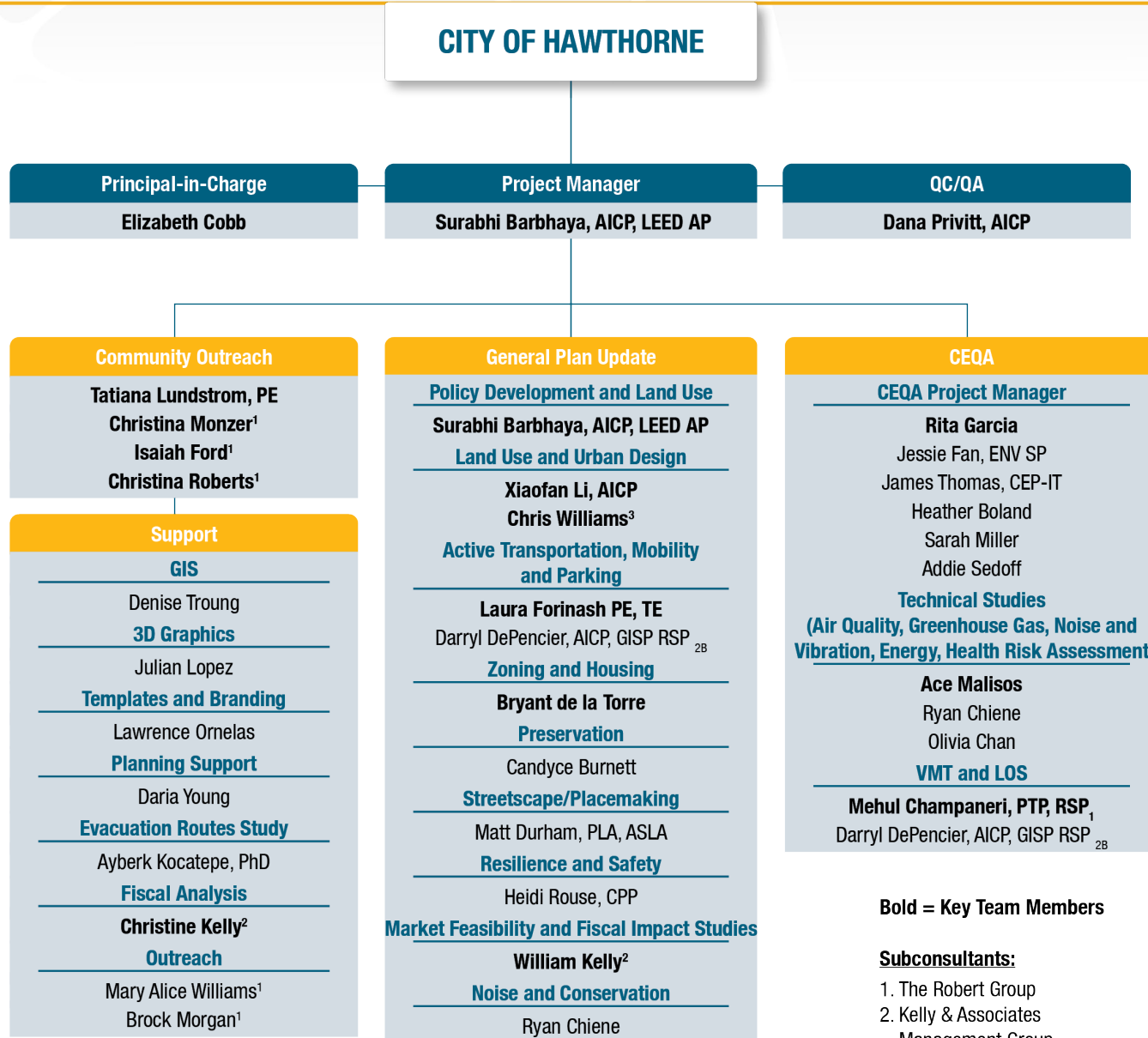
# Schedule



## Legend

- Meetings
- Public Meetings
- Public Review Period
- Adoption Hearings
- Noticing
- Preferred Land Use Circulation
- Survey

# Organizational Chart



**Bold = Key Team Members**

**Subconsultants:**

1. The Robert Group
2. Kelly & Associates Management Group
3. TCA Architects, Inc



**AGENDA ITEM NO. 11.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Housing

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**City Manager:**

**Department Head:**

**SUBJECT:**

Fiscal Year 2025/26 Blanket Purchase Orders for the Housing Department.

**RECOMMENDED MOTION:**

Staff recommends the Council approve fiscal year 2025/26 Blanket Purchase Orders (BPO's) for supplies and services in a total amount not to exceed \$6,958,632.12.

**DISCUSSION:**

Request #1 - Vendor: LDM Associates, Inc

Purchase Order Amount Not to Exceed: \$555,229.19

The City Council approved the Consultant Company hired to administer the CDBG and HOME programs and provide Construction Management. Costs include regular CDBG/HOME and CDBG-CV special program awards. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #2 - Vendor: Fair Housing Foundation (Fair Housing Services)

Purchase Order Amount Not to Exceed: \$30,000

The CDBG Sub-recipient is under contract to actively promote fair housing in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #3 - Vendor: Family Promise of the South Bay

Purchase Order Amount Not to Exceed: \$20,346

The CDBG Sub-recipient is under contract to provide shelter and case management in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #4 - Vendor: Catholic Charities (St. Margaret Center)

Purchase Order Amount Not to Exceed: \$20,346

The CDBG Sub-recipient is under contract to actively offer emergency assistance in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #5 - Vendor: The Richstone Family Center

Purchase Order Amount Not to Exceed: \$20,346

The CDBG Sub-recipient is under contract to actively provide behavioral health services in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #6 - Vendor: New Star Justice Center

Purchase Order Amount Not to Exceed: \$20,346

The CDBG Sub-recipient is under contract to provide domestic violence services in the City of

Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #7 - Vendor: South Bay Workforce Investment Board (SBWIB) Teen Center

Purchase Order Amount not to Exceed: \$91,040

The CDBG Sub-recipient is under contract to provide tutoring, fitness and career guidance for teens and young adults within the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #8- Vendor: Public Housing Modernization

Purchase Order Amount not to Exceed: \$522,821.05

Approved contractors are selected by the Housing Department to add energy-efficient updates to the City-owned properties. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #9- Vendor: Alley Project

Purchase Order Amount not to Exceed: \$402,000

Approved contractors are selected by the Public Works Department to repair alleyways in the City of Hawthorne. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #10- Vendor: Section 108 Loan (and Interest)

Purchase Order Amount not to Exceed: \$545,175

Approved loan and interest repayment by the Housing Department for eligible projects within the City of Hawthorne. A corresponding BPO is required to pay for the loan and interest associated with this existing agreement.

Request #11 - Vendor: Contract Services for HOME Affordable Housing Development

Purchase Order Amount not to Exceed: \$807,004.64

Approved contractors are selected by the Housing Department to build or rehab acquired residential property for Affordable Housing. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #12 - Vendor: Various contractors for the Housing Rehabilitation Program

Purchase Order Amount not to Exceed: \$800,000

Approved contractors are selected by residents under the HRP to perform construction work on their homes. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #13 - Vendor: Various contractors for the Commercial Facade Program

Purchase Order Amount not to Exceed: \$491,654.62

Approved contractors are selected by the City for building or business owners under the CRP to perform rehabilitation or design work on or for eligible businesses. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #14 - Vendor: HOME Rental Rehabilitation

Purchase Order Amount not to Exceed: \$1,016,365.88

Approved contractors selected the City to perform construction work on the City-owned Affordable Housing Units. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #15 - Vendor: Various contractors for the HOME CHDO Set-aside

Purchase Order Amount not to Exceed: \$402,833

Funding available to non-profit agencies to purchase residential property to provide housing and resources to low-income families. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #16 - Vendor: Harris & Associates

Purchase Order Amount not to Exceed: \$39,509

The vendor provides services related to state-required reporting for the Housing Department. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #17 - Vendor: Citi Guard (BHCH)

Purchase Order Amount not to Exceed: \$61,535.15

The vendor provides security services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #18 - Vendor: Citi Guard (BHCH)

Purchase Order Amount not to Exceed: \$184,943.85

The vendor provides security services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #19 - Vendor: LA CADA (BHCH)

Purchase Order Amount not to Exceed: \$61,535.15

The vendor provides site management services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #20 - Vendor: LA CADA (BHCH)

Purchase Order Amount not to Exceed: \$828,671.14

The vendor provides site management services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement.

Request #21 - Vendor: MRI Software Inc.

Purchase Order Amount not to Exceed: \$36,930.45

The vendor provides services related to data storage, scanning, and online services for the Housing Choice Voucher Program. A corresponding BPO is required to pay for the services associated with this existing agreement.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

None.

#### **FISCAL IMPACT:**

Funds for each of the above-requested BPOs, which total \$6,958632.12, are included in the approved Fiscal Year 2025/26 Budget.

#### **NOTICING PROCEDURE:**

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

#### **ATTACHMENTS**

Housing Blanket Purchase Order list 25-26

1	LDM	727-4801-000-40514	Contract Services - CDBG Administrative Services	\$ 113,000.00
		727-4842-000-45394	Contract Services - Commercial Rehabilitation Program (CRP -CDBG)	\$ 35,000.00
		789-4801-000-40514	Contract Services - HOME Administration	\$ 39,000.00
		789-4842-712-0-0-45455	Contract Services - Housing Rehab Program (HRP-HOME)	\$ 200,000.00
		789-4862-725-0-0-40514	Contract Services - HOME Affordable Housing Development	\$ 66,000.00
		789-4842-708-45304	Contract Services - HOME Rental Housing Rehab	\$ 15,801.99
		789-4842-708-45304	Contract Services - HOME LC Rental Housing Rehab	\$ 5,488.83
		789-4802-710-40514	Contact Services - HOME CHDO	\$ 35,000.00
		789-4801-125-40514	Contract Services - HOME ARP Administration	\$ 25,000.00
		490-4720-000-40514	Contract Services - CPF Administration	\$ 20,938.37
2	CDBG Subrecipient	727-4801-000-44704	Fair Housing Foundation	\$ 30,000.00
3	CDBG Subrecipient	727-4850-711-44714	Family Promise	\$ 20,346.00
4	CDBG Subrecipient	727-4850-711-44724	St, Margaret Emerg Asst	\$ 20,346.00
5	CDBG Subrecipient	727-4850-711-44954	The Richstone Family Center	\$ 20,346.00
6	CDBG Subrecipient	727-4850-711-44974	New Star Family Justice Center	\$ 20,346.00
7	CDBG Subrecipient	727-4850-711-44994	SBWIB - Teen Center	\$ 91,040.00
8	CDBG Rental Housing Rehabilitation	727-4842-723-0-0-45334	Public Housing Modernization	\$ 522,821.05
9	CDBG Public Facilities	727-4830-717-0-0-47754	Alley Project	\$ 402,000.00
10	CDBG - Public Services Programs	727-4860-722-0-0-48204	Section 108 Loan	\$ 545,175.00
			Interest	\$ -
12	Home Affordable Housing Development	789-4862-725-0-0-40514	Contract Services - Contractors	\$ 807,004.64
13	Various Contractors (HRP)-HOME	789-4842-712-0-0-45354	Contract Services - Rehabilitation Loan - HRP Contractors, Lead Tech Environmental	\$ 800,000.00
15	Commercial Façade Rehabilitation Grant/Lo	727-4842-000-45394	Contract Services	\$ 491,654.62
16	HOME Rental Housing Rehabilitation	789-4842-708-45304	Contract Services - Contractors	\$ 1,016,365.88
17	Home CHDO Set-aside	789-4802-710-40514	Contract Service - CHDO	\$ 402,833.00
18	Harris & Associates	462-4601-113-0-0-40514	Contract Services	\$ 39,509.00
	Citi Guard	324-4201-000-0-0-40994	Contract Services	\$ 61,535.15
19	Citi Guard	789-4861-125-0-0-44824	Contract Services	\$ 184,943.85
	LA CADA	324-4201-000-0-0-40994	Contract Services	\$ 61,535.15
20	LA CADA	789-4861-125-0-0-44824	Contract Services	\$ 828,671.14
21	MRI	810-4401-000-0-0-40514	Contract Services	\$ 36,930.45
			<b>Housing</b>	<b>\$ 6,958,632.12</b>

23/24	Draw 1	Draw 2	Draw 3	Draw 4	
LDM	\$ 30,095.38	\$ 3,369.75	\$ 278.75	\$ 11,967.63	\$ 45,711.51
LDM LC	\$ 2,196.89	\$ 4,334.38	\$ 1,165.13	\$ 5,236.76	\$ 12,933.16

24/25	Draw 1		
LDM	4486.5	\$ 45,711.51	\$ 50,198.01
LDM LC	578.01	\$ 12,933.16	\$ 13,511.17



**AGENDA ITEM NO. 12.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Attorney

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**City Manager:**

**Department Head:**

**SUBJECT:**

Sublease Non-Disturbance & Attornment Agreements Re. Hangar 15 from Erik Ludwick to 395 Park Place, LLC.

**RECOMMENDED MOTION:**

Staff recommends that the city council approve the Sublease Non-Disturbance & Attornment Agreement for the Assignments of Hangar 15 from Erik Ludwick to 395 Park Place, LLC. and authorize the City Manager to execute the Agreements and make minor amendments thereto.

**DISCUSSION:**

The City of Hawthorne is the Master Landlord of the Airport Ground Lease with Hawthorne Airport LLC. The Ground Lease provides for the City to not unreasonably withhold the assignments of subleases. Hawthorne Airport, LLC has approved the assignments of Hangar 15 from Erik Ludwick to 395 Park Place, LLC. The Assignments and Assumption Agreements for Hangar 15 are attached hereto.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

n/a

**FISCAL IMPACT:**

None

**NOTICING PROCEDURE:**

72 hours posted notice pursuant to Ralph M. Brown Act.

**ATTACHMENTS**

Assignment & Assumption Agreement  
Non-Disturbance

**PURCHASE, ASSIGNMENT, AND ASSUMPTION OF SUBLEASE**

This PURCHASE, ASSIGNMENT, AND ASSUMPTION OF SUBLEASE (“Assignment”) is entered into by and between Erik Ludwick (“Assignor”), and 395 Park Place, LLC, a California limited liability company (“Assignee”). Hawthorne Airport, LLC, a Delaware Limited Liability Company (“Sublandlord”) is additionally a party to this Agreement for the limited purpose of confirming its consent to the assignment and the release of Assignor as described in Paragraph 2 below.

**RECITALS**

- A. Sublandlord and The City of Hawthorne, a municipal corporation (the "Master Landlord") are parties to (i) that certain Ground Lease dated as of January 3, 2005, (ii) that certain First Amendment to Ground Lease dated as of November 22, 2005 and (iii) that certain Second Amendment to Ground Lease dated as of June 13, 2006; (iv) that certain Third Amendment to Ground Lease dated as of June 28, 2017; and (v) that certain Fourth Amendment to Ground Lease dated as of January 24, 2024 (collectively the “Master Ground Lease” or “MGL”) concerning certain real property located in the City of Hawthorne, Los Angeles, California (more particularly described in the MGL) at the municipal airport commonly known as "Hawthorne Municipal Airport - Jack Northrop Field" (the "Airport"). A true and correct copy of the MGL is attached hereto as Exhibit “A”.
- B. Sublandlord and Assignor, as tenant, are parties to that certain written ground sublease agreement dated November 30, 2009 ("Sublease"), for those certain “Subleased Premises” located in the City of Hawthorne, County of Los Angeles, State of California, and consisting of a portion of the Airport which is sixty-five (65) by sixty (60) feet in dimension and consists of approximately three thousand nine hundred (3,900) square feet of space including all the improvements thereupon, commonly known as Hangar 15 and more particularly described in the Sublease attached hereto as “Exhibit B.”
- C. Assignor desires by this Agreement, and with the approval of Sublandlord, to assign all of its rights, title and interest in and to the Sublease to Assignee subject to and in accordance with the terms, provisions and conditions of the Sublease and this Agreement, and Assignee desires to accept such assignment and to assume and perform all of Assignor's duties, obligations and covenants under the Sublease.

NOW THEREFORE, for valuable consideration as described below, the sufficiency of which is hereby acknowledged, together with the mutual agreements set forth in this Agreement, the parties agree as follows:

- 1. **Effective Date.** This Agreement shall be deemed effective on the date that the Master Landlord executes the Non-Disturbance and Attornment Agreement (the “Effective Date”).
- 2. **Assignment and Assumption.** Assignor hereby assigns to Assignee all of its right, title and interest in the Sublease and the Subleased Premises as of Effective Date. Assignee hereby accepts such assignment and assumes and agrees to be bound by and perform all covenants, conditions, obligations and duties of the Assignor under the Sublease arising from and after the Effective Date. Assignee agrees to indemnify, defend and hold harmless

Assignor with respect to any claims or demands arising under the Sublease that first accrues, from and after the Effective Date. The effectiveness of this Agreement is conditioned upon the consent of the Sublandlord by the Effective Date.

3. **Consideration.**

- a. Within four (4) business days of the Effective Date, Assignee will pay Assignor the sum of Two Hundred Thousand Dollars (\$200,000.00) (the "Assignment Price") via wire transfer as the full price for Assignor to assign the Sublease and possession of the Subleased Premises to Assignee.
- b. Assignor to provide Assignee with wire instructions.
- c. Assignor shall immediately deliver possession of the Subleased Premises to Assignee upon receipt of the Assignment Price, including but not limited to any keys or access codes required for accessing the Subleased Premises.

4. **Release of Assignor.** Sublandlord hereby releases Assignor from any and all obligations and liabilities under the Sublease that first accrue on or after the Effective Date. In no event shall Assignor be released from any of its obligations under the Sublease that first accrued prior to the Effective Date.

5. **Assignor Warrants:**

- A. Assignor represents and covenants that the Sublease is in full force and effect; that Assignor's interest therein is free and clear of all encumbrances; that Assignor has paid to Sublandlord all rents and other sums and charges payable by Assignor to Sublandlord prior to the Effective Date; that Assignor has fully performed all covenants and obligations under the Sublease required to be performed by to the Effective Date;
- B. Assignor warrants that it has not executed any sublease and/or prior assignment of any of its rights under the Sublease which has not been terminated as of the Effective Date and that Assignor has not mortgaged or otherwise transferred, amended or encumbered, voluntarily or involuntarily, the Sublease or its interest therein.
- C. Assignor represents and covenants that, to its actual knowledge, Sublandlord has fully performed all of the covenants and obligations on its part to be performed and observed under the Sublease, and that Sublandlord has not done or permitted any act or acts in violation of any of the covenants, provisions or terms thereof.

6. **Notices.** All notices, consents, waivers, payments or other communications which this Agreement requires or permits either party to give to the other shall be in writing and shall be deemed given when actually received or refused by the party to whom sent if delivered personally or on the day of actual delivery or refusal as shown on the addressee's registered or certified mail receipt if forwarded by registered or certified mail, postage prepaid, or upon confirmation of receipt if given by facsimile or email, to the parties at their respective addresses as follows:

To Assignor:

Erik Ludwick  
2505 Anthem Village Drive, E616  
Henderson, NV 89052  
Email: e@whatbox.co

To Assignee:

395 Park Place, LLC  
12101 Crenshaw Blvd., STE 100  
Hawthorne, CA 90250  
Attn: Levi Stockton  
Email: lstockton@flyadvancedair.com

To Sublandlord:

Hawthorne Airport, LLC  
12101 Crenshaw Blvd., Suite 100  
Hawthorne, CA 90250  
Attn: Levi Stockton  
Email: lstockton@flyadvancedair.com

7. **Sublease Remains in Full Force.** Except as expressly modified hereby, all other terms and provisions of the Sublease (a) shall remain in full force and effect and are hereby ratified; (b) are incorporated herein by this reference; and (c) shall govern the conduct of the parties hereto; provided, however, to the extent of any inconsistency between the provisions of the Sublease and the provisions of this Agreement, the provisions of this Agreement shall control. Assignee understands, acknowledges, and agrees that Assignee, by entering into this Agreement, shall be responsible for paying rent, taxes, Operating Expenses, and all other amounts due on and after the Effective Date.

8. **Ramp Area.** Assignee understands, acknowledges, and agrees that Assignee is not acquiring any rights to the ramp area in front of the Subleased Premises or anywhere else on the Airport. No outside ramp, alleyway, or parking lot shall be used for the storage of aircraft parts or service equipment, lumber, metal, machinery, liquids, vehicles, trailers, or other materials.

9. **Gate Card Access to the Airport.** Assignee acknowledges that Assignor does not have authority to issue or grant Assignee, or any other person, a gate card for access to the Airport.

10. **Subleased Premises Being Acquired As-Is.** Except for any representations and warranties expressly made by Assignor herein, Assignee acknowledges and agrees that it is (i) entering into this Agreement and assuming the Sublease of the Subleased Premises solely upon Assignee's inspection and investigation of the Subleased Premises and all documents related thereto, or its opportunity to do so, and (ii) assuming the Sublease of the Subleased Premises in an "AS IS, WHERE IS" condition, in each case without relying upon any representations or warranties, express, implied or statutory, of any kind. Without limiting the

above, Assignee acknowledges that, except as expressly contained in this Agreement, neither Assignor nor any other party has made any representations or warranties, express or implied, on which Assignee is relying as to any matters, directly or indirectly, concerning the Subleased Premises, including, but not limited to, the Airport, the square footage of the Subleased Premises, improvements and infrastructure, if any, development rights and exactions, expenses associated with the Subleased Premises, taxes, assessments, bonds, permissible uses, title exceptions, water or water rights, topography, utilities, zoning of the Subleased Premises, soil, subsoil, the purposes for which the Subleased Premises is to be used, drainage, environmental or building laws, rules or regulations, Hazardous Material or any other matters affecting or relating to the Subleased Premises. Assignee's execution of this Agreement shall be conclusive evidence that (a) Assignee has fully and completely inspected (or has caused to be fully and completely inspected) the Subleased Premises; and (b) Assignee accepts the Subleased Premises as being in good and satisfactory condition and suitable for Assignee's purposes, subject to the express representations and warranties of Assignor made herein.

11. **Subsequent Actions In Furtherance Of This Agreement.** The parties agree that they will each do whatever is reasonably necessary to effect the purpose of this Agreement, including, but not limited to, executing, acknowledging, and delivering all further conveyances, agreements, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents, and all further instruments and documents as may be necessary, expedient, or proper to complete any conveyances, transfers, sales, and agreements covered by this Agreement, and to do all other acts and to execute, acknowledge, and deliver all requested documents to carry out the intent and purpose of this Agreement.

12. **Sub-Sublease of Subleased Premises.** Assignee's right, if any, to sub-sublease the Subleased Premises shall be governed by the Sublease.

13. **Assignment By Assignor.** Assignor shall be allowed to assign the rights under this Agreement without approval from Assignee. However, Assignor shall notify Assignee within seven (7) calendar days of making such assignment and provide a new contact address.

14. **Litigation Costs.** If any legal action or other proceeding, including arbitration or action for declaratory relief, is brought for the enforcement of this Agreement or because of an alleged dispute, breach, default, or misrepresentation in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs, in addition to any other relief to which the party may be entitled. The prevailing party shall be determined by the arbitrator or court. If neither party is found to be the prevailing party or if the arbitrator or court does not make such a determination, each party shall bear their own attorneys' fees and costs.

15. **Successors.** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assignees of the parties to this Agreement.

16. **Subordination.** This Agreement and the rights granted to Assignee hereunder are and shall, at all times, be subject and subordinate to: (i) the underlying Master Ground Lease and Sublease, including the terms thereof affecting all or any part of the Subleased Premises now or later existing, and all amendments, renewals, modifications, supplements and extensions thereof, and (ii) all deeds of trust or mortgages now or later affecting or encumbering all or any

part of the Subleased Premises and/or any ground or underlying leasehold estate.

17. **Construction.** Section headings are solely for the convenience of the parties and are not a part of and shall not be used to interpret this Agreement. The singular form shall include the plural and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to sections are to this Agreement.

18. **Integration.** This Agreement contains the entire agreement between the parties, and expressly supersedes all previous or contemporaneous agreements, understandings, representations, or statements between the parties respecting the assignment of the Sublease from Assignor to Assignee.

19. **Written Amendment Required.** This Agreement may not be amended or altered except by a written instrument executed by Assignor and Assignee and Sublandlord, as applicable.

20. **Partial Invalidity.** Any provision of this Agreement that is unenforceable or invalid or the inclusion of which would adversely affect the validity, legality, or enforceability of this Agreement shall be of no effect, but all the remaining provisions of this Agreement shall remain in full force.

21. **Exhibits.** All attached exhibits are incorporated in this Agreement by this reference.

22. **Governing Law.** The validity, meaning, and effect of this Agreement shall be determined in accordance with California laws.

23. **Non Disturbance And Attornment.** Concurrently with the Agreement, Assignee and Master Landlord are entering into a Non-Disturbance And Attornment Agreement.

24. **Authority.** Each signatory of this Agreement on behalf of Assignor, Assignee and Sublandlord represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

25. **Counterparts.** Separate copies of this Agreement may be signed by the parties hereto, with the same effect as though all of the parties had signed one copy of this Agreement. Signatures received by pelf, facsimile any other electronic transmission system shall be accepted as original signatures.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto as of the day and year first above written.

**ASSIGNOR:**

ERIK LUDWICK

Date: 4/23/2025

By:  Signed by: Erik Ludwick  
55C8145928D2482...

**ASSIGNEE:**

395 Park Place, LLC, a California limited liability company

Date: 4/4/2025

By:  Signed by: Levi Stockton  
8989E49BA4AE479...

Printed Name: Levi Stockton

Title: Partner

**APPROVAL BY SUBLANDLORD:**

HAWTHORNE AIRPORT, LLC, a Delaware limited liability company

Date: 4/4/2025

By:  Signed by: Levi Stockton  
8989E49BA4AE479...

Printed Name: Levi Stockton

Title: Partner

## NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This NON-DISTURBANCE AND ATTORNMENT AGREEMENT (“AGREEMENT”) dated as of \_\_\_\_\_ is made by and between THE CITY OF HAWTHORNE, a municipal corporation (“MASTER LANDLORD”), and 395 PARK PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (“ASSIGNEE”), who agree as follows:

1. Background.

A. **SUBLEASED PREMISES.** MASTER LANDLORD is the owner of the municipal airport commonly known as the "Hawthorne Municipal Airport- Jack Northrop Field" generally, including the portion commonly referred to as Hangar 15, (the “SUBLEASED PREMISES”), located in the City of Hawthorne, County of Los Angeles, California. The SUBLEASED PREMISES is subject to (1) a certain Ground Lease (hereinafter referred to as the “MGL”) between the MASTER LANDLORD, as landlord, and Hawthorne Airport, LLC, a Delaware limited liability company (the “MASTER TENANT”), as tenant, and (2) a certain Ground Sublease (hereafter referred to as the “SUBLEASE”) between the MASTER TENANT and ERIK LUDWICK (“ASSIGNOR”).

B. **Purchase, Assignment, and Assumption Agreement.** ASSIGNOR and ASSIGNEE are contemporaneously entering into a Purchase, Assignment, and Assumption Agreement (the “ASSIGNMENT”), which incorporates the MGL and the SUBLEASE as part of the transaction.

C. **Purpose.** The MASTER LANDLORD and ASSIGNEE desire to assure ASSIGNEE’S possession of the SUBLEASED PREMISES upon the terms and conditions therein mentioned, irrespective of a termination of the MGL.

2. **Consent.** MASTER LANDLORD consents to the execution and delivery of the ASSIGNMENT in the form attached hereto as Exhibit ”1”.

3. **Continuation of SUBLEASE.**

A. **Continuation.** If the current term of the MGL shall terminate before the expiration of the term of the SUBLEASE, for any reason other than condemnation, fire or other damage to the SUBLEASED PREMISES, then, subject to the conditions set forth in Section 3.B below, the SUBLEASE, if then in existence, shall continue as a lease between MASTER LANDLORD as landlord, and ASSIGNEE, as tenant, with the same force and effect as if MASTER LANDLORD, as landlord, and ASSIGNEE, as tenant, had entered into a lease

as of the date of the termination of the MGL, containing the same terms, covenants and conditions as those contained in the SUBLEASE for a term equal to the unexpired term of the SUBLEASE.

- B. **Conditions.** As provided in Section 16.2.2 of the MGL, the continuation of the SUBLEASE shall occur only if at the time of the termination of the MGL: (i) not more than two months' rent under the SUBLEASE shall have been prepaid and (ii) no default shall exist under the SUBLEASE which at such time would then permit the ASSIGNEE or MASTER LANDLORD under the SUBLEASE to terminate or to terminate any dispossession remedy under the SUBLEASE, the MGL, or the ASSIGNMENT.
  - C. **Rights Limited to ASSIGNEE and ASSIGNEE's Assignee.** The rights under this Section 3 shall inure to the benefit of ASSIGNEE and any assignee of ASSIGNEE who assumes the obligations of ASSIGNEE under the SUBLEASE.
  - D. **Curing MASTER TENANT Default.** Any option which shall be or become vested in ASSIGNEE to cancel the SUBLEASE, because of default of MASTER TENANT, shall be ineffective unless ASSIGNEE shall give MASTER LANDLORD notice of such default, and MASTER LANDLORD shall fail to cure such default within the time and in the manner MASTER TENANT would have been authorized to do had MASTER TENANT simultaneously received such notice. The provisions of this paragraph shall apply to any default occurring before or after the termination of the MGL.
4. **Attornment.** From and after any termination of the MGL:
- A. ASSIGNEE will attorn to MASTER LANDLORD, and MASTER LANDLORD will accept such attornment.
  - B. MASTER LANDLORD will have the same remedies by entry, action or otherwise of the nonperformance of any agreement contained in the SUBLEASE for the recovery of rent, for the commission of any waste or for any cause of forfeiture which MASTER TENANT had or would have had if the MGL had not been terminated.
  - C. From and after the time of such attornment, ASSIGNEE shall have the same remedies against MASTER LANDLORD for the breach of an agreement contained in the SUBLEASE that ASSIGNEE might have had against MASTER TENANT if the MGL had not been terminated, except that MASTER LANDLORD shall not be (i) liable for any act or omission of MASTER TENANT, (ii) subject to any offsets or defenses which ASSIGNEE might have against MASTER TENANT, or (iii) bound by any rent or

additional rent which ASSIGNEE might have paid in advance to MASTER TENANT.

5. **Amendments.** Neither ASSIGNEE nor its successors or assigns shall enter into any agreement with shall modify, surrender, or merge the SUBLEASE without MASTER LANDLORD's consent. Any agreement made in contravention to the provisions of this Section 5 shall be of no force or effect as to MASTER LANDLORD.
6. **Definition of MASTER LANDLORD.** The term "MASTER LANDLORD" as used in this Agreement means only the owner for the time being of the SUBLEASED PREMISES, so that in the event of any sale or other transfer of an interest in the SUBLEASED PREMISES, MASTER LANDLORD shall be and thereby is entirely freed and relieved of all covenants and obligations of the MASTER LANDLORD under this AGREEMENT. The provisions of this AGREEMENT, however, shall bind any subsequent owner of the SUBLEASED PREMISES.
7. **Notices.** Any notices relating to this AGREEMENT shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally by generally recognized overnight courier service by fax (provided that sender retains a printed confirmation of delivery to the fax number provide below), or three days after deposit in the United States mail certified or registered return receipt requested, with postage prepaid addressed as follows:

**MASTER LANDLORD:** The City of Hawthorne  
4455 West 126th Street  
Hawthorne, CA 90250  
Attn: City Manager and City Attorney  
Fax: (310) 970-7058

**ASSIGNEE:** 395 Park Place, LLC  
12101 Crenshaw Blvd., STE 100  
Hawthorne, CA 90250  
Attn: Levi Stockton  
Email: lstockton@flyadvancedair.com

Either party and its respective successors in interest taking the benefit of this Agreement may designate by notice in writing a new or other address to which such notice or demand shall thereafter be so given made or mailed.

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

**ASSIGNEE:**

395 Park Place, LLC, a California  
limited liability company

By:   
DocuSigned by:  
C0524E623D734A3...

Printed Name: Robert Frerichs

Title: Partner

**MASTER LANDLORD**

CITY OF HAWTHORNE, a municipal corporation

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**MASTER TENANT CONSENT**

The undersigned hereby consents to the execution and delivery of the foregoing Non-Disturbance and Attornment Agreement and agrees that neither the execution of the same nor anything done pursuant to the provisions thereof shall be deemed or taken to modify the Master Lease referred to therein.

HAWTHORNE AIRPORT, LLC, a Delaware  
limited liability company

By:   
Signed by:  
8989E49BA4AE479...

Printed Name: Levi Stockton

Title: Partner



**AGENDA ITEM NO. 13.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025

Originating Department: Police Department

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**City Manager:**

**Department Head:**

**SUBJECT:**

Agreement Between the City of Hawthorne and the City of Manhattan Beach for Supplemental Law Enforcement (Jail) Services.

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve and authorize the City Manager to execute the agreement between the City of Manhattan Beach and the City of Hawthorne, for the City of Hawthorne to provide supplemental law enforcement (jail) services.

**DISCUSSION:**

The City of Manhattan Beach currently have staffing constraints that have affected their overall coverage of their city jail facility on a temporary basis throughout the year.

The City of Manhattan Beach is requesting an agreement with the City of Hawthorne to provide jail services effective July 1st, 2025, terminating on June 30th, 2030. The City of Manhattan Beach will compensate the City of Hawthorne in the amount of \$900.00 per month, regardless of total bookings, which covers up to three (3) bookings per calendar month. For each additional Manhattan Beach booking in excess of the aforementioned three (3) monthly bookings, Manhattan Beach will compensate the City of Hawthorne with \$300.00 per booking.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

Generating revenue for the City of Hawthorne by providing jail services for the City of Manhattan Beach.

**FISCAL IMPACT:**

None. Approval of the Agenda Bill would generate revenue for the City of Hawthorne

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Manhattan Beach Agreement

AGREEMENT BETWEEN  
THE CITY OF HAWTHORNE AND THE CITY OF MANHATTAN BEACH  
FOR SUPPLEMENTAL LAW ENFORCEMENT (JAIL) SERVICES

This Agreement (“Agreement”) is made this 1st day of July, 2025, by and between the City of Manhattan Beach (“Manhattan Beach”) and the City of Hawthorne (“Hawthorne”), California, both of which are California municipal corporations and general law cities (hereinafter referred to individually as a “Party” and collectively as the “Parties”).

- A. Pursuant to Government Code Sections 54981 and 54982, the legislative body of any local agency (here, Manhattan Beach) may contract with another local agency (here, Hawthorne) for the performance of municipal services or functions, including law enforcement services.
- B. Manhattan Beach cannot currently meet the burden of jail staffing solely with in-house resources.
- C. Therefore, Manhattan Beach is desirous of contracting with Hawthorne for supplemental jail services described herein; and
- D. Hawthorne is willing and able to render these supplemental jail services to Manhattan Beach pursuant to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing and of the covenants and conditions set forth below, the Parties agree as follows:

1. Scope of Services:

- 1.1 Hawthorne agrees, through its police department, to allow Manhattan Beach to book and house Manhattan Beach’s in custody arrests at the Hawthorne City Jail, located at 12501 S. Hawthorne Blvd., Hawthorne, CA 90250 (“Hawthorne City Jail”). If Hawthorne requires additional staffing to properly maintain Hawthorne City Jail operations with the additional Manhattan Beach inmates, the classification and approximate number of personnel provided by Hawthorne and the hours and descriptions of duties performed by each Hawthorne employee shall be determined and mutually agreed upon by Manhattan Beach and Hawthorne prior to the continued provision of Jail Services, as defined below.
- 1.2 Hawthorne agrees to accept and provide for the secure custody, care, and safekeeping of Manhattan Beach arrestees in accordance with state and local laws, standards, policies and procedures, and court orders applicable to the operations of the Hawthorne City Jail and shall furnish and supply all necessary

labor, supervision, personnel, equipment, communications, meals for inmates, and supplies necessary to provide the jail services described herein (“Jail Services”). Hawthorne will also provide access to a location for Manhattan Beach detectives to interview any of Manhattan Beach’s arrestees while in custody at the Hawthorne City Jail.

1.3 Hawthorne shall designate a representative authorized to act on behalf of Hawthorne and address any concerns of Manhattan Beach with respect to Hawthorne’s Jail Services.

1.4 Under no circumstances shall Hawthorne’s inability or failure to provide Jail Services due to acts of God, emergencies, disasters, governmental restrictions, judicial orders, enemy or hostile governmental action, fire or other casualty, or other major incident that is beyond Hawthorne’s control constitute a breach of this Agreement.

1.5 In consideration of the above, Manhattan Beach agrees to do the following:

1.5.1 Make available to Hawthorne any currently existing documents, data, or information required for the performance of the Jail Services.

1.5.2 Designate a representative authorized to act on behalf of Manhattan Beach with respect to Hawthorne’s Jail Services.

1.5.3 Promptly examine and render findings on all documents submitted by Hawthorne for staff review by Manhattan Beach.

1.5.4 Manhattan Beach will drop off its inmates Friday morning at approximately 0500 hours, and pick them up on the following Monday morning at 0500 hours. Arrests made during this period will be booked at the Hawthorne City Jail. Manhattan Beach will be responsible for providing transport to any other jail facility or courthouse for any Manhattan Beach arrestee housed in the Hawthorne City Jail.

1.5.5 Manhattan Beach will utilize its own medical services contract for medical clearances for inmates who are, or will be, housed at the Hawthorne City Jail. If Hawthorne City Jail personnel determine that non-emergency medical services are needed for a Manhattan Beach inmate, Hawthorne will immediately notify Manhattan Beach staff of the need for non-emergency medical services. In the event that a Manhattan Beach inmate requires emergency medical services requiring immediate transport, Hawthorne City Jail personnel will take the necessary steps to assure that emergency medical treatment and secure transport is provided. Manhattan Beach police officers

will immediately respond to the medical facility where the Manhattan Beach inmate is transported to provide police services while the inmate is hospitalized. Manhattan Beach will be responsible for the cost of medical treatment of Manhattan Beach inmates.

- 1.5.6 Manhattan Beach patrol officers will respond to the Hawthorne City Jail for any transportation needs of Manhattan Beach inmates (such as non-emergency medical needs, IRC, CRDF, Eastlake, etc.).
  - 1.5.7 Hawthorne will house personal property belonging to Manhattan Beach arrestees/inmates. Manhattan Beach will take and house all bulk property belonging to Manhattan Beach arrestees/inmates at the Manhattan Beach police station. If contraband is found during the prisoner search of a Manhattan Beach arrestee/inmate, it is Manhattan Beach's responsibility to retrieve and preserve those contraband item(s) found.
  - 1.5.8 Manhattan Beach will handle all arrangements for bail bonds of Manhattan Beach arrestees and other requests related to Manhattan Beach arrestees at the Manhattan Beach police station.
  - 1.5.9 Manhattan Beach will handle all records management related to Manhattan Beach's inmates/arrestees.
  - 1.5.10 Hawthorne will have no responsibility for verifying whether Manhattan Beach had sufficient cause to arrest the arrestee, and Manhattan Beach will be solely responsible for making such determination.
  - 1.5.11 Manhattan Beach will be responsible to complete all Probable Cause Declarations (PCDs) and other reports at the Manhattan Beach police station.
  - 1.5.12 Manhattan Beach will immediately notify a Hawthorne Watch Commander should a PCD be rejected, or for any other reason that requires an inmate to be released.
  - 1.5.13 Manhattan Beach will complete a Hawthorne pre-booking form as well as a medical screening form for all arrests brought to the Hawthorne City Jail.
2. Cost Reimbursement: Manhattan Beach will compensate Hawthorne for the Jail Services performed in an amount no less than \$900 per month, regardless of total bookings, which covers up to 3 bookings per calendar month. For each additional Manhattan Beach arrestee in excess of the 3 monthly bookings, Manhattan Beach will compensate Hawthorne at a per booking rate of \$300 per arrestee. Requests by Manhattan Beach for Hawthorne to provide jail housing services (excluding booking services) will be considered "mutual aid," not subject

to invoicing. Hawthorne will provide a monthly list of Manhattan Beach arrestees booked under the Agreement to Manhattan Beach, depicting the arrestee name, date and time booked, and Manhattan Beach DR number for reference. Hawthorne will invoice Manhattan Beach for the services within thirty (30) days following completion of each month. Manhattan Beach will pay any undisputed amount within thirty (30) days of receipt of the invoice. The invoice and payment shall each be delivered pursuant to the Notice requirements in Section 8.

3. Term of Agreement: This Agreement is effective July 1, 2025, and terminates June 30, 2030. Either party may terminate this Agreement at any time. Any Jail Services provided prior the date of termination will be pro-rated appropriately. Manhattan Beach will remain liable as described herein for Jail Services provided up to the date of the termination, and until the final disposition of all Manhattan Beach arrestees/inmates housed in the Hawthorne jail.
4. Status of the Parties: Hawthorne is acting as an independent contractor in providing Jail Services under this Agreement. Each Hawthorne employee involved in providing Jail Services shall remain in the fulltime employ of Hawthorne, and Manhattan Beach shall have no liability to Hawthorne for any compensation or benefits of any such Hawthorne employee, including but not limited to workers' compensation coverage., Hawthorne is responsible for the Jail Services performed under this Agreement, the discipline of Hawthorne employees, and other matters incident to Hawthorne's performance of Jail Services, including the discipline and control of its employees. These responsibilities shall be performed pursuant to the Hawthorne police department's policies and procedures.
5. Authority of Manhattan Beach and Hawthorne Officers and Employees: For the purpose of performing services and functions pursuant to this Agreement and only for the purpose of giving official status and authority to the performance thereof, and not to establish an agency or employment relationship, Manhattan Beach employees have the authority to transport and submit for housing at the Hawthorne City Jail, Manhattan Beach's arrestees. Hawthorne employees have the same authority over Manhattan Beach's arrestees/inmates as they do over Hawthorne's arrestees/inmates, so long as the authority/service is within the scope of this Agreement.
6. Modification: This Agreement may be modified only by a written agreement executed by both of the Parties.
7. Assignment: The Parties understand that their unique status as public entities is the sole inducement for each to enter into this Agreement. For this reason, the Parties agree that they will not assign or transfer any portion of or interest in this Agreement. Any attempt to assign or transfer any portion of this Agreement will be void.

8. Notices: All notices required by this Agreement must be in writing and will be deemed served when delivered personally, by email, or on the third business day after deposit in the United States mail, postage prepaid, registered or certified, addressed as follows:

CITY OF MANHATTAN BEACH  
Rachel Johnson, Chief of Police  
420 15<sup>th</sup> Street  
Manhattan Beach, CA 90266  
[Rjohnson@manhattanbeach.gov](mailto:Rjohnson@manhattanbeach.gov)

CITY OF HAWTHORNE  
Gary Tomatani, Chief of Police  
12501 S. Hawthorne Blvd.  
Hawthorne, CA 90250  
[Gtomatani@cityofhawthorne.org](mailto:Gtomatani@cityofhawthorne.org)

9. California Law: This Agreement shall be construed in accordance with the laws of the State of California.

10. Insurance: Hawthorne maintains sufficient liability coverage against claims for injuries to persons or damage to property that may arise from or in connection with the performance of the Jail Services by Hawthorne or Hawthorne's agents, representatives, and employees for the duration of this Agreement. Hawthorne shall furnish Manhattan Beach with original certificates or a letter of self-insurance to satisfy the insurance coverage required herein. Hawthorne must obtain insurance that, at a minimum, meets the requirements for insurance as set forth below:

10.1 The City of Hawthorne is a self-insured public entity with a self-insured retention limit of \$500,000.00. An excess liability policy is provided through the Independent Cities Risk Management Authority, 18201 Von Karman, Suite 200, Irvine, CA 92612, (949) 349-9882, in the amount of \$3,000,000.00.

10.2 Workers Compensation Insurance. Hawthorne shall maintain workers compensation insurance as required by the State of California, with statutory limits, and employer's liability insurance with a limit of no less than \$1,000,000 per accident for bodily injury or disease.

11. Indemnification:

11.1 In contemplation of the provisions of Section 895.2 of the California Government Code imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement, each of the Parties to this Agreement, to the maximum extent permissible by law, will assume the full liability imposed upon it or any of its officers, agents or employees for injury caused by any act or omission occurring in each Party's performance of the Agreement to the same extent that such liability would be imposed in the absence of Section 895.2. To achieve such purpose, and pursuant to Government Code Section 895.4, each of the Parties indemnifies and holds harmless the other party for any liability, cost or expense, as described below.

11.2 Manhattan Beach shall indemnify and hold harmless Hawthorne and its officers, agents and employees, or any of them, from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason of or arising out of any act or omission of Manhattan Beach, its officers, agents and employees, or any of them, in the performance of this Agreement. In the event that any such suit based upon such claim, action, loss or damage is brought against Hawthorne, Manhattan Beach shall defend the same at its sole cost and expense; provided, that Hawthorne reserves the right to participate in such suit if any principle of government law is at issue. If final judgment in such suit be rendered jointly against Hawthorne and Manhattan Beach and their respective officers, agents and employees, or any of them, and Manhattan Beach is held solely liable, Manhattan Beach shall satisfy the same. If both Hawthorne and f Manhattan Beach are held liable for each party's respective act or omission, each agrees to pay its pro rata share based on its percentage of fault in satisfaction of the judgment.

In executing this Agreement, Manhattan Beach does not assume liability or responsibility for or in any way release Hawthorne from any liability or responsibility which arises in whole or in part from the existence or effect of Hawthorne policies, procedures, rules, or regulations. Hawthorne shall defend any cause, claim, suit, action, or administrative proceeding that is commenced in which the enforceability and/or validity of any such Hawthorne policy, procedure, rule, or regulation is principally at issue, at its sole expense. Hawthorne will satisfy any l judgment that is entered or damages that are awarded against it, Manhattan Beach or both, including all chargeable costs and attorney's fees.

11.3 Hawthorne shall indemnify and hold harmless Manhattan Beach and its officers, agents and employees, or any of them, from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason of or arising out of any act or omission of Hawthorne, its officers, agents and employees, or any of them, in the performance of this Agreement. In the event that any suit based on such a claim, action, loss or damage is brought against Manhattan Beach, Hawthorne shall defend the same at its sole costs and expense; provided that Manhattan Beach retains the right to participate in said suit if any principle of government law is at issue. If final judgment in such suit be rendered jointly against Manhattan Beach and Hawthorne and their respective officers, agents and employees, or any of them, and Hawthorne is held solely liable, Hawthorne shall satisfy the same. If both Hawthorne and Manhattan Beach are held liable, each agrees to pay its pro rata share based on its percentage of fault, in satisfaction of the judgment.

In executing this Agreement, Hawthorne does not assume liability or responsibility for or in any way release Manhattan Beach from any liability or

responsibility which arises in whole or in part from the existence or effect of Manhattan Beach policies, procedures, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such Manhattan Beach policy, procedure, rule or regulation is principally at issue, Manhattan Beach shall defend the same at its sole expense and if judgment is entered or damages are awarded against Manhattan Beach, Hawthorne or both, Manhattan Beach shall satisfy the same, including all chargeable costs and attorney's fees.

12. POST / STC Certified Personnel: If Hawthorne provides peace officer/jail personnel for Jail Services pursuant to this Agreement then said peace officer/jail personnel shall meet the current minimum selection and training standards for California law enforcement developed by the California Commission on Peace Officer Standards and Training (POST) or STC.
13. Preservation of Agreement: Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.
14. Entire Agreement: This Agreement supersedes any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter herein. Each Party to this Agreement acknowledges that representations by any party not embodied herein, and any other agreements, statements, or promises concerning the subject matter of this Agreement, not contained in this Agreement, are not valid and binding. Any modification of this Agreement will be effective only if it is in writing signed by both of the Parties. Any issue with respect to the interpretation or construction of this Agreement is to be resolved without resorting to the presumption that ambiguities should be construed against the drafter.
15. Waiver: A waiver of any breach of this Agreement may not be deemed a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
16. Discrimination: Hawthorne may not discriminate in the provision of services hereunder because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation, military or veteran status, or other basis prohibited by law. Hawthorne shall have responsibility for compliance with this Section.
17. Nuisance: Hawthorne may not maintain, commit, or permit the maintenance or commission of any nuisance in connection with the performance of services under this Agreement.
18. Dispute Resolution: The Parties shall attempt in good faith to resolve any dispute arising out of or relating to this Agreement promptly by negotiations between the Parties' authorized representatives. The disputing Party shall give the other Party written notice of any dispute. Within twenty (20) days after delivery of such notice, the authorized representatives shall meet at a mutually acceptable time and place, and thereafter as often as they reasonably

deem necessary to exchange information and to attempt to resolve the dispute. If the matter has not been resolved within thirty (30) days of the first meeting, any Party may initiate a nonbinding mediation of the dispute. The mediation shall be facilitated by a mediator that is acceptable to both Parties and shall conclude within sixty (60) days of its commencement, unless the Parties agree to extend the mediation process beyond such deadline. Upon agreeing on a mediator, the Parties shall enter into a written agreement for the mediation services with each Party paying a pro rata share of the mediator's fee, if any. Each Party shall bear its own legal fees and expenses. If, after good faith efforts to mediate a dispute the Parties cannot agree to a resolution of the dispute, any Party may pursue whatever legal remedies may be available to it at law or in equity, before a court of competent jurisdiction and with venue in Los Angeles County.

19. Survival of Provisions and Obligations: Any provision of this Agreement, which by its nature must be exercised after termination of this Agreement, will survive termination and remain effective for a reasonable time. Any obligation that accrued prior to termination of this Agreement will survive termination of this Agreement.
20. Third Party Beneficiaries: This Agreement shall not be construed as an attempt to create a third party beneficiary contract. This Agreement is for the sole benefit of its Parties; no other person or entity shall benefit from its terms.
21. Counterparts: This Agreement may be executed in any number or counterparts, each of which will be an original, but all of which together will constitute one instrument executed on the same date.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement on the day and year first shown above.

CITY OF MANHATTAN BEACH

CITY OF HAWTHORNE

\_\_\_\_\_  
Talyn Mirzakhanian  
City Manager

\_\_\_\_\_  
Vontray Norris  
City Manager

ATTEST:

ATTEST:

\_\_\_\_\_  
Liza Tamura  
City Clerk

\_\_\_\_\_  
Dana Williams- Hunter  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
Quinn Barrow  
City Attorney

\_\_\_\_\_  
Robert Kim  
City Attorney

\_\_\_\_\_  
Rachel Johnson  
Chief of Police

\_\_\_\_\_  
Gary Tomatani  
Chief of Police

\_\_\_\_\_  
Libby Bretthauer  
Finance Director



**AGENDA ITEM NO. 14.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025

Originating Department: Public Works

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**City Manager:**

**Department Head:**

**SUBJECT:**

Progress Payment #5 in the amount of \$624,726.21 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

**RECOMMENDED MOTION:**

Staff recommends that the City Council approve this Progress Payment #5 and Change Order #3 to PCN3 Inc of Los Alamitos, CA

**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 of 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 new public right of way, new concrete slab between the New Senior Center and the existing Memorial Center, etc.

Work done to date includes: demolition of the existing senior center structure, excavated trenches for underground plumbing and electrical conduits, trenching for the elevator pit, concrete poured for the west expansion portion of the project, vertical steel reinforcement installed and preparing of steel columns and beams for the west expansion portion of the project. Excavation for new storm drain line, elevator pit and column footing for the existing portion of the building (East Side). Due to existing conditions uncovered during the demolition/excavation phase, it led to a few change orders like repair and/or replacement of underground utility pipes, expansion of demolition (slab/ceiling), 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 \$624,726.21 will be funded through allocated funds from the 2024-2025 budget.

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

PP#5SCP

**RE: PROGRESS PAYMENT NO. 5 FOR CITY OF HAWTHORNE SENIOR CENTER (Project#24-03)**  
 The following is a detailed breakdown of Progress Payment No. 5 due to PCN3 Inc, 10591 HURMBOLT STREET UNIT A, LOS ALAMITOS, CA, 90720 for work done on the subject project through June 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
<b>EXISTING CONDITIONS (SITEWORKS)</b>										
<b>a. DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)</b>										
i.	REMOVE (E) 1 CONCRETE PAVING	61	LF	\$ 11.80	\$ 719.80	100%	0%	\$ -	100%	\$ 719.80
ii.	REMOVE (E) 1 CONCRETE PAVING & BASE	2587	SF	\$ 3.54	\$ 9,157.98	100%	0%	\$ -	100%	\$ 9,157.98
iii.	REMOVE (E) 1 TREE	1	EA	\$ 5,310.00	\$ 5,310.00	100%	0%	\$ -	100%	\$ 5,310.00
iv.	REMOVE (E) 1 PLANTING/IRRIGATION	12,118	SF	\$ 1.77	\$ 21,448.86	100%	0%	\$ -	100%	\$ 21,448.86
v.	PROTECT (E) TREE	6	EA	\$ 295.00	\$ 1,770.00	100%	0%	\$ -	100%	\$ 1,770.00
<b>b. DEMO @ EAST PARKING LOT (HAULING INCLUDED)</b>										
i.	SAWCUT (E) CONCRETE PAVING	8	LF	\$ 11.80	\$ 94.40	100%	0%	\$ -	100%	\$ 94.40
ii.	SAWCUT (E) ASPHALT PAVING	129	LF	\$ 11.80	\$ 1,522.20	100%	0%	\$ -	100%	\$ 1,522.20
iii.	SAWCUT (E) CONCRETE CURB	2	EA	\$ 2,832.00	\$ 5,664.00	100%	0%	\$ -	100%	\$ 5,664.00
iv.	222 REMOVE (E) CONCRETE WALKWAY & BASE	222	SF	\$ 9.44	\$ 2,095.68	100%	0%	\$ -	100%	\$ 2,095.68
v.	1.158 REMOVE (E) PARKING ASPHALT PAVING & BASE	1,158	SF	\$ 5.90	\$ 6,832.20	100%	0%	\$ -	100%	\$ 6,832.20
vi.	88 REMOVE (E) CONCRETE CURB	176	LF	\$ 29.50	\$ 5,192.00	100%	0%	\$ -	100%	\$ 5,192.00
vii.	REMOVE (E) TREE	1	EA	\$ 4,130.00	\$ 4,130.00	100%	0%	\$ -	100%	\$ 4,130.00
viii.	1,055 REMOVE (E) PLANTING/IRRIGATION	1,055	SF	\$ 9.44	\$ 9,959.20	100%	0%	\$ -	100%	\$ 9,959.20
ix.	REMOVE (E) SL BENCH	3	EA	\$ 501.50	\$ 1,504.50	100%	0%	\$ -	100%	\$ 1,504.50
x.	REMOVE (E) TRASH RECEPTACLE	1	EA	\$ 637.20	\$ 637.20	100%	0%	\$ -	100%	\$ 637.20
xi.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	32	EA	\$ 226.00	\$ 7,552.00	100%	0%	\$ -	100%	\$ 7,552.00
xii.	PROTECT (E) TREE	3	EA	\$ 295.00	\$ 885.00	100%	0%	\$ -	100%	\$ 885.00
xiii.	PROTECT (E) PLANTING/IRRIGATION	470	SF	\$ 1.18	\$ 554.60	100%	0%	\$ -	100%	\$ 554.60
xiv.	PROTECT (E) CONCRETE CURB	285	LF	\$ 1.18	\$ 336.30	100%	0%	\$ -	100%	\$ 336.30
xv.	PROTECT (E) 30" CONCRETE V-GUTTER	48	LF	\$ 2.36	\$ 113.28	100%	0%	\$ -	100%	\$ 113.28
<b>c. DEMO @ NORTH PARKING LOT (HAULING INCLUDED)</b>										
i.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	50	EA	\$ 236.00	\$ 11,800.00	100%	0%	\$ -	100%	\$ 11,800.00
ii.	SANDBLAST/REMOVE (E) ADA PARKING STALL STRIPING	4	EA	\$ 236.00	\$ 944.00	100%	0%	\$ -	100%	\$ 944.00
iii.	SANDBLAST/REMOVE (E) WALK-ASIDE STRIPING	234	SF	\$ 3.54	\$ 828.36	100%	0%	\$ -	100%	\$ 828.36
iv.	REMOVE (E) ADA POLE SIGNAGE	4	EA	\$ 295.00	\$ 1,180.00	100%	0%	\$ -	100%	\$ 1,180.00
v.	SAWCUT (E) ASPHALT PAVING	62	LF	\$ 11.80	\$ 731.60	100%	0%	\$ -	100%	\$ 731.60
vi.	SAWCUT (E) 24" W CONCRETE CURB & GUTTER	6	EA	\$ 1,416.00	\$ 8,496.00	100%	0%	\$ -	100%	\$ 8,496.00
vii.	SAWCUT (E) CONCRETE PAVING	21	LF	\$ 11.80	\$ 247.80	100%	0%	\$ -	100%	\$ 247.80
viii.	210 REMOVE (E) PARKING ASPHALT PAVING & BASE	210	SF	\$ 9.44	\$ 1,982.40	100%	0%	\$ -	100%	\$ 1,982.40
ix.	78 REMOVE (E) 24" W CONCRETE CURB & GUTTER	39	LF	\$ 59.00	\$ 2,301.00	100%	0%	\$ -	100%	\$ 2,301.00
x.	53 REMOVE (E) CONCRETE WALKWAY & BASE	53	SF	\$ 66.08	\$ 3,502.24	100%	0%	\$ -	100%	\$ 3,502.24
<b>d. MISC. SITE DEMO</b>										
i.	MISC. SITE DEMO & PROTECTION WORK	1	LS	\$ 8,260.00	\$ 8,260.00	100%	0%	\$ -	100%	\$ 8,260.00
<b>EARTHWORK: SITE PREPARATION (SITEWORK)</b>										
a.	SITE CLEARING	17,569	SF	\$ 1.18	\$ 20,731.42	100%	0%	\$ -	100%	\$ 20,731.42
b.	ROUGH GRADING	17,569	SF	\$ 2.36	\$ 41,462.84	100%	0%	\$ -	100%	\$ 41,462.84
c.	RAW CUT - FBR C/E QUANTITY	91	CY	\$ 23.60	\$ 2,147.60	100%	0%	\$ -	100%	\$ 2,147.60
d.	FINE GRADING	14,747	SF	\$ 3.54	\$ 52,204.38	99%	0%	\$ -	99%	\$ 10,000.00
e.	BUILDING PAD OVEREXCAVATION - WEST ADDITION	2,822	SF	\$ 23.60	\$ 66,999.20	100%	0%	\$ -	100%	\$ 66,999.20
f.	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	221	SF	\$ 47.20	\$ 10,431.20	100%	0%	\$ -	100%	\$ 10,431.20
g.	SCARIFY & COMPACT US PAVING	9,963	SF	\$ 1.18	\$ 11,756.34	100%	0%	\$ -	100%	\$ 11,756.34
h.	EXPORT/HAUL DIRT SURPLUS - 15% SWELL VOLUME	105	CY	\$ 159.30	\$ 16,726.50	100%	0%	\$ -	100%	\$ 16,726.50
i.	EROSION CONTROL	17,569	SF	\$ 1.77	\$ 31,097.13	100%	0%	\$ -	100%	\$ 31,097.13
<b>EXTERIOR IMPROVEMENTS (SITEWORK)</b>										
<b>a. SENIOR CENTER SITE</b>										
<b>I. HARDSCAPE</b>										
i.	CONCRETE PAVING TYPE 1 + AGG. BASE	4,521	SF	\$ 29.50	\$ 133,369.50	0%	0%	\$ -	0%	\$ -
ii.	CONCRETE PAVING TYPE 2 (COLORED) + AGG. BASE	178	SF	\$ 35.40	\$ 6,301.20	0%	0%	\$ -	0%	\$ -
iii.	BRICK PAVERS					0%	0%	\$ -	0%	\$ -
iv.	JOIN CONCRETE	103	LF	\$ 11.80	\$ 1,215.40	0%	0%	\$ -	0%	\$ -
v.	BRICK PAVERS + SUBSTRATE + AGG. BASE	2,516	SF	\$ 47.20	\$ 118,755.20	2%	0%	\$ -	2%	\$ 2,500.00
vi.	EXTRA FOR CONCRETE EDGE CURB ADD. TO P.A.	208	LF	\$ 5.90	\$ 1,227.20	0%	0%	\$ -	0%	\$ -
<b>III. LANDSCAPE</b>										
i.	SHRUBS + PLANTING SOIL + IRRIGATION	2,658	SF	\$ 54.28	\$ 144,276.24	0%	0%	\$ -	0%	\$ -
ii.	GRASS + PLANTING SOIL + IRRIGATION	1,808	SF	\$ 11.40	\$ 20,609.03	0%	0%	\$ -	0%	\$ -
iii.	TREE, 48" BOX	5	EA	\$ 2,643.20	\$ 13,216.00	0%	0%	\$ -	0%	\$ -
iv.	TREE, 36" BOX	1	EA	\$ 1,385.32	\$ 1,385.32	0%	0%	\$ -	0%	\$ -
v.	RAISED PLANTERS, 4'W x 6'L + PLANTING SOIL	3	EA	\$ 3,121.10	\$ 9,363.30	0%	0%	\$ -	0%	\$ -
vi.	90-DAY MAINTENANCE	1	LS	\$ 8,260.00	\$ 8,260.00	0%	0%	\$ -	0%	\$ -
<b>IV. SITE WALLS</b>										
i.	12" W x 18" H CURVED BRICK SEATWALL	148	LF	\$ 177.00	\$ 26,196.00	0%	0%	\$ -	0%	\$ -
ii.	EXTRA FOR CONCRETE FOOTING	148	LF	\$ 118.00	\$ 17,464.00	0%	0%	\$ -	0%	\$ -
<b>V. ORNAMENTAL STEEL FENCING &amp; GATES</b>										
i.	12H STEEL FENCE + PAINT	31	LF	\$ 731.60	\$ 22,679.60	0%	0%	\$ -	0%	\$ -
ii.	STEEL AWNING GATE, 7'W x 12'H + PAINT	1	EA	\$ 7,504.80	\$ 7,504.80	0%	0%	\$ -	0%	\$ -
iii.	STEEL AWNING GATE, 4.5'W x 12'H + PAINT	1	EA	\$ 7,717.20	\$ 7,717.20	0%	0%	\$ -	0%	\$ -
iv.	STEEL AWNING GATE, 11'W x 12'H + PAINT	1	EA	\$ 15,717.60	\$ 15,717.60	0%	0%	\$ -	0%	\$ -
v.	CURVED STEEL AWNING GATE, 13.5'W x 12'H + PAINT	1	EA	\$ 19,611.60	\$ 19,611.60	0%	0%	\$ -	0%	\$ -
vi.	CURVED STEEL AWNING GATE, 15'W x 12'H + PAINT	1	EA	\$ 19,824.00	\$ 19,824.00	0%	0%	\$ -	0%	\$ -
vii.	STEEL SLIDING GATE, 10.75'W x 12'H + PAINT	1	EA	\$ 13,387.60	\$ 13,387.60	0%	0%	\$ -	0%	\$ -
<b>b. EAST PARKING LOT</b>										
i.	ASPHALT PAVING + AGG. BASE	2,056	SF	\$ 9.44	\$ 20,655.84	0%	0%	\$ -	0%	\$ -

ii.	CONCRETE CURB	46	LF	\$	118.00	\$	5,428.00	0%	0%	\$	-	0%	\$
iii.	2" CONCRETE CURB & GUTTER	99	LF	\$	236.00	\$	23,364.00	0%	0%	\$	-	0%	\$
iv.	JOIN CONCRETE CURB	3	EA	\$	11.80	\$	35.40	0%	0%	\$	-	0%	\$
v.	JOIN ASPHALT PAVING	157	LF	\$	11.80	\$	1,852.60	0%	0%	\$	-	0%	\$
vi.	SILURY SEAL (E) AC PAVING - ALLOWANCE	12,312	SF	\$	1.18	\$	14,528.16	0%	0%	\$	-	0%	\$
vii.	SIRUBS - PLANTING SOIL - IRRIGATION	170	SF	\$	54.28	\$	9,227.60	0%	0%	\$	-	0%	\$
viii.	PARKING STALL STRIPING - ADA	2	EA	\$	295.00	\$	590.00	0%	0%	\$	-	0%	\$
ix.	PARKING STALL STRIPING - REG	34	EA	\$	295.00	\$	10,030.00	0%	0%	\$	-	0%	\$
x.	WALK- AISLE STRIPING - CHEVRON	558	SF	\$	4.72	\$	2,633.76	0%	0%	\$	-	0%	\$
xi.	PAINT RED CURB	80	LF	\$	11.80	\$	944.00	0%	0%	\$	-	0%	\$
xii.	CONCRETE WHEEL STOP	36	EA	\$	472.00	\$	16,992.00	0%	0%	\$	-	0%	\$
xiii.	ADA PARKING SIGNAGE - WALL MOUNT	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	-	0%	\$
xiv.	POLE SIGNAGE - PARKING ENTRY/EXIT	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$
<b>4. NORTH PARKING LOT</b>													
i.	CONCRETE PAD FOR ELECTRICAL EQUIPMENT	240	SF	\$	35.40	\$	8,496.00	0%	0%	\$	-	0%	\$
ii.	CONCRETE CURB RAMP + AGG. BASE	53	SF	\$	35.40	\$	1,876.20	0%	0%	\$	-	0%	\$
iii.	48 24" CONCRETE CURB & GUTTER	24	LF	\$	236.00	\$	5,664.00	0%	0%	\$	-	0%	\$
iv.	JOIN CONCRETE PAVING	21	LF	\$	11.80	\$	247.80	0%	0%	\$	-	0%	\$
v.	JOIN CONCRETE CURB & GUTTER	4	EA	\$	11.80	\$	47.20	0%	0%	\$	-	0%	\$
vi.	PARKING STALL STRIPING - ADA	2	EA	\$	295.00	\$	590.00	0%	0%	\$	-	0%	\$
vii.	PARKING STALL STRIPING - EV CHARGING STATION	2	EA	\$	295.00	\$	590.00	0%	0%	\$	-	0%	\$
viii.	PARKING STALL STRIPING - REG	24	EA	\$	295.00	\$	7,080.00	0%	0%	\$	-	0%	\$
ix.	WALK- AISLE STRIPING - CHEVRON	90	SF	\$	4.72	\$	424.80	0%	0%	\$	-	0%	\$
x.	PAINT RED CURB	99	LF	\$	11.80	\$	1,168.20	0%	0%	\$	-	0%	\$
xi.	TRUNCATED DOME	12	SF	\$	59.00	\$	708.00	0%	0%	\$	-	0%	\$
xii.	CONCRETE WHEEL STOP	24	EA	\$	472.00	\$	11,328.00	0%	0%	\$	-	0%	\$
xiii.	ADA PARKING POLE SIGNAGE	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	-	0%	\$
xiv.	FENCE GATE FOR ELECTRICAL EQUIPMENT	62	LF	\$	472.00	\$	29,264.00	0%	0%	\$	-	0%	\$
<b>4. SIGNAGE</b>													
i.	STREET ADDRESS IDENTIFICATION SIGN	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$
<b>4. MISCELLANEOUS</b>													
i.	MISC SITE IMPROVEMENTS/SIGNAGE ALLOWANCE	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$
<b>UTILITIES (STEWOR)</b>													
<b>4. STORM DRAINS</b>													
i.	6" AREA DRAIN	2	EA	\$	1,475.00	\$	2,950.00	90%	0%	\$	-	90%	\$ 2,647.50
ii.	SDR 35 PIPE - ASSUME 4"	108	LF	\$	94.40	\$	10,195.20	90%	0%	\$	-	90%	\$ 9,167.57
iii.	POC TO EXISTING - ON SITE	1	EA	\$	1,180.00	\$	1,180.00	90%	0%	\$	-	90%	\$ 1,056.20
iv.	POTHOLING DOMESTIC WATER	1	EA	\$	590.00	\$	590.00	90%	0%	\$	-	90%	\$ 529.50
v.	3" DOMESTIC WATER METER	1	EA	\$	1,180.00	\$	1,180.00	90%	0%	\$	-	90%	\$ 1,056.20
vi.	3" RPBP ASSEMBLY	1	EA	\$	295.00	\$	295.00	90%	0%	\$	-	90%	\$ 264.75
vii.	3" SCH 80 PVC PIPE	525	LF	\$	94.40	\$	49,560.00	88%	0%	\$	-	88%	\$ 43,885.24
viii.	BUILDING POC	1	EA	\$	1,180.00	\$	1,180.00	90%	0%	\$	-	90%	\$ 1,065.20
ix.	POC TO EXISTING - STREET	1	EA	\$	11,800.00	\$	11,800.00	90%	0%	\$	-	90%	\$ 10,624.00
x.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	90%	0%	\$	-	90%	\$ 1,059.00
xi.	THRUST BLOCK	6	EA	\$	590.00	\$	3,540.00	90%	0%	\$	-	90%	\$ 3,174.80
xii.	POTHOLING	1	EA	\$	590.00	\$	590.00	90%	0%	\$	-	90%	\$ 532.60
xiii.	CUT & PATCH (E) ASPHALT PAVING	405	LF	\$	70.80	\$	28,674.00	90%	0%	\$	-	90%	\$ 25,912.84
xiv.	CUT & PATCH (E) CONCRETE PAVING	120	LF	\$	118.00	\$	14,160.00	90%	0%	\$	-	90%	\$ 12,674.40
xv.	TRAFFIC CONTROL	3	DAY	\$	2,950.00	\$	8,850.00	100%	0%	\$	-	100%	\$ 8,850.00
<b>4. FIRE WATER</b>													
i.	6" FIRE WATER METER	1	EA	\$	2,950.00	\$	2,950.00	34%	56%	\$	1,652.00	90%	\$ 2,652.01
ii.	6" DCVY ASSEMBLY	1	EA	\$	8,850.00	\$	8,850.00	36%	54%	\$	4,779.00	90%	\$ 7,953.99
iii.	FDC 1 EA	1	EA	\$	17,700.00	\$	17,700.00	48%	42%	\$	7,434.00	90%	\$ 15,925.67
iv.	6" C900 PVC PIPE	530	LF	\$	177.00	\$	93,810.00	51%	39%	\$	36,385.90	90%	\$ 84,585.90
v.	BUILDING POC	1	EA	\$	5,900.00	\$	5,900.00	42%	48%	\$	2,832.00	90%	\$ 5,332.00
vi.	POC TO EXISTING - STREET	1	EA	\$	17,700.00	\$	17,700.00	48%	42%	\$	7,434.00	90%	\$ 15,925.67
vii.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	42%	48%	\$	564.40	90%	\$ 1,066.40
viii.	THRUST BLOCK	6	EA	\$	590.00	\$	3,540.00	42%	48%	\$	1,699.20	90%	\$ 3,199.20
ix.	POTHOLING	1	EA	\$	590.00	\$	590.00	42%	48%	\$	283.20	90%	\$ 533.20
x.	CUT & PATCH (E) ASPHALT PAVING	405	LF	\$	70.80	\$	28,674.00	37%	54%	\$	15,406.70	90%	\$ 25,906.70
xi.	CUT & PATCH (E) CONCRETE PAVING	120	LF	\$	118.00	\$	14,160.00	64%	21%	\$	2,973.60	85%	\$ 11,973.60
xii.	TRAFFIC CONTROL	3	LS	\$	2,950.00	\$	8,850.00	96%	4%	\$	354.00	100%	\$ 8,845.67
<b>4. SANITARY SEWER</b>													
i.	4" SDR 35 PIPE	95	LF	\$	94.40	\$	8,968.00	96%	4%	\$	372.00	100%	\$ 8,968.00
ii.	6" SDR 35 PIPE	25	LF	\$	141.60	\$	3,540.00	95%	5%	\$	177.00	100%	\$ 3,540.00
iii.	BUILDING POC	2	EA	\$	1,180.00	\$	2,360.00	95%	5%	\$	118.00	100%	\$ 2,360.00
iv.	ALLOWANCE FOR SEWER CLEANOUT	2	EA	\$	1,180.00	\$	2,360.00	95%	5%	\$	118.00	100%	\$ 2,360.00
v.	SITE POC (TO EXISTING 6" VCP)	2	EA	\$	2,950.00	\$	5,900.00	95%	5%	\$	295.00	100%	\$ 5,900.00
vi.	POTHOLING	1	EA	\$	590.00	\$	590.00	95%	5%	\$	29.50	100%	\$ 590.00
vii.	CUT & PATCH (E) CONCRETE PAVING	115	LF	\$	118.00	\$	13,570.00	95%	5%	\$	678.50	100%	\$ 13,570.00
<b>4. NATURAL GAS</b>													
i.	SEISMIC SHUT-OFF VALVE TO (E) INCOMING GAS	1	EA	\$	5,900.00	\$	5,900.00	0%	0%	\$	-	0%	\$
<b>4. PRIMARY/SECONDARY POWER SERVICE</b>													
i.	PRIMARY POWER SERVICE CONDUIT (2) - 4" PVC CONDUIT - DUCTBANK	300	LF	\$	177.00	\$	53,100.00	55%	0%	\$	-	55%	\$ 29,000.00
ii.	UTILITY TRANSFORMER PAD	1	EA	\$	11,800.00	\$	11,800.00	68%	0%	\$	-	68%	\$ 8,000.00
iii.	SECONDARY POWER FEEDER, 800A/3P - DUCTBANK	50	LF	\$	82.60	\$	4,130.00	34%	0%	\$	-	24%	\$ 1,000.00
iv.	MAIN SWITCHBOARD, 800A-277/480V-3PH-4W-NEMA-1 - CONCRETE PAD	1	EA	\$	11,800.00	\$	11,800.00	34%	0%	\$	-	34%	\$ 4,000.00
v.	TRANSFORMER GROUNDING GRID	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$
vi.	PROTECTIVE BOLLARDS - ALLOWANCE	10	EA	\$	1,770.00	\$	17,700.00	40%	0%	\$	-	40%	\$ 7,000.00
vii.	CUT & PATCH (E) CONCRETE PAVING	23	LF	\$	118.00	\$	2,714.00	37%	0%	\$	-	37%	\$ 1,000.00
<b>4. ELECTRIC VEHICLE CHARGING STATION</b>													
i.	DUAL CORD EV CHARGER - PAD	2	EA	\$	7,670.00	\$	15,340.00	26%	0%	\$	-	26%	\$ 4,000.00
ii.	UG CIRCUIT - ASSUME 40A	85	LF	\$	88.50	\$	7,522.50	20%	0%	\$	-	20%	\$ 1,500.00
iii.	DUCTBANK	55	LF	\$	147.50	\$	8,112.50	18%	0%	\$	-	18%	\$ 1,500.00
iv.	BOLLARD - FOOTING	4	EA	\$	1,770.00	\$	7,080.00	21%	0%	\$	-	21%	\$ 1,500.00
v.	CUT & PATCH (E) CONCRETE PAVING	45	LF	\$	118.00	\$	5,310.00	26%	0%	\$	-	26%	\$ 1,500.00

SITE LIGHTING										
i.	ALLOWANCE FOR SITE LIGHTING - TYPE L19 DECO POLE LIGHT + FOOTING, COMPLETE W CIRCUITS	5	EA	\$ 8,260.00	\$ 41,300.00	21%	0%	\$ -	21%	\$ 8,500.00
ii.	REMOVE (E) EAST PARKING POLE LIGHT & RELOCATE - NEW FOOTING & EXTENDING CIRCUIT, COMPLETE	1	EA	\$ 5,900.00	\$ 5,900.00	25%	0%	\$ -	25%	\$ 1,500.00
MISCELLANEOUS										
l.	MISC. SITE UTILITY SYSTEM TESTING	1	LS	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)										
SELECTIVE BUILDING DEMOLITION (HAILING INCLUDED)										
i.	REMOVE (E) EXT. DOOR FRAME, PER LEAF	6	EA	\$ 295.00	\$ 1,770.00	100%	0%	\$ -	100%	\$ 1,770.00
ii.	REMOVE (E) EXT. WINDOWS	148	SF	\$ 11.80	\$ 1,746.40	100%	0%	\$ -	100%	\$ 1,746.40
iii.	REMOVE (E) EXT. FIXED STOREFRONT	288	SF	\$ 11.80	\$ 3,398.40	100%	0%	\$ -	100%	\$ 3,398.40
iv.	ENLARGE (E) 2'W x 2'D EXT. WINDOW OPENING TO CREATE A NEW 6'W x 7'D WINDOW OPENING, SAWCUT REMOVE PORTION OF EXT. WALL COMPLETE	4	EA	\$ 1,180.00	\$ 4,720.00	100%	0%	\$ -	100%	\$ 4,720.00
v.	ENLARGE (E) 4'W x 2'D EXT. WINDOW OPENING TO CREATE A NEW 6'W x 7'D WINDOW OPENING, SAWCUT REMOVE PORTION OF EXT. WALL	2	EA	\$ 1,180.00	\$ 2,360.00	100%	0%	\$ -	100%	\$ 2,360.00
vi.	SAWCUT REMOVE PORTION OF (E) EXT. WALL TO CREATE A NEW 6'W x 7'D WINDOW OPENING	1	EA	\$ 2,950.00	\$ 2,950.00	100%	0%	\$ -	100%	\$ 2,950.00
vii.	SAWCUT REMOVE 3.3'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DUAL-LEAF DOOR OPENING	2	EA	\$ 2,950.00	\$ 5,900.00	100%	0%	\$ -	100%	\$ 5,900.00
viii.	SAWCUT REMOVE 3.3'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW SINGLE DOOR OPENING	1	EA	\$ 2,950.00	\$ 2,950.00	100%	0%	\$ -	100%	\$ 2,950.00
ix.	REMOVE (E) EXT. WALL - CMBSNT PLASTER LATH, SHEATHING, WOOD STUD & GYPSUM, COMPLETE	1,818	SF	\$ 5.90	\$ 10,726.20	100%	0%	\$ -	100%	\$ 10,726.20
x.	REMOVE (E) ROOF MATERIAL & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,022	SF	\$ 5.90	\$ 53,111.80	100%	0%	\$ -	100%	\$ 53,111.80
xi.	REMOVE (E) PARAPET CAP	275	LF	\$ 11.80	\$ 3,245.00	100%	0%	\$ -	100%	\$ 3,245.00
xii.	REMOVE (E) ROOF EQUIPMENT PAD	267	SF	\$ 11.80	\$ 3,150.60	100%	0%	\$ -	100%	\$ 3,150.60
xiii.	SAWCUT (E) ROOF FRAMES & SHEATHING	96	LF	\$ 23.60	\$ 2,265.60	100%	0%	\$ -	100%	\$ 2,265.60
xiv.	REMOVE (E) ROOF FRAMES & SHEATHING, COMPLETE	4,430	SF	\$ 5.90	\$ 26,137.00	100%	0%	\$ -	100%	\$ 26,137.00
xv.	EXTRA FOR SHORING @ EDGES OF (E) ROOF FRAMING	130	LF	\$ 35.40	\$ 4,602.00	100%	0%	\$ -	100%	\$ 4,602.00
xvi.	REMOVE (E) PIPE COLUMNS & SHORE ROOF STRUCTURE	3	EA	\$ 295.00	\$ 885.00	100%	0%	\$ -	100%	\$ 885.00
xvii.	REMOVE (E) INT. DOOR FRAME, PER LEAF	10	EA	\$ 236.00	\$ 2,360.00	100%	0%	\$ -	100%	\$ 2,360.00
xviii.	REMOVE (E) INT. FURRING WALL, COMPLETE	70	SF	\$ 11.80	\$ 826.00	100%	0%	\$ -	100%	\$ 826.00
xix.	REMOVE (E) INT. WALL, SINGLE STUD, COMPLETE	3,612	SF	\$ 5.90	\$ 21,310.80	100%	0%	\$ -	100%	\$ 21,310.80
xx.	REMOVE (E) INT. WALL, DOUBLE STUD, COMPLETE	910	SF	\$ 5.90	\$ 5,369.00	100%	0%	\$ -	100%	\$ 5,369.00
xxi.	SAWCUT REMOVE 3.3'W x 7.25'H PORTION OF (E) INT. WALL FOR NEW DUAL DOOR OPENING	1	EA	\$ 2,950.00	\$ 2,950.00	100%	0%	\$ -	100%	\$ 2,950.00
xxii.	REMOVE (E) WALL TILE	85	LF	\$ 47.20	\$ 4,012.00	100%	0%	\$ -	100%	\$ 4,012.00
xxiii.	REMOVE (E) STAGE FLOORING & FRAMES, COMPLETE	208	SF	\$ 11.80	\$ 2,454.40	100%	0%	\$ -	100%	\$ 2,454.40
xxiv.	REMOVE (E) CERAMIC FLOOR TILE & BASE, COMPLETE	272	SF	\$ 5.90	\$ 1,604.80	100%	0%	\$ -	100%	\$ 1,604.80
xxv.	REMOVE (E) FLOOR FINISHES & WALL BASES OTHER THAN FLOOR TILE & STAGE FLOORING	8,053	SF	\$ 5.90	\$ 47,524.50	100%	0%	\$ -	100%	\$ 47,524.50
xxvi.	REMOVE (E) CEILING FINISHES & FRAMES, COMPLETE	8,610	SF	\$ 3.54	\$ 30,479.40	100%	0%	\$ -	100%	\$ 30,479.40
xxvii.	REMOVE (E) CONCRETE CURB	113	LF	\$ 23.60	\$ 2,666.80	100%	0%	\$ -	100%	\$ 2,666.80
xxviii.	SAWCUT (E) SLAB-ON-GRADE	484	LF	\$ 11.80	\$ 5,711.20	100%	0%	\$ -	100%	\$ 5,711.20
xxix.	REMOVE (E) SLAB & BASE - PER DEDUCTED FLOOR	37	SF	\$ 11.80	\$ 436.60	100%	0%	\$ -	100%	\$ 436.60
xxx.	REMOVE (E) SLAB & BASE - PER NEW EAST COURTYARD, ELEVATOR PIT, & NEW FOUNDATIONS	1,700	SF	\$ 11.80	\$ 20,060.00	100%	0%	\$ -	100%	\$ 20,060.00
xxxi.	REMOVE (E) FIRE SPRINKLER SYSTEM	8,600	GSP	\$ 1.18	\$ 10,148.00	100%	0%	\$ -	100%	\$ 10,148.00
xxxii.	PROTECT (E) KITCHEN EQUIPMENT	342	SF	\$ 3.54	\$ 1,210.68	100%	0%	\$ -	100%	\$ 1,210.68
xxxiii.	PROTECT (E) INT. DOOR FRAME, PER LEAF	2	EA	\$ 118.00	\$ 236.00	100%	0%	\$ -	100%	\$ 236.00
xxxiv.	PROTECT (E) 7' x 4' EXT. WINDOW	1	EA	\$ 118.00	\$ 118.00	100%	0%	\$ -	100%	\$ 118.00
xxxv.	PROTECT (E) PIPE COLUMNS	3	EA	\$ 118.00	\$ 354.00	100%	0%	\$ -	100%	\$ 354.00
xxxvi.	MISC. SELECTIVE DEMO & PROTECTION WORK	8,600	GSP	\$ 0.30	\$ 2,577.00	100%	0%	\$ -	100%	\$ 2,577.00
PLUMBING DEMOLITION										
k.	REMOVE (E) RESTROOM PLUMBING FIXTURES (ASSUME 4 FIXTURES @ EXISTING MEN & WOMEN RESTROOMS & ALL ASSOCIATED PIPING, COMPLETE	272	SF	\$ 17.70	\$ 4,814.40	100%	0%	\$ -	100%	\$ 4,814.40
HVAC DEMOLITION										
i.	REMOVE (E) AC ROOFTOP UNIT, COMPLETE	4	EA	\$ 560.50	\$ 2,242.00	100%	0%	\$ -	100%	\$ 2,242.00
ii.	REMOVE (E) ROOF EXHAUST FAN	2	EA	\$ 354.00	\$ 708.00	100%	0%	\$ -	100%	\$ 708.00
iii.	REMOVE (E) DUCTWORK, DIFFUSERS GRILLES, & ALL RELATED COMPONENTS, COMPLETE	8,600	GSP	\$ 0.55	\$ 4,720.00	100%	0%	\$ -	100%	\$ 4,720.00
iv.	REMOVE (E) EQUIPMENT CONTROLS	6	EA	\$ 236.00	\$ 1,416.00	100%	0%	\$ -	100%	\$ 1,416.00
ELECTRICAL DEMOLITION										
i.	MISC. HVAC DEMO & PROTECTION WORK	8,600	GSP	\$ 0.24	\$ 2,029.60	100%	0%	\$ -	100%	\$ 2,029.60
ii.	REMOVE (E) ELECTRICAL EQUIPMENT & PANELS EXCLUDING PANEL 'C', PANEL 'T', & NEMR 'T'	8,600	GSP	\$ 1.18	\$ 10,148.00	100%	0%	\$ -	100%	\$ 10,148.00
iii.	PODRREMOVE (E) PANEL 'K' FREEZER	100	LF	\$ 29.50	\$ 2,950.00	100%	0%	\$ -	100%	\$ 2,950.00
iv.	PODRREMOVE (E) HVAC EQUIPMENT FEEDER	6	EA	\$ 590.00	\$ 3,540.00	100%	0%	\$ -	100%	\$ 3,540.00
v.	REMOVE (E) BRANCH POWER SYSTEM	8,600	GSP	\$ 1.18	\$ 10,148.00	100%	0%	\$ -	100%	\$ 10,148.00
vi.	REMOVE (E) LIGHTING SYSTEM	8,600	GSP	\$ 1.18	\$ 10,148.00	100%	0%	\$ -	100%	\$ 10,148.00
vii.	REMOVE (E) COMMUNICATIONS SYSTEM	8,600	GSP	\$ 0.55	\$ 4,720.00	100%	0%	\$ -	100%	\$ 4,720.00
viii.	REMOVE (E) FIRE ALARM SYSTEM	8,600	GSP	\$ 0.30	\$ 2,577.00	100%	0%	\$ -	100%	\$ 2,577.00
ix.	REMOVE (E) SECURITY SYSTEM	8,600	GSP	\$ 0.30	\$ 2,577.00	100%	0%	\$ -	100%	\$ 2,577.00
CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)										
FOUNDATION										
i.	INCLUDED PER SEPARATE ADDITION	0	0	\$ -	\$ 0	0%	0%	\$ -	0%	\$ -
ELEVATOR PIT										
i.	BULK EXCAVATION	47	CY	\$ 376.59	\$ 17,699.50	100%	0%	\$ -	100%	\$ 17,699.50
ii.	WALL FOOTING	5	CY	\$ 1,180.00	\$ 5,900.00	50%	50%	\$ 2,950.00	100%	\$ 5,900.00
iii.	8" CONCRETE RETAINING WALL	210	SF	\$ 265.00	\$ 61,950.00	30%	34%	\$ 21,063.00	54%	\$ 33,641.00
iv.	12" CONCRETE SLAB - V.B. @ AB	106	SF	\$ 44.84	\$ 4,753.04	50%	27%	\$ 1,279.60	77%	\$ 3,659.84
v.	EXTRA FOR SLIMP PIT - PUMP PIPING, COMPLETE	1	EA	\$ 5,900.00	\$ 5,900.00	100%	0%	\$ -	100%	\$ 5,900.00
vi.	WATERPROOFING	726	SF	\$ 324.50	\$ 107,787.00	60%	22%	\$ 23,166.74	89%	\$ 86,859.86
vii.	BACKFILL & COMPACT	20	CY	\$ 236.00	\$ 4,720.00	90%	0%	\$ -	90%	\$ 4,236.00
viii.	HAUL/EXPORT SURPLUS + 15% SWELL VOLUME	31	CY	\$ 70.80	\$ 2,194.80	80%	30%	\$ 1,540.66	100%	\$ 2,194.80
ix.	TEMP. SHORING, 6.75D - REMOVAL			\$ -	\$ -	0%	0%	\$ -	0%	\$ -
SLAB-ON-GRADE CURBS & LF										
i.	REPLACEMENT SLAB-ON-GRADE - V.B. @ 5'x4"	1,216	SF	\$ 35.40	\$ 43,046.40	54%	0%	\$ -	54%	\$ 23,095.04
ii.	EXTENDED SLAB-ON-GRADE - V.B. @ 5'x4"	221	SF	\$ 35.40	\$ 7,823.40	54%	0%	\$ -	54%	\$ 4,224.64
iii.	REPAIR/PATCH (E) SLAB-ON-GRADE - @ RESTROOM	272	SF	\$ 47.20	\$ 12,838.40	55%	0%	\$ -	55%	\$ 7,034.48
iv.	THICKENED SLAB OVER FOOTING	11	CY	\$ 590.00	\$ 6,490.00	55%	0%	\$ -	55%	\$ 3,569.50
v.	THICKENED SLAB EDGE	1	CY	\$ 590.00	\$ 590.00	55%	0%	\$ -	55%	\$ 324.50

vi.	JOIN SLAB TO EXISTING	545	LF	\$	35.40	\$	19,293.00	55%	0%	\$	-	55%	\$	10,611.15
vii.	CONCRETE CURB, 6" x 6" W x 6" H	105	LF	\$	35.40	\$	5,841.00	55%	0%	\$	-	55%	\$	3,212.55
viii.	CONCRETE CURB, 12" W x 6" H	15	LF	\$	42.48	\$	637.20	55%	0%	\$	-	55%	\$	350.46
ix.	CONCRETE CMU STARTER, 8" W x 18" H	65	LF	\$	35.40	\$	2,301.00	55%	0%	\$	-	55%	\$	1,265.55
x.	CONCRETE CMU STARTER, 12" W x 18" H	16	LF	\$	35.40	\$	566.40	55%	0%	\$	-	55%	\$	311.52
<b>MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>EXTERIOR CMU WALL</b>														
i.	8" BURNISHED FACE CMU WALL	519	SF	\$	77.88	\$	40,419.72	12%	57%	\$	15,000.00	49%	\$	20,000.00
<b>INTERIOR CMU WALL</b>														
i.	8" CMU WALL - PARTITION LOAD BEARING	677	SF	\$	86.14	\$	58,316.78	0%	51%	\$	30,000.00	51%	\$	30,000.00
ii.	12" CMU WALL - PARTITION LOAD BEARING	291	SF	\$	95.58	\$	27,813.78	0%	54%	\$	15,000.00	54%	\$	15,000.00
iii.	12" CMU WALL - ELEVATOR SHAFT	714	SF	\$	95.58	\$	68,244.12	7%	44%	\$	30,000.00	51%	\$	35,000.00
<b>METALS (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>PERFORATED METAL PANEL SYSTEM</b>														
i.	PERFORATED METAL PANEL O/ PLASTER WALL	208	SF	\$	265.50	\$	55,224.00	30%	0%	\$	-	30%	\$	20,000.00
ii.	PERFORATED METAL PANEL O/ GLAZING	494	SF	\$	265.50	\$	131,157.00	50%	0%	\$	-	50%	\$	73,000.00
<b>MISC. METALS</b>														
i.	ELEVATOR PIT LADDER - PAINT	1	EA	\$	4,720.00	\$	4,720.00	0%	0%	\$	-	0%	\$	-
ii.	ACCESS LADDER TO MECH. WELL, -1/3H	1	EA	\$	3,540.00	\$	3,540.00	0%	0%	\$	-	0%	\$	-
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	\$	990.00	\$	5,940.00	0%	0%	\$	-	0%	\$	-
iv.	MISC. METALS ALLOWANCE	8,408	GSP	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>FINISH CARPENTRY</b>														
i.	24" W PLAM BASE CABINET W SOLID SURFACE TOP & 4" H BACKSPLASH	48	LF	\$	1,180.00	\$	56,640.00	3%	0%	\$	-	3%	\$	1,699.20
ii.	32" W WALL-MOUNTED COMPUTER COUNTER	34	LF	\$	990.00	\$	20,000.00	3%	0%	\$	-	3%	\$	601.80
iii.	27" W PASS-THRU COUNTER	10	LF	\$	990.00	\$	9,900.00	3%	0%	\$	-	3%	\$	177.00
iv.	14" W WALL-MOUNTED COUNTER + 4" H BACKSPLASH	9	LF	\$	990.00	\$	5,310.00	3%	0%	\$	-	3%	\$	159.30
v.	12" W x 24" H CASEWORK W (3) UPPER SHELVES	8	LF	\$	990.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
vi.	12" W x 24" H CASEWORK W (4) UPPER SHELVES	8	LF	\$	990.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
vii.	12" W x 24" H CASEWORK W (5) UPPER SHELVES	12	LF	\$	990.00	\$	7,080.00	3%	0%	\$	-	3%	\$	212.40
viii.	18" W x 24" H CASEWORK	8	LF	\$	990.00	\$	4,720.00	3%	0%	\$	-	3%	\$	141.60
ix.	20" W x 18" H BUILT-UP SEAT/WALL CUSTOM LOBBY COUNTER	17	LF	\$	885.00	\$	15,045.00	3%	0%	\$	-	3%	\$	451.35
x.	COUNTERTOP, CUSTOM 3/8" CURVED LOW WALL - 3/8" METAL STED W WOOD VENEER	22	SF	\$	1,770.00	\$	38,940.00	3%	0%	\$	-	3%	\$	1,188.20
xi.	GWB BOTH SIDES + CAP 2.5" PLAM UPPER CABINET	6	LF	\$	990.00	\$	3,540.00	3%	0%	\$	-	3%	\$	105.95
xii.	MISC. FINISH CARPENTRY ALLOWANCE	8,408	GSP	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>ROUGH CARPENTRY</b>														
i.	EXT. WOOD STUD, 2" x 6" - INFILLS	82	SF	\$	47.20	\$	3,870.40	0%	40%	\$	1,548.16	40%	\$	1,548.16
ii.	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	245	LF	\$	177.00	\$	43,365.00	0%	33%	\$	14,710.45	33%	\$	14,710.45
iii.	WOOD POST, 6" x 6"	234	LF	\$	354.00	\$	96,996.00	0%	32%	\$	31,025.06	32%	\$	31,025.06
iv.	PLYWOOD SHEATHING	82	SF	\$	11.80	\$	967.60	0%	40%	\$	387.04	40%	\$	387.04
v.	ROOF BEAM, 4" x 12"	92	LF	\$	990.00	\$	54,280.00	0%	30%	\$	16,284.00	30%	\$	16,284.00
vi.	POST HOLDOWN	17	EA	\$	295.00	\$	5,015.00	0%	40%	\$	2,006.00	40%	\$	2,006.00
vii.	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH - 1/2" ROOF PLYWOOD SHEATHING	86	SF	\$	47.20	\$	4,059.20	0%	40%	\$	1,623.68	40%	\$	1,623.68
viii.	3/4" CD APA-RATED ROOF SHEATHING @ SLOPE - 2X WOOD FRAMES/NAILERS	488	SF	\$	17.70	\$	12,177.60	0%	40%	\$	4,871.04	40%	\$	4,871.04
ix.	PREP (E) ROOF PLYWOOD SHEATHING FOR NEW ROOFING MATERIAL INSTALLATION	8,314	SF	\$	0.30	\$	2,494.20	0%	40%	\$	981.05	40%	\$	981.05
x.	ALLOWANCE FOR 1% ROOF SHEATHING REPLACEMENT	416	SF	\$	11.80	\$	4,908.80	0%	40%	\$	1,963.52	40%	\$	1,963.52
xi.	MISC. ROUGH CARPENTRY ALLOWANCE (backstops, nails, sill, misc. loads, AB, stops, etc.)	8,408	GSP	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>THERMAL &amp; MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>ROOFING</b>														
i.	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	\$	11.59	\$	95,435.470	3%	0%	\$	-	3%	\$	5,000.00
ii.	SINGLE-PLY ROOFING MEMBRANE - MECH WELL	852	SF	\$	11.59	\$	9,872.640	0%	0%	\$	-	0%	\$	-
iii.	ROOF BOARD	9,088	SF	\$	0.91	\$	8,275.360	0%	0%	\$	-	0%	\$	-
iv.	2" GR REGD INSULATION	9,088	SF	\$	1.82	\$	16,514.710	0%	0%	\$	-	0%	\$	-
v.	VAPOR BARRIER	9,088	SF	\$	1.14	\$	10,402.120	0%	0%	\$	-	0%	\$	-
vi.	PARAPET COPING	176	LF	\$	118.00	\$	20,768.000	0%	0%	\$	-	0%	\$	-
vii.	ROOF EDGE FLASHING	174	LF	\$	10.86	\$	1,888.940	0%	0%	\$	-	0%	\$	-
viii.	WALL-TO-ROOF FLASHING + REGLET	402	LF	\$	59.00	\$	23,718.000	0%	0%	\$	-	0%	\$	-
<b>MISCELLANEOUS</b>														
i.	MISC. CALKING & SEALANTS ALLOWANCE	8,408	GSP	\$	-	\$	0	0%	0%	\$	-	0%	\$	-
ii.	MISC. FIRESTOPPING ALLOWANCE	8,408	GSP	\$	-	\$	0	0%	0%	\$	-	0%	\$	-
<b>OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>EXTERIOR DOORS - H.W.</b>														
i.	ALUM-GLASS DOOR/ALUM FRAME, (1) - 1.27W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71W x 8'H	1	EA	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
v.	HM DOOR/IM FRAME, (2) - 3'W x 7'H	1	PR	\$	9,440.00	\$	9,440.00	3%	0%	\$	-	3%	\$	312.50
vi.	HM DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	2%	0%	\$	-	2%	\$	312.50
vii.	EXTRA FOR PANIC HARDWARE	5	EA	\$	2,360.00	\$	11,800.00	5%	0%	\$	-	5%	\$	625.00
viii.	PAINT TO HM DOOR FRAME, PER LEAF EXTERIOR	3	EA	\$	188.80	\$	566.40	0%	0%	\$	-	0%	\$	-
<b>WINDOWS</b>														
i.	STOREFRONT CURTAIN WALL SYSTEM	3,948	SF	\$	29.50	\$	116,666.00	1%	0%	\$	-	1%	\$	1,000.00
ii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 4'H	1	EA	\$	1,155.22	\$	1,155.22	0%	0%	\$	-	0%	\$	-
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	\$	1,384.14	\$	15,225.54	3%	0%	\$	-	3%	\$	500.00
iv.	TRANSOM 6.27W x 3'H INTERIOR	1	EA	\$	679.68	\$	679.68	0%	0%	\$	-	0%	\$	-
v.	FRITTED GLASS	282	SF	\$	332.76	\$	93,838.32	1%	0%	\$	-	1%	\$	1,000.00
<b>DOORS &amp; H.W.</b>														
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	8%	0%	\$	-	8%	\$	277.78
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67H	1	EA	\$	3,744.14	\$	3,744.14	7%	0%	\$	-	7%	\$	277.78
iii.	HM DOOR/IM FRAME, (2) - 3'W x 8'H	2	PR	\$	9,440.00	\$	18,880.00	1%	0%	\$	-	1%	\$	277.78
iv.	HM DOOR/IM FRAME, 3'W x 8'H	8	EA	\$	4,720.00	\$	37,760.00	1%	0%	\$	-	1%	\$	555.56
v.	SC WD-GLASS DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	2%	0%	\$	-	2%	\$	277.78
vi.	SC WD DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	2%	0%	\$	-	2%	\$	277.78
vii.	EXTRA FOR PANIC HARDWARE	2	EA	\$	2,360.00	\$	4,720.00	0%	0%	\$	-	0%	\$	277.78
viii.	PAINT TO DOOR FRAME, PER LEAF	15	EA	\$	188.80	\$	2,832.00	10%	0%	\$	-	10%	\$	277.78

ic.	PAINT TO FRAME, PER LEAF INTERIOR	3	EA	\$	188.90	\$	566.40	0%	0%	\$	-	0%	\$	
<b>WINDOWS</b>														
l.	ALUM-FRAMED STOREFRONT	573	SF	\$	29.50	\$	16,903.50	15%	0%	\$	-	15%	\$	2,500.00
<b>FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>EXTERIOR WALLS</b>														
l.	CEMENT PLASTER + LATH V.B. - SMOOTH FINISH	984	SF	\$	47.20	\$	46,444.80	0%	0%	\$	-	0%	\$	
ii.	CEMENT PLASTER + LATH V.B. - RIBBED FINISH	200	SF	\$	47.20	\$	9,440.00	0%	0%	\$	-	0%	\$	
iii.	2" RIGID R12 INSULATION	1,884	SF	\$	5.90	\$	6,985.60	0%	0%	\$	-	0%	\$	
iv.	GLASSMAY SHEATHING	1,022	SF	\$	4.72	\$	5,201.44	0%	0%	\$	-	0%	\$	
v.	PAINT TO CEMENT PLASTER	1,884	SF	\$	4.13	\$	4,889.92	0%	0%	\$	-	0%	\$	
vi.	PATCHPAINT TO (E) PLASTER WALL	5,064	SF	\$	4.13	\$	20,914.32	0%	0%	\$	-	0%	\$	
vii.	6" x 20 GA. METAL STUD WALL	1,022	SF	\$	23.60	\$	26,007.20	0%	0%	\$	-	0%	\$	
viii.	6" x 20 GA. METAL STUD INFILL	82	SF	\$	23.60	\$	1,935.20	0%	0%	\$	-	0%	\$	
ix.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	519	SF	\$	23.60	\$	12,248.40	0%	0%	\$	-	0%	\$	
x.	5/8" GWB + PAINT - INT. OF EXT.	1,702	SF	\$	14.16	\$	24,100.32	0%	0%	\$	-	0%	\$	
xi.	PATCHPAINT TO (E) INT. OF EXT. WALL	3,130	SF	\$	2.36	\$	7,386.80	0%	0%	\$	-	0%	\$	
xii.	BATT INSULATION	1,702	SF	\$	1.18	\$	2,008.36	0%	0%	\$	-	0%	\$	
<b>INTERIOR WALLS</b>														
i.	7/8" FURRING CHANNEL	1,482	SF	\$	23.60	\$	35,046.00	0%	0%	\$	-	0%	\$	
ii.	3.5" x 20 GA. FURRING METAL STUD	20	SF	\$	23.60	\$	472.00	0%	0%	\$	-	0%	\$	
iii.	6" x 20 GA. FURRING METAL STUD	94	SF	\$	23.60	\$	2,218.40	0%	0%	\$	-	0%	\$	
iv.	3.5" x 20 GA. METAL STUD - LOW WALL	60	SF	\$	23.60	\$	1,416.00	0%	0%	\$	-	0%	\$	
v.	3.5" x 20 GA. METAL STUD WALL	1,180	SF	\$	23.60	\$	27,848.00	0%	0%	\$	-	0%	\$	
vi.	6" x 20 GA. METAL STUD INFILL	24	SF	\$	23.60	\$	566.40	0%	0%	\$	-	0%	\$	
vii.	6" x 20 GA. METAL STUD WALL	2,679	SF	\$	23.60	\$	63,224.40	0%	0%	\$	-	0%	\$	
viii.	8" x 20 GA. METAL STUD WALL	56	SF	\$	23.60	\$	1,321.60	0%	0%	\$	-	0%	\$	
ix.	(2) - 3.5" x 20 GA. METAL STUD WALL	205	SF	\$	23.60	\$	6,914.80	0%	0%	\$	-	0%	\$	
x.	(2) - 6" x 20 GA. METAL STUD WALL	282	SF	\$	23.60	\$	6,655.20	0%	0%	\$	-	0%	\$	
xi.	5/8" GWB + PAINT	65,747	SF	\$	14.16	\$	152,177.52	0%	0%	\$	-	0%	\$	
xii.	BATT INSULATION	5,089	SF	\$	1.18	\$	6,005.02	0%	0%	\$	-	0%	\$	
xiii.	PAINT CONCRETE COLUMNS	461	SF	\$	5.90	\$	2,719.90	0%	0%	\$	-	0%	\$	
xiv.	PAINT TO CMU WALLS	1,022	SF	\$	2.36	\$	2,411.92	0%	0%	\$	-	0%	\$	
xv.	PAINT TO (E) STUD WALLS	3,640	SF	\$	2.36	\$	8,590.40	0%	0%	\$	-	0%	\$	
xvi.	PAINT TO EXPOSED STEEL COLUMN	60	LF	\$	5.90	\$	354.00	0%	0%	\$	-	0%	\$	
xvii.	9/16" WOOD WALL PANEL	369	SF	\$	47.20	\$	17,416.80	0%	0%	\$	-	0%	\$	
xviii.	BATHROOM TILE	179	SF	\$	47.20	\$	8,448.80	0%	0%	\$	-	0%	\$	
<b>FLOOR FINISHES</b>														
i.	WALK-OFF MAT (RECESSED)	100	SF	\$	99.00	\$	9,900.00	0%	0%	\$	-	0%	\$	
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	402	SF	\$	29.50	\$	11,859.00	0%	0%	\$	-	0%	\$	
iii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 (GRIND, SIMP-POLISHED)	788	SF	\$	29.50	\$	23,246.00	0%	0%	\$	-	0%	\$	
iv.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	960	SF	\$	29.50	\$	28,320.00	0%	0%	\$	-	0%	\$	
v.	CARPET TILE	1,880	SF	\$	8.26	\$	8,920.80	0%	0%	\$	-	0%	\$	
vi.	LINOLEUM FLOORING, PATTERNED	4,670	SF	\$	14.18	\$	66,277.41	0%	0%	\$	-	0%	\$	
vii.	WALL BASE - @ VINYL CARPET FLOOR	720	LF	\$	3.81	\$	2,741.21	0%	0%	\$	-	0%	\$	
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	570	LF	\$	5.90	\$	3,363.00	0%	0%	\$	-	0%	\$	
<b>CEILING FINISHES</b>														
i.	2 x 2 ACT T-BAR CEILING	2,870	SF	\$	11.10	\$	31,867.91	0%	0%	\$	-	0%	\$	
ii.	DRCO ACOUSTICAL CEILING PANEL - FRAMES	1,334	SF	\$	24.26	\$	32,363.94	0%	0%	\$	-	0%	\$	
iii.	GWB CEILING + METAL STUD FRAMES + BATT	3,330	SF	\$	36.58	\$	121,811.40	0%	0%	\$	-	0%	\$	
iv.	PAINT TO GWB CEILING	3,330	SF	\$	3.54	\$	11,788.20	0%	0%	\$	-	0%	\$	
v.	PAINT TO US SLAB DECK	196	SF	\$	5.90	\$	1,156.40	0%	0%	\$	-	0%	\$	
vi.	PAINT TO US STAIR	1	LS	\$	4,956.00	\$	4,956.00	0%	0%	\$	-	0%	\$	
<b>VERTICAL SOFFITS</b>														
i.	6" x 20 GA. METAL STUD	1,767	SF	\$	23.60	\$	42,173.20	0%	0%	\$	-	0%	\$	
ii.	5/8" GWB + PAINT	1,168	SF	\$	9.92	\$	11,591.00	0%	0%	\$	-	0%	\$	
<b>EXTERIOR SOFFIT</b>														
i.	PAINT (E) PLASTER SOFFIT	313	SF	\$	2.36	\$	738.68	0%	0%	\$	-	0%	\$	
<b>MISCELLANEOUS</b>														
i.	MISC. FINISHES PAINT TOUCH-UP ALLOWANCE	8,408	GRF	\$	-	\$	0	0%	0%	\$	-	0%	\$	
<b>SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>RESTROOM SPECIALTIES</b>														
i.	TOILET PARTITION, ADA	2	EA	\$	4,852.16	\$	9,704.32	0%	0%	\$	-	0%	\$	
ii.	TOILET PARTITION, REG.	1	EA	\$	4,852.16	\$	4,852.16	0%	0%	\$	-	0%	\$	
iii.	ADA L-SHAPED GRAB BAR	4	EA	\$	224.20	\$	896.80	0%	0%	\$	-	0%	\$	
iv.	COMBINATION RECESSED TOILET SEAT COVER DISPENSER, WASTE DISPOSAL & TOILET TISSUE DISPENSER	5	EA	\$	613.60	\$	3,068.00	0%	0%	\$	-	0%	\$	
v.	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	6	EA	\$	253.70	\$	1,522.20	0%	0%	\$	-	0%	\$	
vi.	AUTOMATIC WARM AIR HAND DRYER, RECESSED	4	EA	\$	1,516.30	\$	6,065.20	0%	0%	\$	-	0%	\$	
vii.	ADA MIRROR, 18" W x 22" H	2	EA	\$	590.00	\$	1,180.00	0%	0%	\$	-	0%	\$	
viii.	BEVELED EDGE MIRROR, ROUND TOP, 2.31" W x 3.67" H	6	EA	\$	1,019.52	\$	6,117.12	0%	0%	\$	-	0%	\$	
ix.	BABY CHANGING STATION	2	EA	\$	158.12	\$	316.24	0%	0%	\$	-	0%	\$	
<b>MISC. SPECIALTIES</b>														
i.	COUNTER SINK ACCESSORIES, PER FIXTURE	1	EA	\$	590.00	\$	590.00	0%	0%	\$	-	0%	\$	
ii.	FIRE EXTINGUISHER - RECESSED CABINET	3	EA	\$	1,180.00	\$	3,540.00	0%	0%	\$	-	0%	\$	
iii.	SIGNAGE - INT. EXT.	8,408	GRF	\$	2.48	\$	20,855.02	0%	0%	\$	-	0%	\$	
iv.	MISC. SPECIALTIES ALLOWANCE	8,408	GRF	\$	-	\$	-	0%	0%	\$	-	0%	\$	
<b>EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>ALL EQUIPMENT - N.L.C.</b>														
<b>FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>WINDOW SHADES</b>														
i.	WINDOW SHADES, MOTORIZED	1,721	SF	\$	11.80	\$	20,307.80	0%	0%	\$	-	0%	\$	
ii.	WINDOW SHADES, MANUAL	660	SF	\$	7.08	\$	4,666.80	0%	0%	\$	-	0%	\$	
<b>FURNISHINGS</b>														
i.	ALL FF & E - N.L.C.		\$	-	\$	0	0%	0%	\$	-	0%	\$		
<b>SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
THIS SECTION NOT APPLICABLE														
<b>CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
THIS SECTION NOT APPLICABLE														

FIRE SUPPRESSION (EXISTING BUILDING RENOVATION - EXTENSION)											
<b>FIRE SPRINKLER SYSTEM</b>											
i.	FIRE-SPRINKLER WET SYSTEM + RISER, COMPLETE 8-800 GSF	8400	GSF	\$	1442	\$	121,240.00	0%	0%	\$	0%
<b>PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)</b>											
<b>PLUMBING EQUIPMENT</b>											
INCLUDED PER SEPARATE ADDITION ESTIMATE											
<b>PLUMBING FIXTURES</b>											
ii.	WATER CLOSET, WALL HNG	5	EA	\$	1,730.00	\$	8,650.00	2%	0%	\$	2%
iii.	URINAL	1	EA	\$	1,180.00	\$	1,180.00	14%	0%	\$	14%
iv.	LAVATORY SINK, WALL	6	EA	\$	1,180.00	\$	7,080.00	2%	0%	\$	2%
v.	COUNTER SINK	2	EA	\$	1,180.00	\$	2,360.00	7%	0%	\$	7%
vi.	1/4" DRINKING FOUNTAIN	1	EA	\$	5,900.00	\$	5,900.00	3%	0%	\$	3%
vii.	ROUGH-INS AT	15	EA	\$	590.00	\$	8,850.00	2%	0%	\$	2%
<b>COLD WATER</b>											
i.	1/2" TPW PIPE - INSULATION - BELOW SLAB	10	LF	\$	88.50	\$	885.00	20%	0%	\$	20%
ii.	1/2" CW PIPE	104	LF	\$	47.20	\$	4,908.80	20%	0%	\$	20%
iii.	3/4" CW PIPE	48	LF	\$	59.00	\$	2,832.00	20%	0%	\$	20%
iv.	1" CW PIPE	20	LF	\$	70.80	\$	1,416.00	20%	0%	\$	20%
v.	1 1/2" CW PIPE	80	LF	\$	94.40	\$	7,552.00	20%	0%	\$	20%
vi.	2" CW PIPE	95	LF	\$	118.00	\$	11,210.00	27%	0%	\$	27%
vii.	2 1/2" CW PIPE	25	LF	\$	141.60	\$	3,540.00	31%	0%	\$	31%
viii.	HOSE BIBB, 3/4"	2	EA	\$	590.00	\$	1,180.00	33%	0%	\$	33%
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	\$	590.00	\$	1,180.00	33%	0%	\$	33%
x.	TRAP PRIMER	1	EA	\$	590.00	\$	590.00	37%	0%	\$	37%
xi.	POC 1" CW PIPE TO WATER HEATER	1	EA	\$	590.00	\$	590.00	37%	0%	\$	37%
xii.	WALL ACCESS PANEL	3	EA	\$	590.00	\$	1,770.00	32%	0%	\$	32%
xiii.	EXT. WALL PENETRATION, 3" PIPE	1	EA	\$	118.00	\$	118.00	30%	0%	\$	30%
<b>HOT WATER</b>											
i.	1/2" HW PIPE	98	LF	\$	47.20	\$	4,625.60	1%	0%	\$	1%
ii.	3/4" HW/HW PIPE	220	LF	\$	59.00	\$	12,980.00	2%	0%	\$	2%
iii.	1" HW PIPE	20	LF	\$	70.80	\$	1,416.00	4%	0%	\$	4%
iv.	PIPE INSULATION, 1/2" PIPE	98	LF	\$	5.90	\$	578.20	11%	0%	\$	11%
v.	PIPE INSULATION, 3/4" PIPE	220	LF	\$	5.90	\$	1,298.00	5%	0%	\$	5%
vi.	PIPE INSULATION, 1" PIPE	20	LF	\$	5.90	\$	118.00	0%	0%	\$	0%
vii.	POC 1" HW PIPE TO WATER HEATER	1	EA	\$	295.00	\$	295.00	0%	0%	\$	0%
viii.	ROOF PENETRATION, 1" PIPE	1	EA	\$	118.00	\$	118.00	0%	0%	\$	0%
<b>SANITARY SEWER &amp; VENT</b>											
i.	1 1/2" VENT PIPE - WALL/CEILING	184	LF	\$	59.00	\$	10,856.00	65%	8%	\$	884.47
ii.	2" VENT PIPE - WALL/CEILING	94	LF	\$	70.80	\$	6,655.20	65%	8%	\$	565.63
iii.	3" VENT PIPE - WALL/CEILING	16	LF	\$	82.60	\$	1,321.60	65%	8%	\$	112.04
iv.	2" WASTE PIPE - WALL	22	LF	\$	82.60	\$	1,817.20	65%	8%	\$	148.39
v.	4" WASTE PIPE - WALL	10	LF	\$	94.40	\$	944.00	65%	8%	\$	79.95
vi.	1 1/4" VENT PIPE - BELOW SLAB	6	LF	\$	88.50	\$	531.00	65%	8%	\$	41.01
vii.	2" WASTE PIPE - BELOW SLAB	52	LF	\$	94.40	\$	4,908.80	65%	8%	\$	408.46
viii.	4" WASTE PIPE - BELOW SLAB	104	LF	\$	118.00	\$	12,272.00	65%	8%	\$	988.43
ix.	FLOOR DRAIN	2	EA	\$	1,180.00	\$	2,360.00	65%	8%	\$	179.07
x.	2" WCO	1	EA	\$	590.00	\$	590.00	65%	8%	\$	49.27
xi.	4" WCO	1	EA	\$	590.00	\$	590.00	65%	8%	\$	49.27
xii.	2" VTR + FLASHING	1	EA	\$	295.00	\$	295.00	65%	8%	\$	22.72
xiii.	3" VTR + FLASHING	1	EA	\$	295.00	\$	295.00	65%	8%	\$	22.72
xiv.	CUT & PATCH (S) SLAB-ON-GRADE	150	LF	\$	118.00	\$	17,700.00	65%	8%	\$	1,392.13
xv.	EXT. STEM WALL PENETRATION, 4" PIPE	1	EA	\$	1,180.00	\$	1,180.00	65%	8%	\$	96.47
<b>CONDENSATE DRAINS</b>											
i.	3/4" CD PIPE	230	LF	\$	59.00	\$	13,570.00	2%	0%	\$	2%
ii.	PIPE INSULATION, 3/4" PIPE	230	LF	\$	5.90	\$	1,357.00	9%	0%	\$	9%
iii.	POC TO SINK TAILPIECE	2	EA	\$	295.00	\$	590.00	0%	0%	\$	0%
iv.	POC TO HVAC UNIT W/ TRAP & VENT	11	EA	\$	590.00	\$	6,490.00	2%	0%	\$	2%
<b>ROOF DRAINS</b>											
SEE DIVISION 7 FOR GUTTER & DOWNSPOUT											
<b>NATURAL GAS</b>											
i.	EXTEND & POC (E) GAS PIPE TO NEW ROOFTOP UNIT "AC1" at MECH. WELL, COMPLETE	1	EA	\$	590.00	\$	590.00	30%	0%	\$	30%
<b>MISCELLANEOUS</b>											
i.	VALVES & SPECIALTIES	1	LS	\$	1,180.00	\$	1,180.00	30%	0%	\$	30%
ii.	MISC. PLUMBING SYSTEM	8400	GSF	\$	0.12	\$	992.14	30%	0%	\$	30%
iii.	MISC. TESTING	1	LS	\$	590.00	\$	590.00	20%	0%	\$	20%
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$	-	\$	-	0%	0%	\$	0%
<b>HVAC (EXISTING BUILDING RENOVATION + EXTENSION)</b>											
<b>ROOFTOP AC UNIT</b>											
i.	AC1 - GAS-ELECTRIC RTU, 12.5 TON, 5000 CFM	1	EA	\$	11,800.00	\$	11,800.00	2%	0%	\$	2%
ii.	EXTRA FOR MODULATING ECONOMIZER	1	EA	\$	1,770.00	\$	1,770.00	13%	0%	\$	13%
iii.	EXTRA FOR VIBRATION ISOLATION	1	SET	\$	590.00	\$	590.00	0%	0%	\$	0%
iv.	EXTRA FOR EQUIPMENT PLATFORM	1	EA	\$	1,770.00	\$	1,770.00	13%	0%	\$	13%
v.	DUCTWORK	2,150	LBS	\$	41.30	\$	88,795.00	2%	0%	\$	2%
vi.	DUCT INSULATION	1,585	SF	\$	4.72	\$	7,481.20	3%	0%	\$	3%
vii.	EQUIPMENT FLEXIBLE CONNECTOR	2	EA	\$	88.50	\$	177.00	0%	0%	\$	0%
viii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	\$	94.40	\$	472.00	0%	0%	\$	0%
ix.	SUPPLY REGISTER, DUCT-MOUNTED	6	EA	\$	79.66	\$	477.96	0%	0%	\$	0%
x.	RETURN REGISTER, SIDEWALL	2	EA	\$	118.00	\$	236.00	0%	0%	\$	0%
xi.	MVD	11	EA	\$	64.90	\$	713.90	0%	0%	\$	0%
xii.	DUCT SMOKE DETECTOR	2	EA	\$	295.00	\$	590.00	0%	0%	\$	0%
xiii.	EXT. WALL PENETRATION - 30" x 20" DUCT	2	EA	\$	177.00	\$	354.00	0%	0%	\$	0%
<b>VRF SPLIT SYSTEM</b>											
i.	CU2 - 312 KBTU/H COOLING, 301 KBTU/H HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (3) MODELS	1	EA	\$	2,360.00	\$	2,360.00	0%	0%	\$	6%
ii.	FC1 - 5.0 TON, CEILING MOUNT 1 EA	1	EA	\$	3,540.00	\$	3,540.00	4%	0%	\$	4%
iii.	FC5 - CEILING CASSETTE, 1.5 TON	1	EA	\$	1,770.00	\$	1,770.00	8%	0%	\$	8%
iv.	FC7 - CEILING CASSETTE, 1.0 TON	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	8%

v.	FC3 - CEILING CASSETTE, 0.75 TON	2	EA	\$ 1,180.00	\$ 2,360.00	0%	0%	\$ -	6%	\$ 150.00
vi.	FCV - CEILING CASSETTE, 0.5 TON	2	EA	\$ 1,180.00	\$ 2,360.00	0%	0%	\$ -	6%	\$ 150.00
vii.	FC6SA DUCTWORK	695	LBS	\$ 41.30	\$ 28,703.50	3%	0%	\$ -	3%	\$ 900.00
viii.	DUCT INSULATION	510	SF	\$ 6.90	\$ 3,523.00	5%	0%	\$ -	5%	\$ 150.00
ix.	CEILING DIFFUSER - FLEX CONNECTOR	2	EA	\$ 59.00	\$ 118.00	0%	0%	\$ -	0%	\$ -
x.	SUPPLY REGISTER, DUCT MOUNTED	4	EA	\$ 106.20	\$ 424.80	35%	0%	\$ -	35%	\$ 150.00
xi.	RETURN AIR GRILLE	1	EA	\$ 94.40	\$ 94.40	0%	0%	\$ -	0%	\$ -
xii.	MVD	6	EA	\$ 59.00	\$ 354.00	42%	0%	\$ -	42%	\$ 150.00
xiii.	12" WALL JACK + CAP	1	EA	\$ 64.90	\$ 64.90	0%	0%	\$ -	0%	\$ -
xiv.	REFRIGERANT PIPING - 3/4" + 1 1/8" - INSULATION	8	LF	\$ 118.00	\$ 944.00	10%	0%	\$ -	10%	\$ 150.00
xv.	REFRIGERANT PIPING - 1/2" - 7/8" + 1 1/8" - INSULATION	20	LF	\$ 118.00	\$ 2,360.00	0%	0%	\$ -	6%	\$ 150.00
xvi.	REFRIGERANT PIPING - (1) PIPES - INSULATION	70	LF	\$ 118.00	\$ 8,260.00	2%	0%	\$ -	2%	\$ 150.00
xvii.	REFRIGERANT PIPING - (2) PIPES - INSULATION	250	LF	\$ 118.00	\$ 29,500.00	1%	0%	\$ -	1%	\$ 150.00
xviii.	BRANCH SELECTOR BOX	3	EA	\$ 1,180.00	\$ 3,540.00	4%	0%	\$ -	4%	\$ 150.00
xix.	EXT. WALL PENETRATION - (1) REFRIGERANT PIPES	1	EA	\$ 295.00	\$ 295.00	0%	0%	\$ -	0%	\$ -
xx.	EXT. WALL PENETRATION - 12" DUCT	1	EA	\$ 295.00	\$ 295.00	0%	0%	\$ -	0%	\$ -
<b>MINI SPLIT SYSTEM</b>										
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%	\$ -	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%	\$ -	0%	\$ -
iii.	FC11, 1.0 TON, WALL MOUNT	1	EA	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
iv.	FC12, 1.0 TON, WALL MOUNT	1	EA	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
v.	REFRIGERANT PIPING - (2) PIPES - INSULATION	170	LF	\$ 118.00	\$ 20,060.00	15%	0%	\$ -	15%	\$ 3,000.00
vi.	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	2	EA	\$ 295.00	\$ 590.00	0%	0%	\$ -	0%	\$ -
<b>EXHAUST FAN</b>										
i.	CEILING EXHAUST FAN, 100 CFM + GRILLE + BDD	2	EA	\$ 413.00	\$ 826.00	10%	0%	\$ -	10%	\$ 86.65
ii.	EXHAUST DUCTWORK	25	LBS	\$ 41.30	\$ 1,032.50	10%	0%	\$ -	10%	\$ 108.14
iii.	DUCT INSULATION	25	SF	\$ 4.72	\$ 118.00	10%	0%	\$ -	10%	\$ 12.38
iv.	4" WALL JACK + CAP	2	EA	\$ 147.50	\$ 295.00	10%	0%	\$ -	10%	\$ 30.95
v.	EXT. WALL PENETRATION - 4" DUCT	2	EA	\$ 295.00	\$ 590.00	10%	0%	\$ -	10%	\$ 61.89
<b>CONTROLS</b>										
i.	RTU	1	EA	\$ 2,360.00	\$ 2,360.00	9%	0%	\$ -	9%	\$ 212.40
ii.	VRF SPLIT (8 FANCOILS)	1	SET	\$ 2,360.00	\$ 2,360.00	9%	0%	\$ -	9%	\$ 212.40
iii.	MINI SPLIT	2	PR	\$ 900.00	\$ 1,800.00	9%	0%	\$ -	9%	\$ 106.20
iv.	CEILING EXHAUST FAN	2	EA	\$ 900.00	\$ 1,800.00	9%	0%	\$ -	9%	\$ 106.20
v.	EXTRA FOR THERMISTAT	11	EA	\$ 389.40	\$ 4,283.40	8%	0%	\$ -	8%	\$ 362.80
vi.	EMS SYSTEM	8,408	GSF	\$ -	\$ -	0%	0%	\$ -	0%	\$ -
<b>MISCELLANEOUS</b>										
i.	MISC. HVAC SYSTEM	8,408	GSF	\$ -	\$ -	0%	0%	\$ -	0%	\$ -
ii.	TESTING	1	LS	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$ -	\$ -	0%	0%	\$ -	0%	\$ -
<b>ELECTRICAL - EXISTING BUILDING RENOVATION + EXTENSION</b>										
<b>ELECTRICAL EQUIPMENT &amp; PANELS</b>										
i.	MAIN SWITCHBOARD "MSB", 800A, 277/480V, 3PH-4W, NEMA-1 W/ 1/2" SECTION, METER MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	\$ 11,800.00	\$ 11,800.00	5%	24%	\$ 2,782.63	28%	\$ 3,143.13
ii.	TRANSFORMER "T3"	1	EA	\$ 11,800.00	\$ 11,800.00	5%	24%	\$ 2,782.63	28%	\$ 3,143.13
iii.	PANEL BOARD "K"	1	EA	\$ 11,800.00	\$ 11,800.00	5%	24%	\$ 2,782.63	28%	\$ 3,143.13
iv.	PANEL BOARD "L"	1	EA	\$ 7,080.00	\$ 7,080.00	5%	23%	\$ 1,652.10	28%	\$ 1,982.40
<b>PANEL "K" FEEDER</b>										
i.	1 1/2" EMT CONDUIT W/ 4 #1 - 1 #6 GND	200	LF	\$ 83.32	\$ 16,664.00	60%	0%	\$ -	66%	\$ 11,000.00
ii.	POC TO NEW SWITCHBOARD	1	EA	\$ 295.00	\$ 295.00	0%	0%	\$ -	0%	\$ -
<b>BRANCH POWER</b>										
i.	DUPLEX RECEPTACLE	49	EA	\$ 128.62	\$ 6,302.38	0%	46%	\$ 2,912.50	46%	\$ 2,912.50
ii.	DUPLEX RECEPTACLE, FUSH SLAB	3	EA	\$ 394.12	\$ 1,182.36	0%	46%	\$ 543.89	46%	\$ 543.89
iii.	DOUBLE DUPLEX RECEPTACLE	3	EA	\$ 175.82	\$ 527.46	0%	46%	\$ 242.63	46%	\$ 242.63
iv.	DUPLEX RECEPTACLE, GFI	6	EA	\$ 194.70	\$ 1,168.20	0%	46%	\$ 537.37	46%	\$ 537.37
v.	DUPLEX RECEPTACLE, GFI, WP	4	EA	\$ 206.50	\$ 826.00	0%	46%	\$ 379.96	46%	\$ 379.96
vi.	DUPLEX RECEPTACLE, GFI, WP - @ MECH. WELLS	2	EA	\$ 206.50	\$ 413.00	0%	46%	\$ 189.98	46%	\$ 189.98
vii.	BRANCH POWER CIRCUIT, EMT CONDUIT CU W/ BBS	1,340	LF	\$ 15.30	\$ 20,502.00	24%	22%	\$ 4,433.75	46%	\$ 9,433.75
viii.	ALLOWANCE FOR WP-GFI RECEPTACLE TO ELEVATOR PIT INCLUDING CIRCUIT COMPLETE	1	EA	\$ 944.00	\$ 944.00	0%	46%	\$ 434.24	46%	\$ 434.24
ix.	EXT. WALL PENETRATION - 3/4" CONDUIT	1	EA	\$ 118.00	\$ 118.00	0%	46%	\$ 54.28	46%	\$ 54.28
x.	ROOF PENETRATION - 3/4" CONDUIT 1 EA	1	EA	\$ 590.00	\$ 590.00	0%	46%	\$ 271.40	46%	\$ 271.40
<b>HVAC/PLUMBING EQUIPMENT POWER</b>										
i.	DISC SWITCH 60A/3P, WP, AC1	2	EA	\$ 1,770.00	\$ 3,540.00	10%	11%	\$ 194.70	21%	\$ 371.70
ii.	DISC SWITCH - ASSUME 30A/3P, WP FOR CU3 & CU4	2	EA	\$ 1,770.00	\$ 3,540.00	10%	11%	\$ 389.40	21%	\$ 743.40
iii.	DISC SWITCH - ASSUME 30A/3P FOR FC1	1	EA	\$ 1,770.00	\$ 1,770.00	10%	11%	\$ 194.70	21%	\$ 371.70
iv.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	\$ 900.00	\$ 8,100.00	10%	11%	\$ 884.10	21%	\$ 1,115.10
v.	60A/3P POWER CIRCUIT	120	LF	\$ 185.56	\$ 22,267.20	10%	11%	\$ 2,449.33	21%	\$ 4,675.99
vi.	30A/3P POWER CIRCUIT	70	LF	\$ 15.85	\$ 1,109.50	10%	11%	\$ 122.03	21%	\$ 232.96
vii.	30A/3P POWER CIRCUIT	140	LF	\$ 14.15	\$ 1,981.00	10%	11%	\$ 217.88	21%	\$ 415.96
viii.	20A/1P POWER CIRCUIT	360	LF	\$ 132.29	\$ 47,624.40	12%	11%	\$ 5,445.49	24%	\$ 11,305.02
ix.	CEILING EXHAUST FAN POWER	2	EA	\$ 236.00	\$ 472.00	0%	11%	\$ 51.92	21%	\$ 99.12
x.	ELECTRIC HAND DRYER POWER	4	EA	\$ 900.00	\$ 3,600.00	10%	11%	\$ 259.60	21%	\$ 495.60
xi.	EXT. WALL PENETRATION - 3/4" CONDUIT	2	EA	\$ 118.00	\$ 236.00	10%	11%	\$ 25.96	21%	\$ 49.56
xii.	ROOF PENETRATION - 1 1/2" CONDUIT	1	EA	\$ 590.00	\$ 590.00	10%	11%	\$ 64.90	21%	\$ 123.90
<b>LIGHTING</b>										
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	38	EA	\$ 1,180.00	\$ 44,840.00	0%	0%	\$ -	6%	\$ 2,500.00
ii.	L4 - 6L SURFACE WALL WASHER, 10W/FT	1	EA	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
iii.	L4 - 10L SURFACE WALL WASHER, 10W/FT	1	EA	\$ 1,180.00	\$ 1,180.00	0%	0%	\$ -	0%	\$ -
iv.	L4 - 12L SURFACE WALL WASHER, 10W/FT	1	EA	\$ 1,416.00	\$ 1,416.00	0%	0%	\$ -	0%	\$ -
v.	L4 - 16L SURFACE WALL WASHER, 10W/FT	1	EA	\$ 1,888.00	\$ 1,888.00	0%	0%	\$ -	0%	\$ -
vi.	L4C - 14L ARM MOUNT WALL WASHER W/ WING RAIL, 17W/FT	1	EA	\$ 1,652.00	\$ 1,652.00	0%	0%	\$ -	0%	\$ -
vii.	L5 - 10L PENDANT INDIRECT LED FIXTURE, 20W/FT	4	EA	\$ 1,180.00	\$ 4,720.00	0%	0%	\$ -	0%	\$ -
viii.	L5 - 12L PENDANT INDIRECT LED FIXTURE, 20W/FT	1	EA	\$ 1,416.00	\$ 1,416.00	0%	0%	\$ -	0%	\$ -
ix.	L5 - 20L PENDANT INDIRECT LED FIXTURE, 20W/FT	5	EA	\$ 3,068.00	\$ 15,340.00	0%	0%	\$ -	0%	\$ -

x.	L5A - 5L SURFACE LINEAR LED FIXTURE, 17W/FT	5	EA	\$	1,180.00	\$	5,900.00	0%	0%	\$	-	0%	\$	-
xi.	L5A - 0L SURFACE LINEAR LED FIXTURE, 17W/FT	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	-	0%	\$	-
xii.	L6 - LOBBY CIRCULAR RECESSED / MIDDEN TRIMLESS LED FIXTURE, 174W	2	EA	\$	885.00	\$	1,770.00	0%	0%	\$	-	0%	\$	-
xiii.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	\$	885.00	\$	6,195.00	0%	0%	\$	-	0%	\$	-
xiv.	L8 - 6L UNDERCABINET LED FIXTURE, 60W/FT	1	EA	\$	885.00	\$	885.00	0%	0%	\$	-	0%	\$	-
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	10	EA	\$	708.00	\$	7,080.00	0%	0%	\$	-	0%	\$	-
xvi.	L14 - 5H RECESSED LED LINEAR SLOT, 60W/FT	1	EA	\$	7,080.00	\$	7,080.00	0%	0%	\$	-	0%	\$	-
xvii.	L14A - 4L RECESSED LED LINEAR SLOT, 60W/FT	1	EA	\$	708.00	\$	708.00	0%	0%	\$	-	0%	\$	-
xviii.	L14A - 6L RECESSED LED LINEAR SLOT, 60W/FT	2	EA	\$	708.00	\$	1,416.00	0%	0%	\$	-	0%	\$	-
xix.	L14B - 1H RECESSED LINEAR W/ NARROW BEAM, 60W/FT	2	EA	\$	1,298.00	\$	2,596.00	0%	0%	\$	-	0%	\$	-
xx.	L14B - 1H RECESSED LINEAR W/ NARROW BEAM, 60W/FT	1	EA	\$	1,534.00	\$	1,534.00	0%	0%	\$	-	0%	\$	-
<b>EXT</b>														
i.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	10	EA	\$	708.00	\$	7,080.00	0%	10%	\$	708.00	10%	\$	708.00
ii.	LED EXIT FIXTURE - ALLOWANCE	7	EA	\$	708.00	\$	4,956.00	0%	10%	\$	495.60	10%	\$	495.60
iii.	JUNCTION BOX/FULL BOX	33	EA	\$	65.25	\$	2,153.25	0%	10%	\$	215.34	10%	\$	215.34
iv.	DIMMER SWITCH SINGLE	4	EA	\$	227.74	\$	910.96	0%	10%	\$	91.10	10%	\$	91.10
v.	DIMMER SWITCH 2-GANG	1	EA	\$	389.40	\$	389.40	0%	10%	\$	38.94	10%	\$	38.94
vi.	DIMMER SWITCH 4-GANG	1	EA	\$	778.80	\$	778.80	0%	10%	\$	77.88	10%	\$	77.88
vii.	VACANCY SENSOR - WALL	14	EA	\$	175.82	\$	2,461.48	0%	10%	\$	246.15	10%	\$	246.15
viii.	VACANCY SENSOR - CEILING	6	EA	\$	549.88	\$	3,299.28	0%	10%	\$	329.93	10%	\$	329.93
ix.	SWITCHPACK - CEILING	6	EA	\$	704.66	\$	4,227.96	0%	10%	\$	422.68	10%	\$	422.68
x.	INTERIOR PHOTOCEL - CEILING	2	EA	\$	549.88	\$	1,099.76	0%	10%	\$	109.98	10%	\$	109.98
xi.	BRANCH LIGHTING CIRCUIT, DMF CONDUIT/CU WIRES	2,610	EA	\$	106.20	\$	277,182.00	7%	3%	\$	7,144.42	10%	\$	27,146.42
xii.	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	\$	1,180.00	\$	1,180.00	0%	10%	\$	118.00	10%	\$	118.00
<b>MISCELLANEOUS</b>														
i.	MISC. ELECTRICAL SYSTEM	8,408	EA	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ii.	TESTING	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	EA	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>SIGNAL SYSTEM</b>														
i.	TELEPHONE/DATA W/ MDP	8,408	GSF	\$	7.67	\$	64,489.36	1%	0%	\$	-	1%	\$	500.00
ii.	EXTRA FOR POCEXTEND (E) MAIN PATHWAY	120	LF	\$	41.50	\$	4,980.00	10%	0%	\$	-	10%	\$	500.00
iii.	PUBLIC ADDRESS W/ CLOCK	8,408	GSF	\$	1.18	\$	9,921.44	5%	0%	\$	-	5%	\$	500.00
iv.	AUDIO-VISUAL SYSTEM	8,408	GSF	\$	3.54	\$	29,764.32	2%	0%	\$	-	2%	\$	500.00
v.	CTV	8,408	GSF	\$	3.54	\$	29,764.32	2%	0%	\$	-	2%	\$	500.00
vi.	MISC./TESTING	1	LS	\$	223.22	\$	223.22	0%	0%	\$	-	0%	\$	-
<b>ELECTRONIC SAFETY &amp; SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>FIRE ALARM</b>														
i.	FIRE ALARM SYSTEM, COMPLETE	8,408	GSF	\$	11.80	\$	99,214.40	5%	0%	\$	-	5%	\$	5,000.00
<b>SECURITY</b>														
i.	SECURITY SYSTEM, COMPLETE	8,408	GSF	\$	14.16	\$	119,087.28	0%	0%	\$	-	0%	\$	-
<b>EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)</b>														
<b>EAST COURTYARD</b>														
i.	YARD ROUGH GRADING	376	SF	\$	1.18	\$	443.68	0%	0%	\$	-	0%	\$	-
ii.	CUT TOPSOIL, ASSUME 7'D @ 6"	3	CY	\$	59.00	\$	177.00	0%	0%	\$	-	0%	\$	-
iii.	ROUGH/FINE GRADING	376	SF	\$	3.54	\$	1,331.04	0%	0%	\$	-	0%	\$	-
iv.	CARRY & COMPACT US SITE PAVING	311	SF	\$	1.18	\$	366.98	0%	0%	\$	-	0%	\$	-
v.	EXPORT HAUL DIRT SUBPLS + 15% SWELL VOLUME	4	CY	\$	289.10	\$	1,156.40	0%	0%	\$	-	0%	\$	-
vi.	EROSION CONTROL	376	SF	\$	1.77	\$	665.52	0%	0%	\$	-	0%	\$	-
vii.	CONCRETE PAVING TYPE 1 - AB	141	SF	\$	29.50	\$	4,159.50	0%	0%	\$	-	0%	\$	-
viii.	BRICK PAVERS - SUBSTRATE - AGG. BASE	170	SF	\$	47.20	\$	8,024.00	0%	0%	\$	-	0%	\$	-
ix.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	27	LF	\$	11.80	\$	318.60	0%	0%	\$	-	0%	\$	-
x.	TREE, 50" BOX	1	EA	\$	1,385.32	\$	1,385.32	0%	0%	\$	-	0%	\$	-
xi.	SHRUBS - PLANTING SOIL - IRRIGATION	56	SF	\$	54.28	\$	3,039.68	0%	0%	\$	-	0%	\$	-
xii.	12" W x 18" H CURVED BRICK SEATWALL	9	LF	\$	226.00	\$	2,034.00	0%	0%	\$	-	0%	\$	-
xiii.	EXTRA FOR CONCRETE FOOTING	9	LF	\$	226.00	\$	2,034.00	0%	0%	\$	-	0%	\$	-
xiv.	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	376	SF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
xv.	MISC.	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>EXISTING CONDITIONS (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
SEE SEPARATE SITEWORK FOR SITE DEMOLITION														
<b>CONCRETE (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>FOUNDATION</b>														
i.	SPREAD FOOTING F5	2	CY	\$	1,180.00	\$	2,360.00	100%	0%	\$	-	100%	\$	2,360.00
ii.	SPREAD FOOTING F8	62	CY	\$	1,180.00	\$	73,160.00	100%	0%	\$	-	100%	\$	73,160.00
iii.	SPREAD FOOTING F8A	10	CY	\$	1,180.00	\$	11,800.00	100%	0%	\$	-	100%	\$	11,800.00
iv.	SPREAD FOOTING F10	22	CY	\$	1,180.00	\$	25,960.00	100%	0%	\$	-	100%	\$	25,960.00
v.	SPREAD FOOTING F18	4	CY	\$	1,180.00	\$	4,720.00	100%	0%	\$	-	100%	\$	4,720.00
vi.	SPREAD FOOTING F79	6	CY	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
vii.	WALL FOOTING	46	CY	\$	1,180.00	\$	54,280.00	100%	0%	\$	-	100%	\$	54,280.00
viii.	GRADE BEAM	6	CY	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
<b>SLAB-ON-GRADE/CURBS</b>														
i.	SLAB-ON-GRADE - V.B./A.B. 5'4" x 2'	822	SF	\$	35.40	\$	29,098.80	100%	0%	\$	-	100%	\$	29,098.80
ii.	EXTERIOR SLAB-ON-GRADE - V.B./A.B. 5'4" x 2'	142	SF	\$	35.40	\$	5,026.80	100%	0%	\$	-	100%	\$	5,026.80
iii.	EXTRA FOR DEPRESSION SLAB - @ DANCE ROOM	1,022	SF	\$	35.40	\$	36,178.80	100%	0%	\$	-	100%	\$	36,178.80
iv.	THICKENED SLAB OVER FOOTING	8	CY	\$	1,180.00	\$	9,440.00	100%	0%	\$	-	100%	\$	9,440.00
v.	THICKENED SLAB EDGE	6	CY	\$	1,180.00	\$	7,080.00	100%	0%	\$	-	100%	\$	7,080.00
vi.	CONCRETE CURB, 6" W x 6" H	90	LF	\$	35.40	\$	3,186.00	100%	0%	\$	-	100%	\$	3,186.00
vii.	CONCRETE CURB FOR SCREEN SYSTEM	22	LF	\$	38.94	\$	856.68	100%	0%	\$	-	100%	\$	856.68
viii.	CONCRETE CMU STARTER, 12" W x 18" H	102	LF	\$	35.40	\$	3,610.80	100%	0%	\$	-	100%	\$	3,610.80
ix.	CONCRETE CMU STARTER, 12" W x 18" H	16	LF	\$	35.40	\$	566.40	100%	0%	\$	-	100%	\$	566.40
<b>CONCRETE COLUMN</b>														
i.	CONCRETE COLUMN, 18" dia.	139	LF	\$	590.00	\$	82,010.00	67%	33%	\$	27,010.00	100%	\$	82,010.00
ii.	CONCRETE COLUMN, 18" square	278	LF	\$	590.00	\$	164,020.00	90%	54%	\$	89,020.00	100%	\$	164,020.00
<b>SUSPENDED CONCRETE SLAB &amp; BEAMS</b>														
i.	8" dia 2-WAY SUSP. SLAB - 2ND FLOOR	630	SF	\$	53.10	\$	33,453.00	1%	0%	\$	-	1%	\$	416.47

ii.	12" BA 2-WAY SUSP. SLAB - 2ND FLOOR	4,478	SF	\$	56.64	\$	253,633.92	0%	0%	\$	-	0%	\$	416.67
iii.	14" BA 2-WAY SUSP. SLAB - 2ND FLOOR	634	SF	\$	64.90	\$	41,146.60	1%	0%	\$	-	1%	\$	416.67
iv.	8" BA 2-WAY SUSP. SLAB - OUTDOOR DECK	190	SF	\$	53.10	\$	10,089.00	4%	0%	\$	-	4%	\$	416.67
v.	9" BA 2-WAY SUSP. DROPPED SLAB - OUTDOOR DECK	1,149	SF	\$	53.10	\$	60,534.00	1%	0%	\$	-	1%	\$	416.67
vi.	14" BA 2-WAY SUSP. SLAB - OUTDOOR DECK	1,625	SF	\$	64.90	\$	105,462.50	1%	0%	\$	-	1%	\$	833.33
vii.	EXTRA FOR COLUMN CAPITALS (DROP PANELS)	8	EA	\$	590.00	\$	4,720.00	0%	0%	\$	-	0%	\$	-
viii.	CONCRETE TOPPING, 7.5" BA, 1" @ GREEN DECK	1,149	SF	\$	47.20	\$	53,808.00	1%	0%	\$	-	1%	\$	416.67
ix.	CONCRETE BEAM, 12"W x 12"D - ABOVE CMU WALL	38	SF	\$	531.00	\$	20,178.00	2%	0%	\$	-	2%	\$	416.67
x.	CONCRETE BEAM, 24"W x 24"D	150	LF	\$	531.00	\$	79,650.00	1%	0%	\$	-	1%	\$	416.67
xi.	CONCRETE BEAM, 24"W x 30"D	52	LF	\$	531.00	\$	27,612.00	2%	0%	\$	-	2%	\$	416.67
xii.	CONCRETE BEAM, 24"W x 42"D	152	LF	\$	531.00	\$	80,712.00	1%	0%	\$	-	1%	\$	416.67
xiii.	MISC. CONCRETE													\$
l.	#H EQUIPMENT PAD	119	SF	\$	59.00	\$	7,021.00	0%	0%	\$	-	0%	\$	-
<b>MANORRY (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>EXTERIOR CMU WALL</b>														
i.	8" BURNISHED FACE CMU WALL	2,802	SF	\$	77.88	\$	222,228.96	1%	50%	\$	112,735.87	52%	\$	116,069.20
ii.	12" BURNISHED FACE CMU WALL INTERIOR CMU WALL	530	SF	\$	101.48	\$	52,773.60	10%	41%	\$	13,228.20	51%	\$	16,561.54
iii.	8" CMU WALL - PARTITION/LOAD BEARING	623	SF	\$	86.14	\$	53,665.22	0%	48%	\$	24,059.93	51%	\$	27,369.26
<b>METALS (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>STRUCTURAL STEEL</b>														
i.	CONCENTRIC BRACED FRAMES (SCBF)													
ii.	-W-SECTION COLUMN	5,371	LBS	\$	5.90	\$	31,700.70	13%	0%	\$	-	13%	\$	3,974.36
iii.	-W-SECTION BEAM	3,406	LBS	\$	5.90	\$	20,095.40	20%	0%	\$	-	20%	\$	3,974.36
iv.	-WSS BRACE	5,555	LBS	\$	5.90	\$	32,734.50	11%	0%	\$	-	11%	\$	3,974.36
v.	-DETAIL STEEL	1,473	LBS	\$	5.90	\$	8,690.70	46%	0%	\$	-	46%	\$	3,974.36
vi.	EXTRA FOR (2) HSS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 25501	5	EA	\$	3,823.50	\$	19,617.50	20%	0%	\$	-	20%	\$	3,974.36
vii.	EXTRA FOR W/ COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 25502	9	EA	\$	1,786.52	\$	16,078.68	25%	0%	\$	-	25%	\$	3,974.36
viii.	EXTRA FOR MOMENT CONNECTION	10	EA	\$	5,664.00	\$	56,640.00	7%	0%	\$	-	7%	\$	3,974.36
ix.	GRAVITY FRAMES													\$
x.	-HSS COLUMN	22,252	LBS	\$	4.72	\$	105,029.44	8%	0%	\$	-	8%	\$	8,589.75
xi.	-PIPE COLUMN	402	LBS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
xii.	-HSS BEAM	966	LBS	\$	8.26	\$	7,979.16	35%	0%	\$	-	35%	\$	2,820.52
xiii.	-W-SECTION BEAM	936	LBS	\$	8.26	\$	7,731.36	30%	0%	\$	-	30%	\$	2,820.52
xiv.	-DETAIL STEEL	2,489	LBS	\$	5.90	\$	14,508.10	27%	0%	\$	-	27%	\$	3,974.36
xv.	EXTRA FOR HSS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 25503	24	EA	\$	1,451.40	\$	34,833.60	11%	0%	\$	-	11%	\$	3,974.36
<b>EXTERIOR METAL STAIR</b>														
i.	STRAIGHTFLIGHT, 5.31W x 33" PCAST TREADS - 30 SF PCAST MED. LANDING ON GALV. & PAINTED STEEL STRINGER & RISERS, COMPLETE	1	FLT	\$	64,900.00	\$	64,900.00	9%	0%	\$	-	9%	\$	6,000.00
ii.	GUARDRAIL W/ HANDRAIL - PAINT	45	LF	\$	381.14	\$	17,151.30	9%	0%	\$	-	9%	\$	1,500.00
iii.	WALL-MOUNTED HANDRAIL - PAINT	45	LF	\$	129.80	\$	5,841.00	9%	0%	\$	-	9%	\$	500.00
iv.	SHEATHING - ROOFING MEMBRANE US STAIR	178	SF	\$	118.00	\$	21,004.00	10%	0%	\$	-	10%	\$	2,000.00
<b>METAL PAN STAIR, INTERIOR</b>														
i.	MULTI-SWITCHBACK, 5.17W x 33" TREADS - 27 SF 1ST LANDING, 59 SF 2ND LANDING & 57" W/ LANDING	1	FLT	\$	138,687.76	\$	138,687.76	0%	0%	\$	-	0%	\$	-
ii.	GLASS GUARDRAIL	146	LF	\$	236.00	\$	34,456.00	0%	0%	\$	-	0%	\$	-
iii.	HANDRAIL ATTACHED TO GLASS	140	LF	\$	236.00	\$	33,040.00	15%	0%	\$	-	15%	\$	5,000.00
<b>EXTERIOR SCREEN SYSTEM</b>														
i.	PERFORATED METAL PANEL O/ PLASTER WALL	86	SF	\$	265.50	\$	22,833.00	24%	0%	\$	-	24%	\$	5,500.00
ii.	PERFORATED METAL PANEL O/ GLAZING	40	SF	\$	265.50	\$	10,620.00	21%	0%	\$	-	21%	\$	2,250.00
iii.	PERFORATED METAL PANEL - METAL FRAMES - @ SOUTH ELEVATION 1ST FLOOR	1,128	SF	\$	413.00	\$	465,864.00	19%	0%	\$	-	19%	\$	86,750.00
iv.	PERFORATED METAL PANEL - METAL FRAMES - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	936	SF	\$	413.00	\$	388,568.00	21%	0%	\$	-	21%	\$	81,500.00
v.	PERFORATED METAL PANEL - METAL FRAMES - @ COURTYARD WING WALL	95	SF	\$	413.00	\$	39,235.00	31%	0%	\$	-	31%	\$	12,000.00
vi.	PERFORATED METAL PANEL, FENCE O/ CMU WALL @ NORTHWEST STAIR	358	SF	\$	265.50	\$	95,049.00	34%	0%	\$	-	34%	\$	32,000.00
<b>MISC. METALS</b>														
i.	19H ROOF ACCESS LADDER W/ 12H CAGE	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$	-	0%	\$	-
ii.	GUARDRAIL W/ PERFORATED METAL PANEL, ENP/LL - PAINT - OUTDOOR DECK	282	LF	\$	436.60	\$	123,121.20	0%	0%	\$	-	0%	\$	-
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	\$	590.00	\$	3,540.00	0%	0%	\$	-	0%	\$	-
iv.	SEISMIC JOINT - 2.33H ST/ED CURB	128	LF	\$	295.00	\$	37,760.00	0%	0%	\$	-	0%	\$	-
v.	FENCING ENCLOSURE TO OUTDOOR HVAC UNIT	62	LF	\$	177.00	\$	10,974.00	0%	0%	\$	-	0%	\$	-
vi.	MISC. METALS ALLOWANCE	8,564	GRF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>CARPENTRY (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>FINISH CARPENTRY</b>														
i.	24"W FLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKPLASH	70	LF	\$	1,180.00	\$	82,600.00	2%	0%	\$	-	2%	\$	1,833.30
ii.	2.5H FLAM UPPER CABINET	8	LF	\$	590.00	\$	4,720.00	1%	0%	\$	-	1%	\$	47.20
iii.	12"W x 7H x 5-TIER WALL-MOUNTED STACK	26	LF	\$	1,180.00	\$	30,680.00	1%	0%	\$	-	1%	\$	306.80
iv.	12"W x 8.31H x 6-TIER WALL-MOUNTED STACK	19	LF	\$	1,180.00	\$	22,420.00	1%	0%	\$	-	1%	\$	224.20
v.	AV CABINET, 24"W x 24"D x 5H W/ VENTED DOOR	2	EA	\$	2,950.00	\$	5,900.00	1%	0%	\$	-	1%	\$	59.00
vi.	AV CABINET, 36"W x 24"D x 5H W/ VENTED DOOR	1	EA	\$	2,950.00	\$	2,950.00	1%	0%	\$	-	1%	\$	29.50
vii.	MISC. FINISH CARPENTRY ALLOWANCE	8,564	GRF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>ROUGH CARPENTRY</b>														
i.	WOOD BEAM, 6" x 10"	190	LF	\$	59.00	\$	11,210.00	2%	0%	\$	-	2%	\$	227.27
ii.	WOOD BLOCKING, 12" x 24"	48	LF	\$	59.00	\$	2,832.00	0%	0%	\$	-	0%	\$	-
iii.	GLU-LAM BEAM, 5.18" x 24"	328	LF	\$	59.00	\$	19,352.00	1%	0%	\$	-	1%	\$	227.27
iv.	GLU-LAM BEAM, 5.18" x 30"	166	LF	\$	59.00	\$	9,794.00	2%	0%	\$	-	2%	\$	227.27
v.	GLU-LAM BEAM, 5.18" x 33"	136	LF	\$	59.00	\$	8,024.00	3%	0%	\$	-	3%	\$	227.27
vi.	ROOF DECK STRUCTURAL PANEL - 12" x 4" TRUSS V - WOOD NAILERS, COMPLETE	6,504	SF	\$	23.60	\$	153,494.40	0%	0%	\$	-	0%	\$	454.55
vii.	12"H WOOD FASCIA - STRAIGHT	250	LF	\$	29.50	\$	7,375.00	3%	0%	\$	-	3%	\$	227.27
viii.	12"H WOOD FASCIA - CURVED	234	LF	\$	35.40	\$	8,283.60	3%	0%	\$	-	3%	\$	227.27
ix.	EXTRA FOR GL/ST/STEL POST CONNECTION	20	EA	\$	295.00	\$	7,070.00	3%	0%	\$	-	3%	\$	227.27
x.	EXTRA FOR GL/ST/STEL BEAM CONNECTION	5	EA	\$	295.00	\$	1,475.00	15%	0%	\$	-	15%	\$	227.27
xi.	P.T. ROOF EDGE NAILER, 3" x 2"	482	LF	\$	5.90	\$	2,843.80	8%	0%	\$	-	8%	\$	227.27
xii.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sill, misc. loads, AB, steps, etc.)	8,564	GRF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>THERMAL &amp; MOISTURE PROTECTION (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>ROOFING</b>														
i.	SINGLE-PLY ROOFING MEMBRANE	6,504	SF	\$	11.59	\$	75,365.75	1%	0%	\$	-	1%	\$	625.00

ii.	ROOF BOARD	6,504	SF	\$	0.91	\$	5,999.55	5%	0%	\$	-	5%	\$	312.50
iii.	2" OR RIGID INSULATION	6,504	SF	\$	1.82	\$	11,819.07	3%	0%	\$	-	3%	\$	312.50
iv.	VAPOR BARRIER	6,504	SF	\$	1.14	\$	7,444.48	4%	0%	\$	-	4%	\$	312.50
v.	METAL GUTTER, 3" W 2" H - SUPPORT	202	LF	\$	118.00	\$	23,836.00	1%	0%	\$	-	1%	\$	312.50
vi.	ROOF EDGE/FASCIA FLASHING	484	LF	\$	10.86	\$	5,254.30	0%	0%	\$	-	6%	\$	312.50
vii.	WALL CAP/COPING TO COURTYARD WING WALL	28	LF	\$	118.00	\$	3,304.00	5%	0%	\$	-	5%	\$	156.25
viii.	DOWNSPOUT	122	LF	\$	23.60	\$	2,879.20	5%	0%	\$	-	5%	\$	156.25
<b>k. WATERPROOFING</b>														
i.	WATERPROOFING - PORTION OF STAIR @ 1ST FLOOR	186	SF	\$	29.50	\$	5,487.00	1%	0%	\$	-	1%	\$	75.00
ii.	WATERPROOFING - 2ND FLOOR RESTROOMS	638	SF	\$	5.90	\$	3,764.20	1%	0%	\$	-	1%	\$	50.00
iii.	WATERPROOFING - OUTDOOR DECK	2,055	SF	\$	29.98	\$	61,832.39	2%	0%	\$	-	2%	\$	1,875.00
<b>l. MISCELLANEOUS</b>														
i.	MISC. SHEET METALS ALLOWANCE	8,564	GRF	\$	-	\$	0	0%	0%	\$	-	0%	\$	-
ii.	MISC. CAULKING & SEALANTS ALLOWANCE	8,564	GRF	\$	-	\$	0	0%	0%	\$	-	0%	\$	-
iii.	MISC. FIRESTOPPING ALLOWANCE	8,564	GRF	\$	-	\$	0	0%	0%	\$	-	0%	\$	-
<b>OPENINGS (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>a. EXTERIOR DOORS - H.W.</b>														
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.2'W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	9%	0%	\$	-	9%	\$	312.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07'W x 8'H	1	PR	\$	3,427.90	\$	3,427.90	5%	0%	\$	-	5%	\$	156.25
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.1'W x 8'H	1	EA	\$	3,427.90	\$	3,427.90	5%	0%	\$	-	5%	\$	156.25
v.	HM DOOR/IM FRAME, (2) - 3'W x 7'H	1	PR	\$	4,720.00	\$	4,720.00	7%	0%	\$	-	7%	\$	312.50
vi.	HM DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	4%	0%	\$	-	4%	\$	615.00
vii.	EXTRA FOR PANIC HARDWARE	5	EA	\$	2,360.00	\$	11,800.00	5%	0%	\$	-	5%	\$	615.00
viii.	PAINT TO HM DOOR/FRAME, PER LEAF	3	EA	\$	188.80	\$	566.40	0%	0%	\$	-	0%	\$	-
<b>b. EXTERIOR WINDOWS</b>														
i.	STOREFRONT CURTAIN WALL SYSTEM	3,948	SF	\$	29.50	\$	116,466.00	1%	0%	\$	-	1%	\$	750.00
ii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 8'H	1	EA	\$	1,155.22	\$	1,155.22	43%	0%	\$	-	43%	\$	500.00
iii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 8'H	11	EA	\$	1,384.14	\$	15,225.54	5%	0%	\$	-	5%	\$	750.00
iv.	TRANSOM, 6.25'W x 3'H	1	EA	\$	679.68	\$	679.68	0%	0%	\$	-	0%	\$	-
v.	FRITTED GLASS	308	SF	\$	90.46	\$	15,540.69	3%	0%	\$	-	3%	\$	500.00
<b>c. INTERIOR DOORS - H.W.</b>														
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	\$	3,427.90	\$	3,427.90	8%	0%	\$	-	8%	\$	277.78
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	\$	3,744.14	\$	3,744.14	7%	0%	\$	-	7%	\$	277.78
iii.	HM DOOR/IM FRAME, (2) - 3'W x 8'H	2	PR	\$	9,440.00	\$	18,880.00	3%	0%	\$	-	3%	\$	555.56
iv.	HM DOOR/IM FRAME, 3'W x 8'H	8	EA	\$	4,720.00	\$	37,760.00	1%	0%	\$	-	1%	\$	555.56
v.	SC WD-GLASS DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	2%	0%	\$	-	2%	\$	277.78
vi.	SC WD DOOR/IM FRAME, 3'W x 8'H	3	EA	\$	4,720.00	\$	14,160.00	2%	0%	\$	-	2%	\$	277.78
vii.	EXTRA FOR PANIC HARDWARE	2	EA	\$	2,360.00	\$	4,720.00	0%	0%	\$	-	6%	\$	277.78
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	\$	188.80	\$	2,832.00	0%	0%	\$	-	0%	\$	-
ix.	PAINT TO FRAME, PER LEAF	3	EA	\$	188.80	\$	566.40	0%	0%	\$	-	0%	\$	-
<b>d. INTERIOR WINDOWS</b>														
i.	ALUM-FRAMED STOREFRONT	573	SF	\$	29.50	\$	16,903.50	15%	0%	\$	-	15%	\$	2,500.00
<b>FINISHES (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>a. EXTERIOR WALLS</b>														
i.	CEMENT PLASTER - LATH & R. - SMOOTH FINISH	5,806	SF	\$	47.20	\$	274,043.20	0%	0%	\$	-	0%	\$	-
ii.	2" RIGID R12 INSULATION	5,806	SF	\$	5.90	\$	34,255.40	0%	0%	\$	-	0%	\$	-
iii.	GLASSMAT SHEATHING	5,806	SF	\$	4.72	\$	27,404.32	0%	0%	\$	-	0%	\$	-
iv.	PAINT TO CEMENT PLASTER	5,806	SF	\$	2.36	\$	13,702.16	0%	0%	\$	-	0%	\$	-
v.	10" x 20 GA. METAL STUD WALL	1,147	SF	\$	23.60	\$	27,069.20	0%	0%	\$	-	0%	\$	-
vi.	8" x 20 GA. METAL STUD WALL - WING WALL	209	SF	\$	23.60	\$	4,932.40	0%	0%	\$	-	0%	\$	-
vii.	8" x 20 GA. METAL STUD WALL	1,243	SF	\$	23.60	\$	29,334.80	0%	0%	\$	-	0%	\$	-
viii.	(2) - 6" x 20 GA. METAL STUD WALL	1,840	SF	\$	23.60	\$	34,928.00	0%	0%	\$	-	0%	\$	-
ix.	6" x 20 GA. METAL STUD WALL	1,518	SF	\$	23.60	\$	35,824.80	0%	0%	\$	-	0%	\$	-
x.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	2,466	SF	\$	23.60	\$	58,197.60	0%	0%	\$	-	0%	\$	-
xi.	5/8" GWB + PAINT - INT. OF EXT.	8,272	SF	\$	14.16	\$	117,131.52	0%	0%	\$	-	0%	\$	-
xii.	BATT INSULATION, 6"	6,944	SF	\$	1.18	\$	8,193.92	0%	0%	\$	-	0%	\$	-
xiii.	BATT INSULATION, 8" - 10"	2,390	SF	\$	1.77	\$	4,230.30	0%	0%	\$	-	0%	\$	-
<b>b. INTERIOR WALLS</b>														
i.	7/8" FURRING CHANNEL	948	SF	\$	23.60	\$	22,372.80	0%	0%	\$	-	0%	\$	-
ii.	3 5/8" x 20 GA. FURRING METAL STUD	94	SF	\$	23.60	\$	2,218.40	0%	0%	\$	-	0%	\$	-
iii.	3 5/8" x 20 GA. METAL STUD - LOW WALL	98	SF	\$	23.60	\$	2,312.80	0%	0%	\$	-	0%	\$	-
iv.	3 5/8" x 20 GA. METAL STUD WALL	2,256	SF	\$	23.60	\$	52,769.60	0%	0%	\$	-	0%	\$	-
v.	6" x 20 GA. METAL STUD WALL	2,698	SF	\$	23.60	\$	63,548.80	0%	0%	\$	-	0%	\$	-
vi.	8" x 20 GA. METAL STUD WALL	416	SF	\$	23.60	\$	9,817.60	0%	0%	\$	-	0%	\$	-
vii.	(2) - 6" x 20 GA. METAL STUD WALL	390	SF	\$	23.60	\$	21,004.00	0%	0%	\$	-	0%	\$	-
viii.	6" C/H STUD	368	SF	\$	23.60	\$	8,684.80	0%	0%	\$	-	0%	\$	-
ix.	6" C/H STUD + 6" x 20 GA. METAL STUD	120	SF	\$	23.60	\$	2,832.00	0%	0%	\$	-	0%	\$	-
x.	5/8" GWB + PAINT	12,344	SF	\$	14.16	\$	173,775.04	0%	0%	\$	-	0%	\$	-
xi.	1" GWB LINER	488	SF	\$	11.80	\$	5,758.40	0%	0%	\$	-	0%	\$	-
xii.	BATT INSULATION	7,627	SF	\$	1.18	\$	8,993.96	0%	0%	\$	-	0%	\$	-
xiii.	WALL TILE + CEMENT BOARD	1,782	SF	\$	47.20	\$	84,110.40	0%	0%	\$	-	0%	\$	-
xiv.	9H WOOD WALL PANEL	495	SF	\$	59.00	\$	29,205.00	0%	0%	\$	-	0%	\$	-
xv.	PAINT TO CONCRETE COLUMNS	207	SF	\$	5.90	\$	1,203.30	0%	0%	\$	-	0%	\$	-
xvi.	PAINT TO CMU WALLS	623	SF	\$	4.72	\$	2,940.56	0%	0%	\$	-	0%	\$	-
xvii.	PAINT TO EXPOSED STEEL COLUMNS/BRACE	120	LF	\$	23.60	\$	2,832.00	0%	0%	\$	-	0%	\$	-
<b>c. FLOOR FINISHES</b>														
i.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	1,108	SF	\$	29.50	\$	32,686.00	0%	0%	\$	-	0%	\$	-
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-POLISHED	3,148	SF	\$	29.50	\$	92,866.00	0%	0%	\$	-	0%	\$	-
iii.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	1,398	SF	\$	29.50	\$	41,241.00	0%	0%	\$	-	0%	\$	-
iv.	CARPET TILE	998	SF	\$	8.26	\$	8,243.48	0%	0%	\$	-	0%	\$	-
v.	LINOLUM FLOORING, PATTERNED	226	SF	\$	14.18	\$	3,205.49	0%	0%	\$	-	0%	\$	-
vi.	WOOD FLOORING - SUBSTRATE	1,002	SF	\$	28.32	\$	28,376.64	0%	0%	\$	-	0%	\$	-
vii.	WALL BASE - @ VINYL CARPET FLOOR	250	LF	\$	3.81	\$	952.85	0%	0%	\$	-	0%	\$	-
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	702	LF	\$	5.90	\$	4,141.80	0%	0%	\$	-	0%	\$	-
ix.	WALL BASE - @ WOOD FLOORING	140	LF	\$	5.90	\$	826.00	0%	0%	\$	-	0%	\$	-

kl	TILE BASE	198	LF	\$	47.20	\$	9,345.00	0%	0%	\$	-	0%	\$
<b>CEILING FINISHES</b>													
l	2 X 2 ACT T-BAR CEILING	1,170	SF	\$	11.10	\$	12,991.45	0%	0%	\$	-	0%	\$
ii	2 X 4 ACT T-BAR CEILING	1,224	SF	\$	10.94	\$	13,388.85	0%	0%	\$	-	0%	\$
iii	48" ACOUSTIC PANEL ATTACHED TO US SLAB	688	SF	\$	19.21	\$	13,216.76	0%	0%	\$	-	0%	\$
iv	WOOD GRILLE CEILING SYSTEM	124	SF	\$	82.69	\$	10,254.11	0%	0%	\$	-	0%	\$
v	GWB CEILING - METAL STUD FRAMES - BATT	1,094	SF	\$	36.58	\$	40,018.52	0%	0%	\$	-	0%	\$
vi	GWB CEILING - 12" METAL STUD FRAMES - BATT - UNDERSIDE NORTHWEST STAIR (DEVELOPED AREA)	188	SF	\$	47.20	\$	8,873.60	0%	0%	\$	-	0%	\$
vii	PAINT TO GWB CEILING	1,292	SF	\$	2.95	\$	3,781.90	0%	0%	\$	-	0%	\$
ix	PAINT TO EXPOSED SLAB DECK	40	SF	\$	11.80	\$	472.00	0%	0%	\$	-	0%	\$
x	PAINT TO EXPOSED CEILING STRUCTURE/TECTUM DECK	3,926	SF	\$	1.18	\$	4,514.68	0%	0%	\$	-	0%	\$
<b>VERTICAL SOFFITS</b>													
i	6" X 20 GA. METAL STUD	1,661	SF	\$	47.20	\$	78,493.60	0%	0%	\$	-	0%	\$
ii	5" GWB - PAINT	1,448	SF	\$	14.16	\$	20,503.68	0%	0%	\$	-	0%	\$
<b>EXTERIOR SOFFIT/FASCIA</b>													
i	CEMENT PLASTER SOFFIT - STUD FRAMES	78	SF	\$	70.80	\$	5,522.40	0%	0%	\$	-	0%	\$
ii	1/2" CEMENT PLASTER FASCIA	484	LF	\$	18.00	\$	8,712.00	0%	0%	\$	-	0%	\$
iii	PAINT TO CEMENT PLASTER	562	SF	\$	4.13	\$	2,321.06	0%	0%	\$	-	0%	\$
iv	PAINT TO US 2ND FLOOR SLAB DECK	2,595	SF	\$	1.18	\$	2,955.90	0%	0%	\$	-	0%	\$
v	PAINT TO 14" 2ND FLOOR SLAB FASCIA	202	LF	\$	4.72	\$	953.44	0%	0%	\$	-	0%	\$
<b>SPECIALTIES (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>RESTROOM SPECIALTIES</b>													
i	TOILET PARTITION, ADA	2	EA	\$	4,852.16	\$	9,704.32	0%	0%	\$	-	0%	\$
ii	TOILET PARTITION, REG.	10	EA	\$	4,852.16	\$	48,521.60	0%	0%	\$	-	0%	\$
iii	URINAL SCREEN	1	EA	\$	1,097.40	\$	1,097.40	0%	0%	\$	-	0%	\$
iv	ADA L-SHAPED GRAB BAR	3	EA	\$	293.03	\$	879.09	0%	0%	\$	-	0%	\$
v	COMBINATION RECESSED TOILET SEAT COVER	5	EA	\$	613.60	\$	3,068.00	0%	0%	\$	-	0%	\$
vi	DISPENSER, WASH DISPOSAL, & TOILET TISSUE DISPENSER/COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER	2	EA	\$	613.60	\$	1,227.20	0%	0%	\$	-	0%	\$
vii	COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER PLUS NAPKIN DISPOSAL UNIT	6	EA	\$	613.60	\$	3,681.60	0%	0%	\$	-	0%	\$
viii	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	7	EA	\$	252.87	\$	1,770.12	0%	0%	\$	-	0%	\$
ix	AUTOMATIC WARM AIR HAND DRYER, RECESSED	3	EA	\$	1,516.30	\$	4,548.90	0%	0%	\$	-	0%	\$
x	BEVELED EDGE MIRROR, ROUND TOP, 1.33" W 4.11" H	8	EA	\$	1,019.52	\$	8,156.16	0%	0%	\$	-	0%	\$
xi	BABY CHANGING STATION	3	EA	\$	1,590.64	\$	4,771.92	0%	0%	\$	-	0%	\$
<b>MISC. SPECIALTIES</b>													
i	COUNTER SINK ACCESSORIES, PER FIXTURE	6	EA	\$	590.00	\$	3,540.00	0%	0%	\$	-	0%	\$
ii	FIRE EXTINGUISHER - RECESSED CABINET	5	EA	\$	1,180.00	\$	5,900.00	0%	0%	\$	-	0%	\$
iii	SKINAGE - INT. EXT.	8,564	GSF	\$	2.48	\$	21,221.59	0%	0%	\$	-	0%	\$
iv	EXTRA FOR EXTERIOR SKINAGE - 30" ILLUMINATED LETTERS TO READ "HAWTHORNS"	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$	-	0%	\$
v	MISC. SPECIALTIES ALLOWANCE	8,564	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$
<b>EQUIPMENT (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>EQUIPMENT</b>													
i	ALL EQUIPMENT - N.I.C.			\$	-			0%	0%	\$	-	0%	\$
<b>FURNISHINGS (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>WINDOW SHADES</b>													
i	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,521	SF	\$	-			0%	0%	\$	-	0%	\$
<b>FURNISHINGS</b>													
i	ALL FF & E - N.I.C.			\$	-			0%	0%	\$	-	0%	\$
<b>SPECIAL CONSTRUCTION (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>OUTDOOR DECK, PEDESTAL SYSTEM</b>													
i	PAVERS ON PEDESTAL SYSTEM, COMPLETE	2,385	SF	\$	79.12	\$	188,698.82	1%	0%	\$	-	1%	\$ 2,500.00
<b>OUTDOOR GREEN DECK</b>													
i	FIBERGLASS POTS - SOIL - PLANTING	44	EA	\$	2,478.00	\$	109,032.00	2%	0%	\$	-	2%	\$ 2,500.00
<b>CONVEYING EQUIPMENT (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>PASSENGER ELEVATOR</b>													
i	ELEVATOR CAB, 2-STOP	1	EA	\$	160,480.00	\$	160,480.00	9%	0%	\$	-	9%	\$ 15,000.00
<b>FIRE SUPPRESSION (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>FIRE SPRINKLER SYSTEM</b>													
i	FIRE SPRINKLER WET SYSTEM - RISER COMPLETE	8,564	GSF	\$	14.42	\$	123,489.45	10%	0%	\$	-	10%	\$ 12,500.00
<b>PLUMBING (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>													
<b>PLUMBING EQUIPMENT</b>													
i	GAS-FIRED WATER HEATER, 40 GAL, 12000 BTUH - SEISMIC ANCHORAGE + FLEET TRU-ROOF	1	EA	\$	11,800.00	\$	11,800.00	0%	0%	\$	-	0%	\$
ii	CIRCULATING PUMP, 12 GPM	1	EA	\$	2,360.00	\$	2,360.00	0%	0%	\$	-	0%	\$
iii	EXPANSION TANK	1	EA	\$	1,770.00	\$	1,770.00	0%	0%	\$	-	0%	\$
iv	ROUGH-INS AT	3	EA	\$	590.00	\$	1,770.00	0%	0%	\$	-	0%	\$
v	EXTRA FOR ROOFTOP EQUIPMENT PLATFORM TO EXISTING MECHANICAL WELL	5	EA	\$	590.00	\$	2,950.00	0%	0%	\$	-	0%	\$
<b>PLUMBING FIXTURES</b>													
i	WATER CLOSET, WALL HUNG	13	EA	\$	1,770.00	\$	23,010.00	3%	0%	\$	-	3%	\$ 750.00
ii	URINAL	2	EA	\$	1,180.00	\$	2,360.00	0%	0%	\$	-	6%	\$ 150.00
iii	LAVATORY SINK, WALL	8	EA	\$	1,180.00	\$	9,440.00	0%	0%	\$	-	6%	\$ 550.00
iv	COUNTER SINK	6	EA	\$	1,180.00	\$	7,080.00	7%	0%	\$	-	7%	\$ 500.00
v	ROUGH-INS AT	29	EA	\$	590.00	\$	17,110.00	3%	0%	\$	-	3%	\$ 550.00
<b>COLD WATER</b>													
i	1/2" CW PIPE	184	LF	\$	47.20	\$	8,664.80	24%	0%	\$	-	24%	\$ 2,090.91
ii	3/4" CW PIPE	218	LF	\$	59.00	\$	12,862.00	28%	0%	\$	-	28%	\$ 3,590.91
iii	1" CW PIPE	10	LF	\$	70.80	\$	708.00	35%	0%	\$	-	35%	\$ 250.00
iv	1 1/2" CW PIPE	270	LF	\$	94.40	\$	25,488.00	16%	0%	\$	-	16%	\$ 4,181.82
v	2" CW PIPE	28	LF	\$	118.00	\$	3,304.00	48%	0%	\$	-	48%	\$ 1,590.91
vi	2 1/2" CW PIPE	32	LF	\$	147.50	\$	4,720.00	34%	0%	\$	-	34%	\$ 1,590.91
vii	3" CW PIPE	32	LF	\$	177.00	\$	5,664.00	18%	0%	\$	-	18%	\$ 1,636.36
viii	3" CW PIPE - BELOW GRADE	5	LF	\$	177.00	\$	885.00	33%	0%	\$	-	33%	\$ 295.45
ix	WATER HAMMER ARRESTOR, 3/4"	2	EA	\$	590.00	\$	1,180.00	50%	0%	\$	-	50%	\$ 590.91
x	TRAP PRIMER	2	EA	\$	590.00	\$	1,180.00	50%	0%	\$	-	50%	\$ 590.91
xi	WALL ACCESS PANEL	4	EA	\$	590.00	\$	2,360.00	46%	0%	\$	-	46%	\$ 1,090.91
<b>HOT WATER</b>													
i	1/2" HW PIPE	140	LF	\$	47.20	\$	6,608.00	45%	0%	\$	-	45%	\$ 3,000.00
ii	3/4" HW PIPE	440	LF	\$	59.00	\$	25,960.00	21%	0%	\$	-	21%	\$ 5,500.00

iii.	PIPE INSULATION, 1/2" PIPE	140	LF	\$	590	\$	826.00	0%	0%	\$	-	0%	\$	-
iv.	PIPE INSULATION, 3/4" PIPE	440	LF	\$	738	\$	3,115.20	48%	0%	\$	-	48%	\$	1,500.00
<b>SANITARY SEWER &amp; VENT</b>														
i.	1 1/2" VENT PIPE - WALL/CEILING	428	LF	\$	59.00	\$	25,252.00	51%	0%	\$	-	51%	\$	12,937.50
ii.	2" VENT PIPE - WALL/CEILING	240	LF	\$	70.80	\$	16,992.00	42%	0%	\$	-	42%	\$	7,062.50
iii.	3" VENT PIPE - WALL/CEILING	20	LF	\$	82.60	\$	1,652.00	34%	0%	\$	-	34%	\$	562.50
iv.	2" WASTE PIPE - WALL/CEILING	158	LF	\$	82.60	\$	13,050.80	57%	0%	\$	-	57%	\$	7,500.00
v.	3" WASTE PIPE - WALL/CEILING	12	LF	\$	118.00	\$	1,416.00	40%	0%	\$	-	40%	\$	562.50
vi.	4" WASTE PIPE - WALL/CEILING	180	LF	\$	118.00	\$	21,240.00	53%	0%	\$	-	53%	\$	11,250.00
vii.	2" WASTE PIPE - BELOW SLAB	8	LF	\$	88.50	\$	708.00	44%	0%	\$	-	44%	\$	312.50
viii.	4" WASTE PIPE - BELOW SLAB	56	LF	\$	118.00	\$	6,608.00	39%	0%	\$	-	39%	\$	2,562.50
ix.	FLOOR DRAIN	2	EA	\$	1,180.00	\$	2,360.00	60%	0%	\$	-	60%	\$	1,562.50
x.	4" WCO	2	EA	\$	590.00	\$	1,180.00	48%	0%	\$	-	48%	\$	562.50
xi.	3" FCO - ON SUSP. SLAB	1	EA	\$	590.00	\$	590.00	53%	0%	\$	-	53%	\$	312.50
xii.	4" FCO - ON SUSP. SLAB	1	EA	\$	590.00	\$	590.00	53%	0%	\$	-	53%	\$	312.50
xiii.	4" FCO - ON GRADE	1	EA	\$	590.00	\$	590.00	53%	0%	\$	-	53%	\$	312.50
xiv.	1 1/2" VTR + FLASHING	2	EA	\$	295.00	\$	590.00	42%	0%	\$	-	42%	\$	250.00
xv.	3" VTR + FLASHING	4	EA	\$	295.00	\$	1,180.00	48%	0%	\$	-	48%	\$	562.50
xvi.	CUT & PATCH (E) SITE PAVING	5	LF	\$	118.00	\$	590.00	42%	0%	\$	-	42%	\$	250.00
<b>CONDENSATE DRAINS</b>														
i.	3/4" CD PIPE	300	LF	\$	59.00	\$	17,700.00	0%	0%	\$	-	0%	\$	-
ii.	PIPE INSULATION, 3/4" PIPE, 80 L/F	300	LF	\$	5.90	\$	1,770.00	0%	0%	\$	-	0%	\$	-
iii.	POC TO SINK TAILPIECE	1	EA	\$	295.00	\$	295.00	0%	0%	\$	-	0%	\$	-
iv.	POC TO HVAC UNIT W/ TRAP & VENT		\$	-	\$	-	-	0%	0%	\$	-	0%	\$	-
<b>ROOF DRAINS</b>														
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT		\$	-	\$	0	0%	0%	\$	-	0%	\$	-	
ii.	OUTDOOR DECK DRAIN SYSTEM NATURAL GAS	2,055	SF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
iii.	GAS CONNECTION TO NEW WATER HEATER, COMPLETE	30	LF	\$	88.50	\$	2,655.00	0%	0%	\$	-	0%	\$	-
<b>MISCELLANEOUS</b>														
i.	VALVES & SPECIALTIES	1	LS	\$	590.00	\$	590.00	0%	0%	\$	-	0%	\$	-
ii.	MISC. PLUMBING SYSTEM	8,564	GSF	\$	0.12	\$	1,027.68	0%	0%	\$	-	0%	\$	-
iii.	TESTING	1	LS	\$	590.00	\$	590.00	0%	0%	\$	-	0%	\$	-
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>HVAC (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>VRF SPLIT SYSTEM</b>														
i.	CU1 - 168 KBTUH COOLING, 180 KBTUH HEATING, (2) CONDENSER FANS, (2) COMPRESSORS, (1) MIDDLE	1	EA	\$	11,800.00	\$	11,800.00	3%	0%	\$	-	3%	\$	400.00
ii.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MIDDLES	1	EA	\$	23,600.00	\$	23,600.00	3%	0%	\$	-	3%	\$	800.00
iii.	FC1 - 5.0 TON, CEILING MOUNT	1	EA	\$	4,130.00	\$	4,130.00	10%	0%	\$	-	10%	\$	400.00
iv.	FC2 - 3.0 TON, CEILING MOUNT	2	EA	\$	2,950.00	\$	5,900.00	7%	0%	\$	-	7%	\$	400.00
v.	FC3 - 2.0 TON, CEILING MOUNT	3	EA	\$	2,360.00	\$	7,080.00	0%	0%	\$	-	0%	\$	-
vi.	FC4 - 1.5 TON, CEILING MOUNT	1	EA	\$	1,770.00	\$	1,770.00	23%	0%	\$	-	23%	\$	400.00
vii.	FC5 - CEILING CASSETTE, 2.0 TON	1	EA	\$	2,360.00	\$	2,360.00	17%	0%	\$	-	17%	\$	400.00
viii.	FC6 - CEILING CASSETTE, 1.5 TON	2	EA	\$	1,770.00	\$	3,540.00	11%	0%	\$	-	11%	\$	400.00
ix.	FC10 - 2.0 TON, CEILING MOUNT	1	EA	\$	2,360.00	\$	2,360.00	17%	0%	\$	-	17%	\$	400.00
x.	FC05A DUCTWORK	1,560	LBS	\$	41.30	\$	64,428.00	2%	0%	\$	-	2%	\$	1,600.00
xi.	DUCT INSULATION	1,320	SF	\$	4.72	\$	6,230.40	0%	0%	\$	-	0%	\$	-
xii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	\$	59.00	\$	295.00	0%	0%	\$	-	0%	\$	-
xiii.	CEILING DIFFUSER	4	EA	\$	59.00	\$	236.00	0%	0%	\$	-	0%	\$	-
xiv.	SUPPLY REGISTER, SIDEWALL	21	EA	\$	106.20	\$	2,230.20	18%	0%	\$	-	18%	\$	400.00
xv.	RETURN AIR GRILLE, SIDEWALL	1	EA	\$	94.40	\$	94.40	0%	0%	\$	-	0%	\$	-
xvi.	RETURN AIR GRILLE, CEILING	3	EA	\$	118.00	\$	354.00	0%	0%	\$	-	0%	\$	-
xvii.	MVD 31 EA	31	EA	\$	59.00	\$	1,829.00	22%	0%	\$	-	22%	\$	400.00
xviii.	12" WALL JACK + CAP	1	EA	\$	64.00	\$	64.00	0%	0%	\$	-	0%	\$	-
xix.	14" ROOF JACK + CAP 1 EA	1	EA	\$	118.00	\$	118.00	0%	0%	\$	-	0%	\$	-
xx.	10" ROOF JACK + CAP	1	EA	\$	64.90	\$	64.90	0%	0%	\$	-	0%	\$	-
xxi.	6" ROOF JACK + CAP	5	EA	\$	64.90	\$	324.50	0%	0%	\$	-	0%	\$	-
xxii.	REFRIGERANT PIPING - 1/2" + 3/8" + 1/2" - INSULATION	20	LF	\$	177.00	\$	3,540.00	11%	0%	\$	-	11%	\$	400.00
xxiii.	REFRIGERANT PIPING - (3) PIPES - INSULATION	60	LF	\$	177.00	\$	10,620.00	4%	0%	\$	-	4%	\$	400.00
xxiv.	REFRIGERANT PIPING - (2) PIPES - INSULATION	420	LF	\$	177.00	\$	74,340.00	3%	0%	\$	-	3%	\$	2,000.00
xxv.	BRANCH SELECTOR BOX	4	EA	\$	1,180.00	\$	4,720.00	8%	0%	\$	-	8%	\$	400.00
<b>MEN SPLIT SYSTEM</b>														
i.	CU5 - 13.78 KBTUH COOLING, 13.78 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MIDDLE	1	EA	\$	4,720.00	\$	4,720.00	11%	0%	\$	-	11%	\$	500.00
ii.	FC11, 1.0 TON, WALL MOUNT	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
iii.	REFRIGERANT PIPING - (2) PIPES - INSULATION	30	LF	\$	118.00	\$	3,540.00	0%	0%	\$	-	0%	\$	-
<b>EXHAUST FAN</b>														
i.	ROOF EXHAUST FAN, 100 CFM + BFD + ROOF CURB	1	EA	\$	590.00	\$	590.00	10%	0%	\$	-	10%	\$	50.00
ii.	EXHAUST DUCTWORK	185	LBS	\$	41.30	\$	7,640.50	1%	0%	\$	-	1%	\$	45.38
iii.	DUCT INSULATION	170	SF	\$	4.72	\$	802.40	0%	0%	\$	-	0%	\$	-
iv.	CEILING GRILLE	3	EA	\$	118.00	\$	354.00	10%	0%	\$	-	10%	\$	39.40
<b>CONTROLS</b>														
i.	VRF SYSTEM (1) FANCOIL(S)	1	LS	\$	2,360.00	\$	2,360.00	10%	0%	\$	-	10%	\$	236.00
ii.	CONTROLS - MEN SPLIT	1	PR	\$	590.00	\$	590.00	10%	0%	\$	-	10%	\$	59.00
iii.	ROOF EXHAUST FAN	1	EA	\$	590.00	\$	590.00	10%	0%	\$	-	10%	\$	59.00
iv.	EXTRA FOR THERMOSTAT	13	EA	\$	389.40	\$	5,062.20	10%	0%	\$	-	10%	\$	506.22
v.	EMS SYSTEM	8,564	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>MISCELLANEOUS</b>														
i.	MISC. HVAC SYSTEM	8,564	GSF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ii.	TESTING	1	LS	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>ELECTRICAL (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														
<b>ELECTRICAL EQUIPMENT</b>														
i.	MAIN SWITCHBOARD "MSB" 800A-277/480V-3PH-4W, NEMA-1 W/ LG SECTION, METER MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	\$	11,800.00	\$	11,800.00	4%	0%	\$	-	4%	\$	500.00
ii.	TRANSFORMER, 75 KVA	1	EA	\$	11,800.00	\$	11,800.00	4%	0%	\$	-	4%	\$	500.00

iii.	ELEVATOR DISCONNECT, 100A/3P, LOCKABLE	1	EA	\$	885.00	\$	885.00	0%	0%	\$	-	0%	\$	
iv.	EQUIPMENT GROUNDING	2	EA	\$	590.00	\$	1,180.00	0%	0%	\$	-	0%	\$	
<b>PANEL BOARD</b>														
i.	PANEL BOARD, MLO 225A BUS-277/480V-3PH-4W, 42 CKT BREAKER SPACS	2	EA	\$	2,360.00	\$	4,720.00	7%	0%	\$	-	7%	\$	350.00
ii.	PANEL BOARD, MLO 225A BUS-120/208V-3PH-4W, 42 CKT BREAKER SPACS	1	EA	\$	2,360.00	\$	2,360.00	8%	0%	\$	-	8%	\$	200.00
iii.	PANEL BOARD, MLO 100A BUS-120/208V-3PH-4W, 42 CKT BREAKER SPACS	1	EA	\$	1,730.00	\$	1,730.00	8%	0%	\$	-	8%	\$	150.00
iv.	LIGHTING INVERTER	2	EA	\$	1,730.00	\$	3,460.00	8%	0%	\$	-	8%	\$	300.00
<b>SECONDARY FEEDER</b>														
i.	1 1/4" EMT CONDUIT W/ 3 #2 - 1 #8 GND	200	LF	\$	76.70	\$	15,340.00	100%	0%	\$	-	100%	\$	15,340.00
ii.	1 1/2" EMT CONDUIT W/ 4 #2 - 1 #8 GND	140	LF	\$	88.50	\$	12,390.00	100%	0%	\$	-	100%	\$	12,390.00
iii.	2" EMT CONDUIT W/ 4 #30 - 1 #8 GND	210	LF	\$	106.20	\$	22,302.00	100%	0%	\$	-	100%	\$	22,302.00
iv.	1 1/2" EMT CONDUIT W/ PULLSTRING	50	LF	\$	66.08	\$	3,304.00	100%	0%	\$	-	100%	\$	3,304.00
<b>BRANCH POWER</b>														
i.	DUPLEX RECEPTACLE	50	EA	\$	126.62	\$	6,431.00	31%	0%	\$	-	31%	\$	2,000.00
ii.	DUPLEX RECEPTACLE, FLUSH FLOOR, POKE-THRU	14	EA	\$	472.00	\$	6,608.00	61%	0%	\$	-	61%	\$	4,000.00
iii.	DOUBLE DUPLEX RECEPTACLE	10	EA	\$	175.82	\$	1,758.20	57%	0%	\$	-	57%	\$	1,000.00
iv.	DUPLEX RECEPTACLE, GFI	13	EA	\$	194.70	\$	2,531.10	40%	0%	\$	-	40%	\$	1,000.00
v.	DUPLEX RECEPTACLE, GFI, WP	3	EA	\$	206.50	\$	619.50	65%	0%	\$	-	65%	\$	400.00
vi.	BRANCH POWER CIRCUIT, EMT CONDUIT CU W/IRES	1,800	LF	\$	15.30	\$	27,540.28	99%	0%	\$	-	99%	\$	13,600.00
<b>HVAC/PLUMBING EQUIPMENT POWER</b>														
i.	DISC. SWITCH - ASSUME 100A/3P, WP FOR CU2	1	EA	\$	985.30	\$	985.30	0%	0%	\$	-	0%	\$	-
ii.	DISC. SWITCH - ASSUME 60A/3P, WP FOR CU1	1	EA	\$	649.00	\$	649.00	0%	0%	\$	-	0%	\$	-
iii.	DISC. SWITCH - 60A/2P, WP FOR WH	1	EA	\$	578.00	\$	578.00	0%	0%	\$	-	0%	\$	-
iv.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU5	1	EA	\$	395.30	\$	395.30	0%	0%	\$	-	0%	\$	-
v.	DISC. SWITCH - ASSUME 30A/3P FOR FC1 & FC2	3	EA	\$	253.70	\$	761.10	0%	0%	\$	-	0%	\$	-
vi.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	\$	147.50	\$	1,327.50	0%	0%	\$	-	0%	\$	-
vii.	100A/3P POWER CIRCUIT	70	LF	\$	76.70	\$	5,369.00	0%	0%	\$	-	0%	\$	-
viii.	60A/3P POWER CIRCUIT	50	LF	\$	63.72	\$	3,186.00	0%	0%	\$	-	0%	\$	-
ix.	60A/2P POWER CIRCUIT	70	LF	\$	55.62	\$	3,893.76	0%	0%	\$	-	0%	\$	-
x.	30A/3P POWER CIRCUIT	200	LF	\$	46.02	\$	9,204.00	0%	0%	\$	-	0%	\$	-
xi.	30A/2P POWER CIRCUIT	50	LF	\$	42.48	\$	2,124.00	0%	0%	\$	-	0%	\$	-
xii.	20A/1P POWER CIRCUIT	360	LF	\$	35.68	\$	12,845.95	0%	0%	\$	-	0%	\$	-
xiii.	ROOF EXHAUST FAN POWER	1	EA	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
xiv.	CIRCULATING PUMP POWER	1	EA	\$	295.00	\$	295.00	0%	0%	\$	-	0%	\$	-
xv.	ELECTRIC HAND DRYER POWER	4	EA	\$	295.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
xvi.	EXT. WALL PENETRATION - 1 1/2" CONDUIT	1	EA	\$	118.00	\$	118.00	0%	0%	\$	-	0%	\$	-
xvii.	ROOF PENETRATION - 3" CONDUIT		\$	-				0%	0%	\$	-	0%	\$	-
<b>LIGHTING</b>														
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	25	EA	\$	708.00	\$	17,700.00	1%	0%	\$	-	1%	\$	243.90
ii.	L1 - 1X1 PENDANT DIRECT INDIRECT LED, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
iii.	L1 - 1X1 PENDANT DIRECT INDIRECT LED, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
iv.	L1 - 2X1 PENDANT DIRECT INDIRECT LED, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
v.	L1 - 2X1 SURFACE WALL WASHER, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
vi.	L1 - 2X1 SURFACE WALL WASHER, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
vii.	L1 - 4X1 SURFACE WALL WASHER, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
viii.	L1A - 7.5X1 SUSPENDED WALL WASHER, 10W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
ix.	L1 - 4X1 PENDANT INDIRECT LED, 20W FT	13	EA	\$	708.00	\$	9,204.00	1%	0%	\$	-	1%	\$	121.95
x.	L1 - 6X1 PENDANT INDIRECT LED, 20W FT	3	EA	\$	708.00	\$	2,124.00	0%	0%	\$	-	6%	\$	121.95
xi.	L1 - 10X1 PENDANT INDIRECT LED, 20W FT	2	EA	\$	708.00	\$	1,416.00	9%	0%	\$	-	9%	\$	121.95
xii.	L1 - 15X1 PENDANT INDIRECT LED, 20W FT	3	EA	\$	708.00	\$	2,124.00	0%	0%	\$	-	6%	\$	121.95
xiii.	L1 - 24X1 PENDANT INDIRECT LED, 20W FT	3	EA	\$	708.00	\$	2,124.00	0%	0%	\$	-	6%	\$	121.95
xiv.	L1 - RECESSED DOWNLIGHT, 17W	7	EA	\$	708.00	\$	4,956.00	2%	0%	\$	-	2%	\$	121.95
xv.	L1 - SURFACE ROUND LED FIXTURE, 12W	14	EA	\$	708.00	\$	9,912.00	1%	0%	\$	-	1%	\$	121.95
xvi.	L12 - 14" 4in PENDANT GLOBE FIXTURE, 10W	10	EA	\$	708.00	\$	7,080.00	2%	0%	\$	-	2%	\$	121.95
xvii.	L13 - PENDANT LED CYLINDER, 15W	2	EA	\$	708.00	\$	1,416.00	9%	0%	\$	-	9%	\$	121.95
xviii.	L14 - 7.5X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xix.	L14 - 18.67X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xx.	L14 - 31X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxi.	L14A - 5.31X1 RECESSED LED LINEAR SLOT, 8W FT	2	EA	\$	708.00	\$	1,416.00	9%	0%	\$	-	9%	\$	121.95
xxii.	L14A - 7X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxiii.	L14A - 10.31X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxiv.	L14A - 14.5X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxv.	L14A - 20.67X1 RECESSED LED LINEAR SLOT, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxvi.	L14B - 9X1 RECESSED LINEAR W/ NARROW BEAM, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxvii.	L14B - 19X1 RECESSED LINEAR W/ NARROW BEAM, 8W FT	1	EA	\$	708.00	\$	708.00	17%	0%	\$	-	17%	\$	121.95
xxviii.	L14 - MESHROOM HOLLARD FIXTURE W/ BASE, 8W, WP	14	EA	\$	708.00	\$	9,912.00	1%	0%	\$	-	1%	\$	121.95
xxix.	L18 - EXTERIOR UP DOWN WALL LIGHT, 20W	3	EA	\$	708.00	\$	2,124.00	0%	0%	\$	-	6%	\$	121.95
xxx.	L20 - WALL SURFACE TOPO SCONCE, 8W	7	EA	\$	708.00	\$	4,956.00	2%	0%	\$	-	2%	\$	121.95
xxxi.	LED EXIT FIXTURE - ALLOWANCE	8	EA	\$	708.00	\$	5,664.00	2%	0%	\$	-	2%	\$	121.95
xxxii.	LIGHTING FIXTURE TO STORAGE ROOM 120	2	EA	\$	708.00	\$	1,416.00	9%	0%	\$	-	9%	\$	121.95
xxxiii.	JUNCTION BOX/PULL BOX	35	EA	\$	65.61	\$	2,296.28	5%	0%	\$	-	5%	\$	121.95
xxxiv.	SWITCH, SINGLE	2	EA	\$	118.00	\$	236.00	0%	0%	\$	-	0%	\$	-
xxxv.	DIMMER SWITCH, 2-GANG	5	EA	\$	389.40	\$	1,947.00	0%	0%	\$	-	6%	\$	121.95
xxxvi.	DIMMER SWITCH, 3-GANG	2	EA	\$	584.10	\$	1,168.20	10%	0%	\$	-	10%	\$	121.95
xxxvii.	VACANCY SENSOR - WALL	11	EA	\$	175.82	\$	1,934.02	8%	0%	\$	-	8%	\$	121.95
xxxviii.	VACANCY SENSOR - CEILING	11	EA	\$	549.88	\$	6,048.68	2%	0%	\$	-	2%	\$	121.95
xxxix.	SWITCH/PACK - CEILING	11	EA	\$	704.46	\$	7,749.06	2%	0%	\$	-	2%	\$	121.95
xl.	INTERIOR PHOTOCEL - CEILING	3	EA	\$	549.88	\$	1,649.64	7%	0%	\$	-	7%	\$	121.95
xli.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT CU W/IRES	3,210	LF	\$	26.18	\$	84,051.28	0%	0%	\$	-	0%	\$	121.95
<b>MISCELLANEOUS</b>														
i.	MISC. ELECTRICAL SYSTEM	8,564	GRF	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
ii.	TESTING	1	LS	\$	1,180.00	\$	1,180.00	0%	0%	\$	-	0%	\$	-
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	\$	-	\$	-	0%	0%	\$	-	0%	\$	-
<b>COMMUNICATIONS (1ST FLOOR WEST &amp; 2ND FLOOR BUILDING ADDITION)</b>														

SIGNAL SYSTEM											
i.	TELEPHONE DATA W/ (2) IDF ROOMS	8,564	CSF	\$ 7.67	\$ 65,685.88	4%	0%	\$ -	8%	\$ 2,500.00	
ii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF1	240	LF	\$ 41.20	\$ 9,912.00	0%	0%	\$ -	0%	\$ -	
iii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF2	120	LF	\$ 76.70	\$ 9,204.00	0%	0%	\$ -	0%	\$ -	
iv.	PUBLIC ADDRESS/CLOCK	8,564	CSF	\$ 1.18	\$ 10,105.52	0%	0%	\$ -	0%	\$ -	
v.	AUDIO-VISUAL SYSTEM	8,564	CSF	\$ 3.54	\$ 30,316.56	0%	0%	\$ -	0%	\$ -	
vi.	CTV	8,564	CSF	\$ 3.54	\$ 30,316.56	0%	0%	\$ -	0%	\$ -	
vii.	MISC./TESTING	1	LS	\$ 206.50	\$ 206.50	0%	0%	\$ -	0%	\$ -	
ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)											
FIRE ALARM											
i.	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY, COMPLETE	8,564	CSF	\$ 11.80	\$ 101,085.20	5%	0%	\$ -	5%	\$ 5,000.00	
SECURITY											
i.	SECURITY SYSTEM COMPLETE	8,564	CSF	\$ 14.10	\$ 121,266.24	0%	0%	\$ -	0%	\$ -	
APPROVED CHANGE ORDERS											
CHANGE ORDER 001	Asbestos Abatement According to P9 Report	1	LS	\$ 137,865.00	\$ 137,865.00	100%	0%	\$ -	100%	\$ 137,865.00	
CHANGE ORDER 002	proper removal of existing ceiling, exploratory demolition and investigation to determine source of water intrusion into existing bldg, proper removal and disposal of 2 subpanels, addition concrete slab, ceiling, floor finishes, and wall bases	1	LS	\$ 82,063.17	\$ 82,063.17	100%	0%	\$ -	100%	\$ 82,063.17	
CHANGE ORDER 003	electrical Four Boxes (4) installation/connection to Panel F including cutting & patching concrete slab-on-grade, Existing Storm Drain Line additional line and connections (10) bubbles at the end of line.	1	LS	\$ 47,788.54	\$ 47,788.54	0%	100%	\$ 47,788.54	100%	\$ 47,788.54	
TOTAL CONTRACT PRICE:					\$ 14,587,865.00						
<b>TOTAL</b>										\$ 657,606.54	\$ 3,253,329.00
LESS RETENTION										\$ 32,880.33	\$ 162,666.45
LESS PREVIOUSLY PAID										\$ -	\$ 2,465,936.34
TOTAL AMOUNT DUE										\$ 624,726.21	\$ 624,726.21

TOTAL AMOUNT DUE FOR THIS 4th PROGRESS PAYMENT:  
ACCOUNT #: 330-6112-000-0-0-44444 624,726.21

*German Franco*  
**German Franco**  
Project Engineer

TO OWNER: **City of Hawthorne** PROJECT: **City of Hawthorne New Senior Center** APPLICATION NO: **5** Distribution to:

4455 W. 126<sup>th</sup> Street  
Hawthorne, CA, 90250

PERIOD FROM: **5/28/2025**  
PERIOD TO: **6/24/2025**

FROM CONTRACTOR: **PCN3, INC.** VIA CONSTRUCTION MANAGER:

**10591 Humbolt Street, Unit A**  
**Los Alamitos, CA, 90720**

PROJECT NOS: **24-03**  
CONTRACT NO: **24-03**  
CONTRACT DATE: **8/28/2024**

CONTRACT FOR: 24-03

OWNER  
 CM  
 ARCHITECT  
 CONTRACTOR  
 ENGINEER

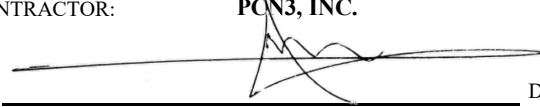
**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	<u>14,445,000.00</u>
2. Net change by Change Orders	<u>267,716.71</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	<u>14,712,716.71</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	<u>3,253,329.00</u>
5. RETAINAGE:	
a. <u>5</u> % of Work Completed (Column D + E on G703)	<u>\$ 162,666.45</u>
b. <u>5</u> % of Stored Material (Column F on G703)	<u>\$ -</u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	<u>162,666.45</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	<u>3,090,662.55</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>2,465,936.34</u>
8. CURRENT PAYMENT DUE	<u>624,726.21</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>11,622,054.16</u>

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: 6/24/25

State of: California County of: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
Notary Public:  
My Commission expires:

**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 . . . . . \$ 624,726

*(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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 219,928	\$ -
Total approved this Month	\$47,788.54	\$ -
<b>TOTALS</b>	<b>\$ 267,717</b>	<b>\$ -</b>
NET CHANGES by Change Order	\$ 267,717	

CONSTRUCTION MANAGER:  
By: \_\_\_\_\_  
Project Manager

PCN3, INC.  
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthorne New Senior Center  
CITY OF Hawthorne

**Schedule of Values**

APPLICATION NUMBER: 5  
APPLICATION DATE: 6/24/2025

PERIOD TO: 6/24/2025

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D TOTAL BILLED		F MATERIALS STORED			G TOTAL COMPLETED AND STORED TO DATE	H % T/D	I BALANCE TO FINISH (C-G)	J 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	38,406.64	0.00	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	47,072.56	0.00	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	32,013.40	0.00	0.00	0.00	\$0.00	\$32,013.40	100%	\$0.00	\$1,600.67
1.d	MISC. SITE DEMO	8,260.00	8,260.00	0.00	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	20,731.42	0.00	0.00	0.00	\$0.00	\$20,731.42	100%	\$0.00	\$1,036.57
2.b	ROUGH GRADING	41,462.84	41,462.84	0.00	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	2,147.60	0.00	0.00	0.00	\$0.00	\$2,147.60	100%	\$0.00	\$107.38
2.d	FINE GRADING	52,204.38	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	19%	\$42,204.38	\$500.00
2.e	BUILDING PAD OVEREXCAVATION - WEST ADDITION	66,599.20	66,599.20	0.00	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	10,431.20	0.00	0.00	0.00	\$0.00	\$10,431.20	100%	\$0.00	\$521.56
2.g	SCARIFY & COMPACT U/S PAVING	11,756.34	11,756.34	0.00	0.00	0.00	\$0.00	\$11,756.34	100%	\$0.00	\$587.82
2.h	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	16,726.50	16,726.50	0.00	0.00	0.00	\$0.00	\$16,726.50	100%	\$0.00	\$836.33
2.i	EROSION CONTROL	31,097.13	31,097.13	0.00	0.00	0.00	\$0.00	\$31,097.13	100%	\$0.00	\$1,554.86
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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$118,697.80	\$125.00
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	122,500.00	0.00	0.00	0.00	\$0.00	\$122,500.00	90%	\$13,424.20	\$6,125.00
4.b	FIRE WATER	203,904.00	101,900.00	82,000.00	0.00	0.00	\$0.00	\$183,900.00	90%	\$20,004.00	\$9,195.00
4.c	SANITARY SEWER	37,288.00	35,500.00	1,788.00	0.00	0.00	\$0.00	\$37,288.00	100%	\$0.00	\$1,864.40
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	50,000.00	0.00	0.00	0.00	\$0.00	\$50,000.00	49%	\$52,424.00	\$2,500.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	23%	\$33,365.00	\$500.00
4.g	SITE LIGHTING	47,200.00	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	21%	\$37,200.00	\$500.00
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	292,287.18	0.00	0.00	0.00	\$0.00	\$292,287.18	100%	\$0.00	\$14,614.36
5.b	PLUMBING DEMOLITION	4,814.40	4,814.40	0.00	0.00	0.00	\$0.00	\$4,814.40	100%	\$0.00	\$240.72
5.c	HVAC DEMOLITION	9,086.00	9,086.00	0.00	0.00	0.00	\$0.00	\$9,086.00	100%	\$0.00	\$454.30
5.d	ELECTRICAL DEMOLITION	48,757.60	48,757.60	0.00	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	208,904.34	110,000.00	50,000.00	0.00	0.00	\$0.00	\$160,000.00	77%	\$48,904.34	\$8,000.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D TOTAL BILLED		F MATERIALS STORED			G TOTAL COMPLETED AND STORED TO DATE		H BALANCE TO FINISH (C-G)	I RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED	% T/D			
6.c	SLAB-ON-GRADE/CURBS	99,426.80	54,000.00	0.00	0.00	0.00	\$0.00	\$54,000.00	54%	\$45,426.80	\$2,700.00
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	5,000.00	15,000.00	0.00	0.00	\$0.00	\$20,000.00	49%	\$20,419.72	\$1,000.00
7.b	INTERIOR CMU WALL	154,374.68	5,000.00	75,000.00	0.00	0.00	\$0.00	\$80,000.00	52%	\$74,374.68	\$4,000.00
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	93,000.00	0.00	0.00	0.00	\$0.00	\$93,000.00	50%	\$93,381.00	\$4,650.00
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	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	3%	\$161,675.00	\$250.00
9.b	ROUGH CARPENTRY	228,092.23	0.00	75,000.00	0.00	0.00	\$0.00	\$75,000.00	33%	\$153,092.23	\$3,750.00
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	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	3%	\$181,857.25	\$250.00
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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	5%	\$47,178.00	\$125.00
11.b	WINDOWS	227,364.76	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	1%	\$224,864.76	\$125.00
11.c	DOORS + H.W.	100,250.44	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$97,750.44	\$125.00
11.d	WINDOWS	16,903.50	2,500.00	0.00	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	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	3%	\$33,220.00	\$50.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D TOTAL BILLED		F MATERIALS STORED			G TOTAL COMPLETED AND STORED TO DATE		H BALANCE TO FINISH (C-G)	I RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED	% T/D			
19.c	COLD WATER	37,771.80	10,500.00	0.00	0.00	0.00	\$0.00	\$10,500.00	28%	\$27,271.80	\$525.00
19.d	HOT WATER	21,428.80	500.00	0.00	0.00	0.00	\$0.00	\$500.00	2%	\$20,928.80	\$25.00
19.e	SANITARY SEWER & VENT	62,315.80	40,500.00	5,000.00	0.00	0.00	\$0.00	\$45,500.00	73%	\$16,815.80	\$2,275.00
19.f	CONDENSATE DRAINS	22,007.00	500.00	0.00	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	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	30%	\$2,352.14	\$50.00
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	3,000.00	0.00	0.00	0.00	\$0.00	\$3,000.00	3%	\$112,223.46	\$150.00
20.b	VRF SPLIT SYSTEM	92,712.60	3,000.00	0.00	0.00	0.00	\$0.00	\$3,000.00	3%	\$89,712.60	\$150.00
20.c	MINI SPLIT SYSTEM	30,326.00	3,000.00	0.00	0.00	0.00	\$0.00	\$3,000.00	10%	\$27,326.00	\$150.00
20.d	EXHAUST FAN	2,861.50	300.00	0.00	0.00	0.00	\$0.00	\$300.00	10%	\$2,561.50	\$15.00
20.e	CONTROLS	11,363.40	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	9%	\$10,363.40	\$50.00
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	2,000.00	10,000.00	0.00	0.00	\$0.00	\$12,000.00	28%	\$30,480.00	\$600.00
21.b	PANEL "K" FEEDER	16,862.20	11,000.00	0.00	0.00	0.00	\$0.00	\$11,000.00	65%	\$5,862.20	\$550.00
21.c	BRANCH POWER	32,579.56	5,000.00	10,000.00	0.00	0.00	\$0.00	\$15,000.00	46%	\$17,579.56	\$750.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	10,000.00	10,000.00	0.00	0.00	\$0.00	\$20,000.00	22%	\$69,028.99	\$1,000.00
21.e	LIGHTING	111,156.00	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$108,656.00	\$125.00
21.f	EXT	305,717.82	20,000.00	10,000.00	0.00	0.00	\$0.00	\$30,000.00	10%	\$275,717.82	\$1,500.00
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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$136,618.66	\$125.00
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	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	5%	\$94,214.40	\$250.00
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	186,440.00	0.00	0.00	0.00	\$0.00	\$186,440.00	100%	\$0.00	\$9,322.00
26.b	SLAB-ON-GRADE/CURBS	97,168.28	97,168.28	0.00	0.00	0.00	\$0.00	\$97,168.28	100%	\$0.00	\$4,858.41
26.c	CONCRETE COLUMN	246,030.00	130,000.00	116,030.00	0.00	0.00	\$0.00	\$246,030.00	100%	\$0.00	\$12,301.50
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	5,000.00	0.00	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	10,000.00	150,000.00	0.00	0.00	\$0.00	\$160,000.00	51%	\$151,367.78	\$8,000.00
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	50,000.00	0.00	0.00	0.00	\$0.00	\$50,000.00	14%	\$308,039.14	\$2,500.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D TOTAL BILLED		F MATERIALS STORED			G TOTAL COMPLETED AND STORED TO DATE		H BALANCE TO FINISH (C-G)	I RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED	% T/D			
28.b	EXTERIOR METAL STAIR	108,896.30	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	9%	\$98,896.30	\$500.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	2%	\$201,183.76	\$250.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	220,000.00	0.00	0.00	0.00	\$0.00	\$220,000.00	22%	\$800,169.00	\$11,000.00
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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$146,770.00	\$125.00
29.b	ROUGH CARPENTRY	232,353.80	2,500.00	0.00	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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$133,312.34	\$125.00
30.b	WATERPROOFING	97,783.59	1,500.00	0.00	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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	6%	\$42,458.00	\$125.00
31.b	EXTERIOR WINDOWS	149,067.13	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$146,567.13	\$125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$97,750.44	\$125.00
31.d	INTERIOR WINDOWS	16,903.50	2,500.00	0.00	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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	1%	\$186,198.82	\$125.00
36.b	OUTDOOR GREEN DECK	109,032.00	2,500.00	0.00	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	15,000.00	0.00	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	12,500.00	0.00	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 ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E		F			G		H BALANCE TO FINISH (C-G)	I RETAINAGE 5%
			D TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D		
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
39.b	PLUMBING FIXTURES	59,000.00	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	4%	\$56,500.00	\$125.00
39.c	COLD WATER	70,575.80	17,500.00	0.00	0.00	0.00	\$0.00	\$17,500.00	25%	\$53,075.80	\$875.00
39.d	HOT WATER	36,509.20	9,000.00	0.00	0.00	0.00	\$0.00	\$9,000.00	25%	\$27,509.20	\$450.00
39.e	SANITARY SEWER & VENT	94,588.80	47,000.00	0.00	0.00	0.00	\$0.00	\$47,000.00	50%	\$47,588.80	\$2,350.00
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	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	4%	\$222,029.30	\$500.00
40.b	MINI SPLIT SYSTEM	9,440.00	500.00	0.00	0.00	0.00	\$0.00	\$500.00	5%	\$8,940.00	\$25.00
40.c	EXHAUST FAN	19,169.10	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	5%	\$18,169.10	\$50.00
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	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	4%	\$24,665.00	\$50.00
41.b	PANEL BOARD	12,390.00	1,000.00	0.00	0.00	0.00	\$0.00	\$1,000.00	8%	\$11,390.00	\$50.00
41.c	SECONDARY FEEDER	53,336.00	53,336.00	0.00	0.00	0.00	\$0.00	\$53,336.00	100%	\$0.00	\$2,666.80
41.d	BRANCH POWER	45,496.08	22,000.00	0.00	0.00	0.00	\$0.00	\$22,000.00	48%	\$23,496.08	\$1,100.00
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	5,000.00	0.00	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	2,500.00	0.00	0.00	0.00	\$0.00	\$2,500.00	2%	\$153,247.02	\$125.00
43.00	ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
43.a	FIRE ALARM	101,055.20	5,000.00	0.00	0.00	0.00	\$0.00	\$5,000.00	5%	\$96,055.20	\$250.00
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
	Change orders	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	Change order #1 - Abatement	137,865.00	137,865.00	0.00	0.00	0.00	\$0.00	\$137,865.00	100%	\$0.00	\$6,893.25
	Change order #2 - Extra interior demo	74,270.00	74,270.00	0.00	0.00	0.00	\$0.00	\$74,270.00	100%	\$0.00	\$3,713.50
		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
	Change order #5 - removal and disposal of 2 subpanels	4,121.65	4,121.65	0.00	0.00	0.00	\$0.00	\$4,121.65	100%	\$0.00	\$206.08
		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
	Change order # 8 - exploratory work for water intrusion	1,671.86	1,671.86	0.00	0.00	0.00	\$0.00	\$1,671.86	100%	\$0.00	\$83.59
		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	Change order #10 - removal of cabinetry	1,999.66	1,999.66	0.00	0.00	0.00	\$0.00	\$1,999.66	100%	\$0.00	\$99.98
		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
	Change order #16 - Storm drain	27,060.80	0.00	27,060.80	0.00	0.00	\$0.00	\$27,060.80	100%	\$0.00	\$1,353.04
		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
	Change order #20 - Electrical Floor Boxes	20,727.74	0.00	20,727.74	0.00	0.00	\$0.00	\$20,727.74	100%	\$0.00	\$1,036.39
		0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00





**CONTRACT CHANGE ORDER NO. 3**

PROJECT: CITY OF HAWTHORNE SENIOR CENTER PROJECT #24-03

FEDERAL NO. \_\_\_\_\_ MTA NO. \_\_\_\_\_ CONTRACT NO. 24-03

TO: PCN3, INC

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

NOTE: This change order is not effective until approved by the Engineer.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work of contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: PROJECT ENGINEER

The last percentage shown is the net accumulated increase or decrease from the original quantity in the Engineer's Estimate.

The work to be performed or executed under this change order consists of and includes the furnishing and installation of all materials necessary for the following work:

CE#020: Electrical Floor Boxes; (4) Floor receptacles in Rm 109 to be installed including cutting & patching concrete slab-on-grade as well as running the electrical to Panel E. Scope of work includes but not limited to: cutting and patching of concrete slab, material, and installation of material - - - - - \$27, 060.80

CE#016: Existing Storm Drain Line; addition pipe for storm drain on the West and South side of the senior center site to be installed, along with 10 pts of connections and a NDS Bubbler at the end of the line. Scope of work includes but not limited to: excavating, compaction, material, installation of material, and backfilling. - - - - - \$20, 727.74

TOTAL: \$47, 788.54

Total price for this change order is \$ 47,788.54

Decrease \$ \_\_\_\_\_ or Increase \$ \_\_\_\_\_

By reason of this order the time of completion will be adjusted as follows: \_\_\_\_\_

Submitted by, Construction Inspector: \_\_\_\_\_ Date: 06/13/25

Approval Recommended, Project Engineer:  \_\_\_\_\_ Date: 06/13/25

Approved, Engineer:  \_\_\_\_\_ Date: 06/13/25

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices shown above.

Accepted, Date: 6/13/2025 Contractor: pcn3 inc  
By: Brian Abghari  Title: President

If the Contractor does not sign acceptance of this order, their attention is directed to the requirement of the specification as to proceeding with the ordered work and filing a written protest within the time therein specified.



**AGENDA ITEM NO. 15.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Public Works

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**City Manager:**

**Department Head:**

**SUBJECT:**

Award of Contract for Resurfacing of Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension for Hawthorne Municipal Airport (Project # 25-06).

**RECOMMENDED MOTION:**

Staff recommends that the City Council award contract to the lowest responsive and responsible bidder, American Road Maintenance of Tuscon, AZ conditional on receiving concurrence from the FAA to award the project and on receiving an FAA grant to fund the project.

**DISCUSSION:**

At the meeting of May 27, 2025, City Council authorized Engineering staff to publicly readvertise for this project with a due date of June 24, 2025. The City received three bids with each accompanied by bid bonds. After a thorough review of the proposal, reference checks, and verification of the contractor's license, staff determined that American Road Maintenance of Tuscon, AZ was the lowest responsive and responsible bidder.

The project will provide all services, labor, materials, permit, insurance, tools and equipment needed in accordance with the Plan(s), Technical Provisions, and Specifications to successfully and safely complete the Resurfacing of Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension for Hawthorne Municipal Airport located at 12101 Crenshaw Blvd., Hawthorne, CA 90250.

**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. City departments shall continue to work cooperatively to ensure that improvements to infrastructure are kept apace of wear and tear.

**FISCAL IMPACT:**

None. The approximate cost of \$2,487,492.50 will be funded through FAA AIP Grant, Caltrans Aeronautics Matching Grant and Airport fund.

**NOTICING PROCEDURE:**

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

**ATTACHMENTS**

Bid List

City of Hawthorne's  
BID LIST

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**TITLE:** RESURFACING OF THE RUNWAY 7-25 AND  
RESURFACING OF TAXIWAYS AND TRENCH  
DRAIN EXTENSION FOR HAWTHORNE  
MUNICIPAL AIRPORT (Project # 25-06)

**TO BE RETURNED:** Tuesday, June 24, 2025 4:00 P.M.

**TO BE OPENED:** Tuesday, June 24, 2025 4:15 P.M.

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<u>COMPANY/CITY</u>	<u>BID AMOUNT</u>	<u>BID BOND</u>
CR Contracting LLC Bend, OR	\$ 3,218,555 <sup>00</sup>	✓
American Road Maintenance Tucson, AZ	\$ 2,487,492.50	✓
Sequel Contractors, Inc Santa Fe Springs, CA	\$ 3,236,425 <sup>00</sup>	✓

COMMENTS: \_\_\_\_\_

NAME: M. David Esfandi Guido Fernandez  
[Signature] [Signature]  
[Signature] Jesus Velazquez

DATE: 06/24/2025

TIME: 4:15 pm



**AGENDA ITEM NO. 16.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: Housing

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**City Manager:**

**Department Head:**

**SUBJECT:**

Blanket Purchase order for Citiguard.

**RECOMMENDED MOTION:**

Staff recommends the Council approve the fiscal year 2025/26 Blanket Purchase Order (BPO) for site security services in a total amount not to exceed \$92,206.08.

**DISCUSSION:**

Request: Vendor: Citiguard (BHCH)

Purchase Order Amount not to Exceed: \$92,206.08

The vendor provides security services for the Bridge of Hope Community Housing Project. A corresponding BPO is required to pay for the services associated with this existing agreement. This purchase order corrects FY 24-25 overdue payments and the account number from 324-40994 to 324-41144.

February	\$16,611.84
March	\$18,391.68
April	\$19,197.12
May	\$19,314.24
June	\$18,691.20
<b>Total</b>	<b>\$92,206.08</b>

**ECONOMIC DEVELOPMENT STRATEGIC PLAN:**

None.

**FISCAL IMPACT:**

Funds for each of the above-requested BPOs, which total \$92206.08, are included in the approved Fiscal Year 2025/26 Budget.

**NOTICING PROCEDURE:**

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



**AGENDA ITEM NO. 17.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Attorney

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**City Manager:**

**Department Head:**

**SUBJECT:**

Claim for personal injury by Anthony O'Dell Punche.

**RECOMMENDED MOTION:**

Staff recommends that the City Council deny the claim by Anthony O'Dell Punche.

**DISCUSSION:**

Claimant Anthony O'Dell Punche alleges that members of the Hawthorne Police Department used excessive force on him.

**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. 18.**

**CITY OF HAWTHORNE  
City Council  
AGENDA BILL**

For the meeting of 07/08/2025  
Originating Department: City Attorney

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**SUBJECT:**

City's Statement On Immigration Enforcement Action (A. Vargas)

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**Attachments**

Statement

CITY OF HAWTHORNE'S OFFICIAL STATEMENT REGARDING  
THE RECENT ICE AND BORDER PATROL OPERATIONS  
JULY 8, 2025

Recently, the City of Hawthorne has experienced ICE and Border Patrol operations within our community. Community members have been understandably upset over the operations, particularly when federal agents wear masks, do not present law enforcement credentials, or utilize vehicles that are not clearly identifiable. As a result, those being detained, as well as witnesses to the detentions, have been unable to determine if those involved have been legitimate federal officers, or potential imposters. These activities negatively impact our local economy and create fear, anger and suspicions among community members.

As such, the City of Hawthorne expresses the following official positions:

- The City of Hawthorne supports and stands by its immigrant population.
- As with all state and local law enforcement agencies, the Hawthorne Police Department strictly complies with California State law as provided in Senate Bill 54 and Assembly Bill 2792. The Hawthorne Police Department does not participate in, nor does it assist with, the enforcement of civil immigration laws by federal agencies.
- The City of Hawthorne and its police department do not receive advance notice of federal immigration enforcement actions.
- The City of Hawthorne does not contract with the federal government for immigration enforcement.
- Hawthorne does not have a contractual obligation to hold ICE or Border Patrol detainees in the City jail. The Hawthorne Police Department has declined to temporarily house individuals detained for civil immigration violations by federal authorities.
- The City of Hawthorne fully supports those exercising their First Amendment rights by speaking, protesting and expressing their views on any and all issues, so long as it is done peacefully and lawfully.
- The City of Hawthorne advises the public when witnessing a federal immigration enforcement action, to keep their distance from the activity and not to interfere. Call 911 and allow our local police to respond and evaluate the situation. Hawthorne police officers will do what they legally can to keep the peace during these difficult encounters.
- The City of Hawthorne has “Know Your Rights” reference cards available for distribution to the public. Contact the Hawthorne City Clerk’s Office for more information, or visit the Los Angeles County Office of Immigrant Affairs at
  - [oia.lacounty.gov](http://oia.lacounty.gov)
- The City of Hawthorne has previously established a resource page, and we encourage our residents to monitor this page to stay informed. The page can be located at
  - <https://www.cityofhawthorne.org/residents/resident-resources>

This is a difficult time for everyone. The Hawthorne City Council stands in solidarity with the whole of our City population. Our obligation will always be to provide for the safety and security of ALL our residents, businesses, and visitors.