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 OCTOBER 14, 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

_____

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. Proclamation- Pastor John L. Jefferson, Del Aire Baptisit (F. Johnson)
2. Bulky Item Presentation - Public Works
3. Dr. Brian Markarian, Hawthorne School District (A. Monteiro)
4. Supplemental Law Enforcement Services- Hawthorne Police Department
5. Good Neighbor Award- Human Resources

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

6. The 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 09/24/2025 to 10/14/2025 for a total of $3,440,774.83

7. Approval of City Council meeting minutes for the regular City Council meetings of June 10, 2025, July 8, 2025, August 26, 2025 and September 9, 2025.

8. Approval of waiver of full readings of resolutions and ordinances on Tuesday, October 14, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

9. RESOLUTION NO. 8558 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING SUPPORT FOR WOMEN BASKETBALL PLAYERS AND URGING THE WOMEN'S NATIONAL BASKETBALL ASSOCIATION TO NEGOTIATE EQUITABLE CONTRACTS THAT PROVIDE WAGES AND BENEFITS, AND IMPROVED WORKING CONDITIONS THAT PRIORITIZE THEIR HEALTH, SAFETY, AND HOLISTIC WELL-BEING

RECOMMENDED MOTION:
Staff Recommends that the City Council adopt Resolution No. 8558

ORDINANCES
(None at this time)

BIDS: OPENINGS & RESULTS

10. Publicly receive, open, declare sealed request for bids and award a contract for the City of Hawthorne, Mi California Commercial Facade Project.

RECOMMENDED MOTION:
1. Staff recommends that Council accept the proposals for recommendation and study.
2. Authorize the City Manager to receive and award the contract to the lowest responsible bidder.

PUBLIC HEARINGS
(None at this time)

GENERAL MATTERS
(None at this time)

CITY MANAGER'S CONSENT CALENDAR

11. Alley Improvement Project (Project # 25-08) - Out to Bid

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of

Public Works to advertise for construction bids with a return date of December 9, 2025.

12. Appointment of volunteers to the General Plan Advisory Committee (GPAC).

RECOMMENDED MOTION:
Approve the slate of applicants for the GPAC

13. Professional Services Agreement between City of Hawthorne and Deckard Technologies to provide monitoring and compliance assistance with short-term rentals.

RECOMMENDED MOTION:
Approve the agreement.

14. Accepting the Grant of Funds from the U.S. Department of Homeland Security, Federal Emergency Management Agency to Update the City of Hawthorne's Hazard Mitigation Plan.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant award in the amount of $165,000, encumber for the same and approve the blanket purchase order for a yet to be determined consultant.

15. Progress Payment #8 in the amount of $784,411.91 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 #8 and Change Order #5 to PCN3 Inc of Los Alamitos, CA

16. Agreement between the City of Hawthorne ("City") and Constant and Associates, Inc. ("Consultant") to update the City's Local Hazaard Mitigation Plan.
RECOMMENDED MOTION:
Staff recommends that the City Council approve the Agreement and authorize the City Manager (or his designee) to enter into and execute the Agreement on the City's behalf.

17. Progress Payment #1 in the amount of $403,716.94 due to Chapman Coast Roof Co., Inc. of Fullerton, CA for Hawthorne Police Department Roof Replacement Project (Project #25-09)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #1 for Chapman Coast Roof Co. Inc. of Fullerton, CA.

18. Progress Payment #5 and Final Acceptance for the third contract year and award of maintenance contract extension to Martinez Landscape Company, Inc. of Sylmar, CA for General Maintenance (Project 22-05).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment, Change orders 8 through 10, and Final Acceptance of the third maintenance contract term, and exercise option pursuant to section 6-1.1 of the contract agreement to ratify and authorize an extension from December 2025, to December 2026, the second extension from December 2026, to December 2027, and the third extension from December 2027, to December 2028, for the General Maintenance to Martinez Landscape Company Inc. of Sylmar, CA.

19. 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 services in a total amount not to exceed $1,034,720.

20. Progress Payment #1 in the amount of $354,333.18 due to American Wholesale Lighting of Livermore, CA for the Police Department Lighting Project.

RECOMMENDED MOTION:
Approve this Progress Payment #1 and Change Order #1 to American Wholesale Lighting of Livermore, CA.

21. Agreement Between the City of Hawthorne and the City of Gardena For Supplemental Law Enforcement (Medical Director) Services.

RECOMMENDED MOTION:
Staff recommends the City Council approve and ratify the City Manager's execution of the Agreement Between the City of Hawthorne and the City of Gardena for supplemental law enforcement (Medical Director) services.

22. Measure M Funding Agreement MM5507.18 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the 135th Street Improvement Project and Appropriation of $160,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate $160,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the 135th Street Improvement Project.

23. Measure M Funding Agreement MM5507.19 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the Inglewood Avenue Improvement Project and Appropriation of $130,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate $130,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the Inglewood Avenue Improvement Project.

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION/ACTION ITEMS

24. Nominations of Commissioners for Planning, Parks, Recreation & Fine Arts, Senior Citizens' and Youth Commissions. (A. Vargas)

Planning Commission:
Mike Talleda
Stephen Nellman

Parks, Recreation & Fine Arts Commission:
Greg Guich
Jessica Romero

Senior Citizens' Commission :
Juanita Douse

Youth Commission:
Richard Harrison
Jesus Lemus
Nuzhath Samira

25. Construction Industry Transparency Ordinance (K. Manning)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

CLOSED SESSION
(None at this time)

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, October 14, 2025.

_____
DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

SUBJECT:
Bulky Item Presentation - Public Works

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Attorney

SUBJECT:
Dr. Brian Markarian, Hawthorne School District (A. Monteiro)

AGENDA ITEM NO. 4.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Police Department

SUBJECT:
Supplemental Law Enforcement Services- Hawthorne Police Department

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Human Resources

SUBJECT:
Good Neighbor Award- Human Resources

AGENDA ITEM NO. 6.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
The 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 09/24/2025 to 10/14/2025 for a total of $3,440,774.83

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 $3,440,774.83 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	Amount
Payroll City Warrants	$ 1,052,699.43
General City Warrants	$ 1,372,551.38
Housing Warrants	$ 989,605.04
Asset Forfeiture Warrants	$ 25,918.98
Grand Total	**$ 3,440,774.83**

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

ATTACHMENTS
Council Warrants 10/14/25

CITY OF HAWTHORNE

FOR THE MEETING OF OCTOBER 14, 2025

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
9/25/25	37776	38078	PAYROLL	966,451.08
9/25/25	196736	196748	PAYROLL	7,731.76
9/26/25	38709	38104	PAYROLL	78,516.59
*** Emergency Issue - for ratification only**				1,052,699.43

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 OCTOBER 14, 2025

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
9/25/25	492260	492279	DEBT LEVIES	23,902.15
10/14/25	492280	492285	UTILITIES	122,468.76
10/14/25	492286	492459	CITY	1,226,180.47
				1,372,551.38

*** 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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: DL092525 TO FISCAL 2025/03 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124407	BROC, SAMANTHA								
	109844	09/25/25		492260	P	09/25/25	960 20220	PERS LIABLILITY	67.80
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				480.60 YTD PAID		67.80
123239	CA DISBURSEMENT UNIT								
	109838	09/25/25		492261	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2025-21								
	VENDOR TOTALS		4,930.10 YTD INVOICED				23,241.90 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	109829	09/25/25		492262	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2025-21								
	VENDOR TOTALS		1,809.22 YTD INVOICED				8,529.18 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	109832	09/25/25		492263	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2025-21								
	VENDOR TOTALS		1,243.83 YTD INVOICED				5,188.51 YTD PAID		142.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	109834	09/25/25		492265	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2025-21								
	VENDOR TOTALS		2,667.65 YTD INVOICED				16,539.43 YTD PAID		533.53
123708	CALIFORNIA STATE DISBURSEMENT UNIT								
	109840	09/25/25		492264	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	126.00
	INVOICE: 2025-21								
	VENDOR TOTALS		882.00 YTD INVOICED				4,158.00 YTD PAID		126.00
122863	FRANCHISE TAX BOARD								
	109837	09/25/25		492267	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2025-21								
	VENDOR TOTALS		700.00 YTD INVOICED				3,300.00 YTD PAID		100.00
122739	FRANCHISE TAX BOARD								
	109841	09/25/25		492266	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	1,181.27
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				12,244.40 YTD PAID		1,181.27
123238	FRANCHISE TAX BOARD								
	109842	09/25/25		492268	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	690.88
	INVOICE: 2025-21								

PAID INVOICES REPORT

CHECK: DL092525 TO FISCAL 2025/03 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				1,381.76 YTD PAID		690.88
124572	VEHICLE REGISTRATION COLLECTIONS								
	109843	09/25/25		492269	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	212.12
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				424.24 YTD PAID		212.12
4	H.M.E.A.								
	109822	09/25/25		492270	P	09/25/25	960 21600	ACCRUED WAGES PAYABLE	1,580.00
	INVOICE: 2025-21								
	VENDOR TOTALS		15,720.00 YTD INVOICED				65,100.00 YTD PAID		1,580.00
99379	HAWTHORNE EXECUTIVE GROUP								
	109820	09/25/25		492271	P	09/25/25	960 21600	ACCRUED WAGES PAYABLE	440.00
	INVOICE: 2025-21								
	VENDOR TOTALS		2,520.00 YTD INVOICED				13,720.00 YTD PAID		440.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	109827	09/25/25		492272	P	09/25/25	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				13,400.00 YTD PAID		1,360.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	109824	09/25/25		492273	P	09/25/25	960 21600	ACCRUED WAGES PAYABLE	6,592.50
	INVOICE: 2025-21A								
	109825	09/25/25		492273	P	09/25/25	960 21600	ACCRUED WAGES PAYABLE	712.00
	INVOICE: 2025-21B								
	109826	09/25/25		492273	P	09/25/25	960 21640	ADDITIONAL INS LIABILITY	3,733.27
	INVOICE: 2025-21C								
	VENDOR TOTALS		59,732.36 YTD INVOICED				298,238.54 YTD PAID		11,037.77
124060	LOPEZ, TRACEY								
	109845	09/25/25		492274	P	09/25/25	960 20220	PERS LIABLILITY	64.24
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				2,359.24 YTD PAID		64.24
121133	NAMBO, PEDRO								
	109846	09/25/25		492275	P	09/25/25	960 20220	PERS LIABLILITY	168.08
	INVOICE: 2025-21								
	VENDOR TOTALS		.00 YTD INVOICED				326.52 YTD PAID		168.08
115178	PRE PAID LEGAL SERVICES, INC.								
	109828	09/25/25		492276	P	09/25/25	960 21640	ADDITIONAL INS LIABILITY	167.85

PAID INVOICES REPORT

CHECK: DL092525 TO FISCAL 2025/03 07/01/2024 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 2025-21								
VENDOR TOTALS	1,006.60 YTD INVOICED				5,617.75 YTD PAID			167.85
113121 TOTAL ADMINISTRATION SVCS CORP								
109847	09/25/25		492277	P	09/25/25	960 21640	ADDITIONAL INS LIABILITY	356.45
INVOICE: 2025-21A								
109848	09/25/25		492277	P	09/25/25	960 21640	ADDITIONAL INS LIABILITY	3,528.56
INVOICE: 2025-21B								
VENDOR TOTALS	22,565.82 YTD INVOICED				123,054.05 YTD PAID			3,885.01
103511 U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
109849	09/25/25		492278	P	09/25/25	960 20270	PARS LIABILITY	853.82
INVOICE: 2025-21A								
109850	09/25/25		492278	P	09/25/25	960 20270	PARS LIABILITY	213.49
INVOICE: 2025-21B								
VENDOR TOTALS	20,976.38 YTD INVOICED				67,797.13 YTD PAID			1,067.31
123240 VILLEGAS, ALBA								
109839	09/25/25		492279	P	09/25/25	960 21630	GARNISHMENTS LIABILITY	115.38
INVOICE: 2025-21								
VENDOR TOTALS	807.66 YTD INVOICED				3,807.54 YTD PAID			115.38
							REPORT TOTALS	23,902.15

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	20	23,902.15

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

PAID INVOICES REPORT

CHECK: UT101425 TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
15960	AT&T								
	109887	09/07/25		492280	P	10/14/25	10001222 43054	TELEPHONE	31.70
	INVOICE: SP3348410068								
	109888	09/07/25		492280	P	10/14/25	10041050 43054	TELEPHONE	31.70
	INVOICE: SP3348410060								
	109889	09/07/25		492280	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	62.06
	INVOICE: SP3348410059								
	109890	09/07/25		492280	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	31.70
	INVOICE: SP3348410058								
	VENDOR TOTALS		565.80 YTD INVOICED				3,034.86 YTD PAID		157.16
115783	AT&T								
	109891	09/01/25		492281	P	10/14/25	52035030 43054	TELEPHONE	60.77
	INVOICE: SP9391026287								
	109892	09/07/25		492281	P	10/14/25	10001222 43054	TELEPHONE	31.41
	INVOICE: SP9391026320								
	109893	09/07/25		492281	P	10/14/25	10001222 43054	TELEPHONE	31.41
	INVOICE: SP9391026284								
	109894	09/07/25		492281	P	10/14/25	10001222 43054	TELEPHONE	131.24
	INVOICE: SP9391031545								
	109944	09/20/25		492281	P	10/14/25	10001222 43054	TELEPHONE	503.79
	INVOICE: SP9391026341								
	109945	09/20/25		492281	P	10/14/25	10001222 43054	TELEPHONE	139.73
	INVOICE: SP9391031543								
	109946	09/20/25		492281	P	10/14/25	10001222 43054	TELEPHONE	65.62
	INVOICE: SP9391031544								
	109975	09/20/25		492281	P	10/14/25	10001222 43054	TELEPHONE	65.62
	INVOICE: SP9391031546								
	109976	09/12/25		492281	P	10/14/25	10001222 43054	TELEPHONE	610.44
	INVOICE: SP9391036076								
	109977	09/10/25		492281	P	10/14/25	10001222 43054	TELEPHONE	155.40
	INVOICE: SP9391053669								
	109978	09/12/25		492281	P	10/14/25	10001222 43054	TELEPHONE	580.96
	INVOICE: SP9391036095								
	109979	09/13/25		492281	P	10/14/25	10001222 43054	TELEPHONE	83.29
	INVOICE: SP9391031541								
	109980	09/12/25		492281	P	10/14/25	10001222 43054	TELEPHONE	91.12
	INVOICE: SP9391026281								
	109981	09/12/25		492281	P	10/14/25	10001222 43054	TELEPHONE	31.41
	INVOICE: SP9391026282								
	109982	09/12/25		492281	P	10/14/25	10001222 43054	TELEPHONE	610.44
	INVOICE: SP9391036076								
	VENDOR TOTALS		7,642.13 YTD INVOICED				125,408.19 YTD PAID		3,192.65
103177	CALIFORNIA WATER SERVICE								
	109937	09/15/25		492282	P	10/14/25	10061100 45444	UTILITIES	53.57
	INVOICE: SP4031446452								
	109939	09/15/25		492282	P	10/14/25	10061100 45444	UTILITIES	50.89
	INVOICE: SP1072582226								

PAID INVOICES REPORT

CHECK: UT101425 TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	109940	09/15/25		492282	P	10/14/25	22041060 45444	UTILITIES	333.22
	INVOICE: SP9379311111								
	109941	09/15/25		492282	P	10/14/25	10061100 45444	UTILITIES	136.85
	INVOICE: SP8717030744								
	109942	09/15/25		492282	P	10/14/25	22041060 45444	UTILITIES	415.31
	INVOICE: SP2207311111								
	109943	09/15/25		492282	P	10/14/25	10061100 45444	UTILITIES	106.50
	INVOICE: SP6395574084								
	110058	09/22/25		492282	P	10/14/25	22041060 45444	UTILITIES	109.48
	INVOICE: SP0866316861								
	110059	09/17/25		492282	P	10/14/25	22041060 45444	UTILITIES	8,193.15
	INVOICE: SP3089311111								
	110060	09/17/25		492282	P	10/14/25	46847150 45444	UTILITIES	61.62
	INVOICE: SP8816940090								
	110064	09/17/25		492282	P	10/14/25	22041060 45444	UTILITIES	34.00
	INVOICE: SP3357207262								
	110065	09/18/25		492282	P	10/14/25	10061100 45444	UTILITIES	664.82
	INVOICE: SP5297758587								
	110066	09/16/25		492282	P	10/14/25	46615731 45444	UTILITIES	605.16
	INVOICE: SP7858758946								
	110067	09/16/25		492282	P	10/14/25	10061100 45444	UTILITIES	1,095.78
	INVOICE: SP9056440300								
	110068	09/16/25		492282	P	10/14/25	46715732 45444	UTILITIES	222.47
	INVOICE: SP4046764921								
	VENDOR TOTALS	48,854.68 YTD INVOICED					439,221.53 YTD PAID		12,082.82
18100	GOLDEN STATE WATER CO.								
	109895	09/09/25		492283	P	10/14/25	22041060 45444	UTILITIES	84.82
	INVOICE: SP70019046005								
	109899	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	131.91
	INVOICE: SP78588300000								
	109900	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	677.61
	INVOICE: SP88617300004								
	109901	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	156.47
	INVOICE: SP58378300006								
	109902	09/09/25		492283	P	10/14/25	22041060 45444	UTILITIES	494.21
	INVOICE: SP80946300003								
	109903	09/09/25		492283	P	10/14/25	22041060 45444	UTILITIES	1,186.04
	INVOICE: SP70946300004								
	109904	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	1,275.88
	INVOICE: SP62719000002								
	109905	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	61.31
	INVOICE: SP88950300009								
	109906	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	63.07
	INVOICE: SP89950300007								
	109907	09/09/25		492283	P	10/14/25	10061010 45444	UTILITIES	1,355.34
	INVOICE: SP14219000008								
	109908	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	477.86
	INVOICE: SP22215100003								
	109909	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	61.31

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: SP29950300003								
109910	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	102.43
INVOICE: SP79588300008								
109911	09/08/25		492283	P	10/14/25	22041060 45444	UTILITIES	217.73
INVOICE: SP53542320113								
109913	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	1,171.23
INVOICE: SP83957100007								
109914	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	1,223.83
INVOICE: SP34609100002								
109915	09/09/25		492283	P	10/14/25	10061100 45444	UTILITIES	450.87
INVOICE: SP53247400004								
109916	09/12/25		492283	P	10/14/25	10061100 45444	UTILITIES	1,979.56
INVOICE: SP77537000000								
109917	09/12/25		492283	P	10/14/25	32420030 41144	PHLA PROJECT	385.27
INVOICE: SP77948662174								
109918	09/12/25		492283	P	10/14/25	10061100 45444	UTILITIES	1,510.65
INVOICE: SP79617300003								
109919	09/12/25		492283	P	10/14/25	10061100 45444	UTILITIES	447.16
INVOICE: SP82920958939								
109920	09/12/25		492283	P	10/14/25	10061100 45444	UTILITIES	429.25
INVOICE: SP87617300006								
109921	08/06/25		492283	P	10/14/25	10061100 45444	UTILITIES	533.33
INVOICE: AG53247400004								
VENDOR TOTALS	38,292.02 YTD INVOICED					215,749.11 YTD PAID		14,477.14
17953 SO CALIF EDISON CO								
109626	09/12/25		492284	P	10/14/25	46447150 42024	BUILDING MAINTENANCE	90.95
INVOICE: SP700541319153								
109627	09/12/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	103.92
INVOICE: SP700026722534								
109628	09/12/25		492284	P	10/14/25	20025000 45444	UTILITIES	216.38
INVOICE: SP700129840305								
109629	09/12/25		492284	P	10/14/25	10041050 45444	UTILITIES	126.49
INVOICE: SP700415091942								
109630	09/12/25		492284	P	10/14/25	22041060 45444	UTILITIES	78.36
INVOICE: SP700413936329								
109631	09/12/25		492284	P	10/14/25	20025000 45444	UTILITIES	110.46
INVOICE: SP700242400216								
109632	09/12/25		492284	P	10/14/25	10061010 45444	UTILITIES	43.74
INVOICE: SP700703880342								
109633	09/12/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	201.93
INVOICE: SP700415056980								
109634	09/12/25		492284	P	10/14/25	10041050 45444	UTILITIES	17,617.43
INVOICE: SP700415081232								
109635	09/12/25		492284	P	10/14/25	20025000 45444	UTILITIES	16.19
INVOICE: SP700144853477								
109636	09/12/25		492284	P	10/14/25	20025000 45444	UTILITIES	130.51
INVOICE: SP700302504850								
109637	09/12/25		492284	P	10/14/25	10041050 45444	UTILITIES	41.23
INVOICE: SP700250749286								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
109638	09/10/25		492284	P	10/14/25	10041050 45444	UTILITIES	36,969.13
INVOICE: SP700573101912								
109639	09/11/25		492284	P	10/14/25	22541060 45444	UTILITIES	149.51
INVOICE: SP700195687541								
109640	09/11/25		492284	P	10/14/25	10041050 45444	UTILITIES	183.58
INVOICE: SP700175276721								
109641	09/11/25		492284	P	10/14/25	10061090 45444	UTILITIES	3,524.53
INVOICE: SP700412378164								
109642	09/11/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	227.00
INVOICE: SP700541268936								
109643	09/11/25		492284	P	10/14/25	22541060 45444	UTILITIES	173.26
INVOICE: SP700877321897								
109644	09/12/25		492284	P	10/14/25	46447150 45444	UTILITIES	40.47
INVOICE: SP700463726328								
109773	09/17/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	153.81
INVOICE: SP700024150620								
109774	09/17/25		492284	P	10/14/25	60031030 45444	UTILITIES	2,648.36
INVOICE: SP700415521772								
109775	09/18/25		492284	P	10/14/25	20025000 45444	UTILITIES	1,826.06
INVOICE: SP700525278787								
109776	09/18/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	73.94
INVOICE: SP700415229055								
109777	09/18/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	160.77
INVOICE: SP700415456195								
109778	09/18/25		492284	P	10/14/25	22041060 45444	UTILITIES	246.06
INVOICE: SP700654091757								
109779	09/18/25		492284	P	10/14/25	20025000 45444	UTILITIES	112.41
INVOICE: SP700602968212								
109780	09/17/25		492284	P	10/14/25	10061010 45444	UTILITIES	18,047.31
INVOICE: SP700416586752								
109781	09/17/25		492284	P	10/14/25	20025000 45444	UTILITIES	392.03
INVOICE: SP700819800190								
109782	09/17/25		492284	P	10/14/25	32420030 41144	PHLA PROJECT	1,670.50
INVOICE: SP700781445279								
109783	09/17/25		492284	P	10/14/25	22041060 45444	UTILITIES	284.77
INVOICE: SP700663728305								
109784	09/17/25		492284	P	10/14/25	10061090 45444	UTILITIES	442.87
INVOICE: SP700573925503								
109785	09/17/25		492284	P	10/14/25	20025000 45444	UTILITIES	91.62
INVOICE: SP700475567297								
109786	09/17/25		492284	P	10/14/25	20025000 45444	UTILITIES	54.56
INVOICE: SP700474481507								
109787	09/17/25		492284	P	10/14/25	10041050 45444	UTILITIES	101.11
INVOICE: SP700415178636								
109788	09/17/25		492284	P	10/14/25	22041060 45444	UTILITIES	83.93
INVOICE: SP700415337573								
109789	09/17/25		492284	P	10/14/25	10061010 45444	UTILITIES	239.84
INVOICE: SP700415512274								
109790	09/17/25		492284	P	10/14/25	10061010 45444	UTILITIES	38.41
INVOICE: SP700415539253								
109791	09/17/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	165.86

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: SP700415481861								
109792	09/17/25		492284	P	10/14/25	20025000 45444	UTILITIES	122.99
INVOICE: SP700474337421								
109793	09/18/25		492284	P	10/14/25	52035030 45444	UTILITIES	3,126.99
INVOICE: SP700362433975								
109794	09/17/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	116.01
INVOICE: SP700170837555								
109795	09/18/25		492284	P	10/14/25	46515730 45444	UTILITIES	11.63
INVOICE: SP700441451690								
109796	09/18/25		492284	P	10/14/25	46615731 45444	UTILITIES	122.79
INVOICE: SP700427237251								
109796	09/18/25		492284	P	10/14/25	46515730 45444	UTILITIES	66.44
INVOICE: SP700427237251								
109797	09/15/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	84.22
INVOICE: SP700415420833								
109798	09/15/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	28.47
INVOICE: SP700415270885								
109799	09/15/25		492284	P	10/14/25	10041050 45444	UTILITIES	204.24
INVOICE: SP700441426331								
109800	09/15/25		492284	P	10/14/25	20025000 45444	UTILITIES	182.03
INVOICE: SP700390586409								
109802	09/15/25		492284	P	10/14/25	22041060 45444	UTILITIES	135.02
INVOICE: SP700415247344								
109803	09/15/25		492284	P	10/14/25	22041060 45444	UTILITIES	75.05
INVOICE: SP700412390995								
109804	09/15/25		492284	P	10/14/25	10041050 45444	UTILITIES	13.96
INVOICE: SP700382595225								
109805	09/17/25		492284	P	10/14/25	46715732 45444	UTILITIES	17.40
INVOICE: SP700053252034								
109806	09/17/25		492284	P	10/14/25	20025000 45444	UTILITIES	53.28
INVOICE: SP700133933301								
109807	09/17/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	76.01
INVOICE: SP700028571901								
109808	09/17/25		492284	P	10/14/25	10061090 45444	UTILITIES	150.33
INVOICE: SP700015713034								
109809	09/17/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	158.76
INVOICE: SP700414014232								
109810	09/17/25		492284	P	10/14/25	46615731 45444	UTILITIES	71.47
INVOICE: SP700441364188								
109912	09/03/25		492284	P	10/14/25	52035030 45444	UTILITIES	17.79
INVOICE: SP700169896049								
109983	09/19/25		492284	P	10/14/25	10061010 45444	UTILITIES	287.75
INVOICE: SP700415238048								
110037	09/11/25		492284	P	10/14/25	20025000 45444	UTILITIES	15.75
INVOICE: SP700387810589								
110091	09/24/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	73.93
INVOICE: SP700023530426								
110095	09/24/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	73.48
INVOICE: SP700412535081								
110096	09/24/25		492284	P	10/14/25	20025000 45444	UTILITIES	51.27
INVOICE: SP700370247933								

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	110098	09/24/25		492284	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	248.42
	INVOICE: SP700413899448								
	110100	09/23/25		492284	P	10/14/25	22041060 45444	UTILITIES	75.28
	INVOICE: SP700415434270								
	110101	09/24/25		492284	P	10/14/25	46515730 45444	UTILITIES	2.18
	INVOICE: SP700441451690								
	VENDOR TOTALS	527,801.13 YTD INVOICED					2,460,923.59 YTD PAID		92,542.23
18000	SO CALIF GAS CO								
	109896	10/14/24		492285	P	10/14/25	10041050 45444	UTILITIES	16.76
	INVOICE: 02130419001								
	VENDOR TOTALS	13,157.62 YTD INVOICED					170,049.32 YTD PAID		16.76
								REPORT TOTALS	122,468.76

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	6	122,468.76

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

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124360	PILLA, LIA J.								
	109875	02/05/25		492286	P	10/14/25	10000103 51323	CONSTRUCTION PERMITS	178.45
	INVOICE:	REFUND 02/25/25							
	VENDOR TOTALS		178.45 YTD INVOICED				178.45 YTD PAID		178.45
116240	3 WIRE SERVICE LLC.								
	109655	07/22/25		492306	T	10/14/25	10001221 42024	BUILDING MAINTENANCE	396.58
	INVOICE:	0129536							
	VENDOR TOTALS		396.58 YTD INVOICED				396.58 YTD PAID		396.58
121500	A T & T								
	109753	09/12/25		492307	T	10/14/25	10002215 41514	OPERATING SUPPLIES	875.00
	INVOICE:	584730							
	VENDOR TOTALS		875.00 YTD INVOICED				875.00 YTD PAID		875.00
120612	ACCO ENGINEERED SYSTEMS, INC								
	109533	09/12/25	3029	492308	T	10/14/25	52035030 40514	CONTRACT SERVICES	9,354.00
	INVOICE:	20736032							
	110125	07/11/25		492308	T	10/14/25	52035030 40514	CONTRACT SERVICES	1,475.00
	INVOICE:	20711818							
	VENDOR TOTALS		16,883.75 YTD INVOICED				99,875.02 YTD PAID		10,829.00
114284	ADMINSURE INC.								
	109555	09/15/25	40	492309	T	10/14/25	25019010 45684	WORKERS COMPENSATION ADMI	5,830.00
	INVOICE:	18209							
	109555	09/15/25	1655	492309	T	10/14/25	25019010 45684	WORKERS COMPENSATION ADMI	10,615.00
	INVOICE:	18209							
	VENDOR TOTALS		41,600.00 YTD INVOICED				145,830.00 YTD PAID		16,445.00
117802	ADVANCED BATTERY SYSTEMS, INC.								
	109622	09/10/25		492310	T	10/14/25	60031030 42064	PARTS	123.78
	INVOICE:	0202023-IN							
	VENDOR TOTALS		425.18 YTD INVOICED				14,316.85 YTD PAID		123.78
119085	AGUILAR, ROLANDO								
	109647	09/10/25		492311	T	10/14/25	60031030 42064	PARTS	790.37
	INVOICE:	004271							
	VENDOR TOTALS		3,144.41 YTD INVOICED				16,302.00 YTD PAID		790.37
124241	ALCANTARA, CATHERINE								
	109205	09/02/25		492312	T	10/14/25	10013010 45124	EDUCATIONAL REIMBURSEMENT	1,521.59
	INVOICE:	090825							

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	VENDOR TOTALS	1,521.59 YTD INVOICED				3,675.29 YTD PAID			1,521.59
118095	ALL STAR WHOLESALE ELECTRIC								
	109572	07/19/25		492313	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	351.58
	INVOICE: 48410								
	VENDOR TOTALS	351.58 YTD INVOICED				816.14 YTD PAID			351.58
114567	ANGEL'S AUTO ELECTRIC								
	109612	08/29/25	2954	492314	T	10/14/25	60031030 42014	REPAIR & MAINTENANCE SUPP	1,058.98
	INVOICE: 9040								
	VENDOR TOTALS	11,795.75 YTD INVOICED				45,868.28 YTD PAID			1,058.98
122699	ARC DOCUMENT SOLUTIONS, LLC.								
	110036	09/29/25		492315	T	10/14/25	10043010 40674	MICROFILMING FEES	199.00
	INVOICE: B77838								
	VENDOR TOTALS	846.72 YTD INVOICED				2,195.77 YTD PAID			199.00
122892	ARCE, JOSE MELENA								
	109224	08/25/25		492316	T	10/14/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	1,377.00
	INVOICE: EDUC. BCJ 355								
	VENDOR TOTALS	1,377.00 YTD INVOICED				9,714.00 YTD PAID			1,377.00
124213	ARMAN'S JANITORIAL SUPPLIES & REPAIR CENTER INC.								
	109578	08/12/25		492317	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	39.69
	INVOICE: 2508000097								
	VENDOR TOTALS	39.69 YTD INVOICED				3,530.71 YTD PAID			39.69
124579	OMNI-INVICTUS LLC.								
	109520	08/29/25		492318	T	10/14/25	10015010 41574	LAW & REFERENCE LIBRARY	3,018.00
	INVOICE: 82597								
	109521	08/29/25		492318	T	10/14/25	10015010 41574	LAW & REFERENCE LIBRARY	2,698.00
	INVOICE: 82598								
	VENDOR TOTALS	5,716.00 YTD INVOICED				5,716.00 YTD PAID			5,716.00
124588	ASMELASH, MEWAEL S.								
	110154	09/26/25		492287	P	10/14/25	990 22141	DEPOSITS - PROPERTY	1,180.00
	INVOICE: REFUND DR#23-7018								
	VENDOR TOTALS	1,180.00 YTD INVOICED				1,180.00 YTD PAID			1,180.00
111399	ASSI SECURITY								
	109565	08/25/25		492319	T	10/14/25	10041050 40514	CONTRACT SERVICES	1,590.00
	INVOICE: SD22780								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	3,391.00 YTD INVOICED				23,304.34 YTD PAID			1,590.00
117329	AZUOMA, GODSPOWER SOLO								
	109704	09/02/25		492320	T	10/14/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	9-2-25							
	VENDOR TOTALS	100.00 YTD INVOICED				550.00 YTD PAID			50.00
114628	BALBOA, HERMINIA I								
	109703	09/02/25		492321	T	10/14/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	9-2-25							
	VENDOR TOTALS	100.00 YTD INVOICED				500.00 YTD PAID			50.00
113874	BELL, LAMEKA D.								
	109656	09/17/25		492322	T	10/14/25	10001206 41514	OPERATING SUPPLIES	136.53
	INVOICE:	REIMB. 9/11/2025							
	VENDOR TOTALS	136.53 YTD INVOICED				2,444.06 YTD PAID			136.53
124578	BETTER BEE SOLUTIONS INC.								
	109645	09/10/25		492323	T	10/14/25	10041010 40514	CONTRACT SERVICES	585.00
	INVOICE:	1619							
	VENDOR TOTALS	585.00 YTD INVOICED				585.00 YTD PAID			585.00
119831	BRISTOW, ERICA								
	109222	08/14/25		492324	T	10/14/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	482.73
	INVOICE:	EDUC. BCJ 245							
	109223	08/15/25		492324	T	10/14/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	509.94
	INVOICE:	EDUC. BCJ 230							
	VENDOR TOTALS	992.67 YTD INVOICED				2,797.09 YTD PAID			992.67
105201	CALIFORNIA BUILDING OFFICIALS								
	109814	09/14/25		492325	T	10/14/25	10043030 45184	TRAINING	3,375.00
	INVOICE:	20131							
	109885	09/16/25		492325	T	10/14/25	10043020 45184	TRAINING	2,300.00
	INVOICE:	20233							
	VENDOR TOTALS	5,675.00 YTD INVOICED				8,105.00 YTD PAID			5,675.00
123717	CALIFORNIA CONSULTING, INC.								
	109880	06/01/25	3076	492326	T	10/14/25	10061010 40514	CONTRACT SERVICES	6,000.00
	INVOICE:	7509							
	VENDOR TOTALS	25,500.00 YTD INVOICED				59,450.00 YTD PAID			6,000.00
122558	CARAHSOFT TECHNOLOGY CORP.								
	109591	09/15/25		492327	T	10/14/25	81044010 40514	CONTRACT SERVICES	14.99

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: IN2075705								
VENDOR TOTALS		29.98 YTD INVOICED				254.83 YTD PAID		14.99
105476 CDW GOVERNMENT, INC.								
109760	09/13/25	2968	492328	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	11,060.99
INVOICE: AF9RN1R								
109761	09/20/25	2968	492328	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	162.97
INVOICE: AG1SC3K								
VENDOR TOTALS		13,771.19 YTD INVOICED				171,926.34 YTD PAID		11,223.96
121445 CENICEROS, JESUS								
109225	08/20/25		492329	T	10/14/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	1,000.00
INVOICE: EDUC. LEPS 599								
VENDOR TOTALS		1,000.00 YTD INVOICED				8,400.64 YTD PAID		1,000.00
116355 PRIME HEALTHCARE CENTINELA, LLC.								
109689	07/10/25		492330	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
INVOICE: VAO30817								
109690	08/24/25		492330	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
INVOICE: VAO40392								
VENDOR TOTALS		1,500.00 YTD INVOICED				16,500.00 YTD PAID		1,500.00
122325 CHAFEH GLOBAL MEDIA LLC.								
109925	08/26/25		492331	T	10/14/25	10016010 41514	OPERATING SUPPLIES	1,566.45
INVOICE: 419								
VENDOR TOTALS		3,135.55 YTD INVOICED				13,201.86 YTD PAID		1,566.45
114528 CINTAS FIRST AID & SAFETY, #168								
109677	09/12/25		492332	T	10/14/25	10061120 40514	CONTRACT SERVICES	258.91
INVOICE: 9337877620								
VENDOR TOTALS		514.07 YTD INVOICED				2,654.62 YTD PAID		258.91
123668 CITIGUARD, INC.								
109546	09/05/25	3019	492333	T	10/14/25	78480020 44824	SUPPORTIVE SERVICES	19,314.24
INVOICE: 73303								
VENDOR TOTALS		38,628.48 YTD INVOICED				294,044.16 YTD PAID		19,314.24
124098 CIVICPLUS, LLC.								
109758	09/15/25		492334	T	10/14/25	10001222 40544	COMPUTER SERVICE	3,308.31
INVOICE: 350364								
VENDOR TOTALS		3,308.31 YTD INVOICED				6,185.10 YTD PAID		3,308.31
124583 COAL CITY OF NORTH AMERICA								

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	109881	04/17/25		492288	P	10/14/25	990	22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND									
	VENDOR TOTALS	1,200.00 YTD INVOICED					1,200.00 YTD PAID			1,200.00
106811	COLONIAL LIFE & ACCIDENT INS.									
	109345	09/01/25		492335	T	10/14/25	990	20900	INSURANCE BENEFITS	1,965.83
	INVOICE: 75010180901613									
	VENDOR TOTALS	5,897.49 YTD INVOICED					29,330.03 YTD PAID			1,965.83
124587	COMFORTER PARISH LOS ANGELES									
	110148	09/02/25		492289	P	10/14/25	990	22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 09/02/25									
	VENDOR TOTALS	1,200.00 YTD INVOICED					1,200.00 YTD PAID			1,200.00
114897	COMMUNITY VETERINARY HOSPITAL, INC.									
	109660	09/15/25		492290	P	10/14/25	10002205	45594	K-9 EXPENSES	340.00
	INVOICE: 737083898									
	VENDOR TOTALS	1,071.00 YTD INVOICED					17,529.65 YTD PAID			340.00
91961	GPC INC.									
	109212	08/12/25	3000	492336	T	10/14/25	60031030	42064	PARTS	477.99
	INVOICE: 083485									
	109212	08/12/25		492336	T	10/14/25	60031030	42064	PARTS	-321.22
	INVOICE: 083485									
	109558	09/12/25	3000	492336	T	10/14/25	60031030	42064	PARTS	-934.98
	INVOICE: 087590									
	109558	09/12/25		492336	T	10/14/25	60031030	42064	PARTS	991.19
	INVOICE: 087590									
	VENDOR TOTALS	3,524.43 YTD INVOICED					22,820.04 YTD PAID			212.98
106275	CONTINENTAL COMPUTERS									
	109695	09/05/25		492337	T	10/14/25	10001221	47404	MACHINERY & EQUIPMENT	1,687.56
	INVOICE: 208284									
	110085	09/11/25	2987	492337	T	10/14/25	10001222	47404	MACHINERY & EQUIPMENT	2,131.46
	INVOICE: 208346									
	110087	09/12/25	2987	492337	T	10/14/25	10002245	47404	MACHINERY & EQUIPMENT	7,333.53
	INVOICE: 208360									
	VENDOR TOTALS	11,152.55 YTD INVOICED					228,532.58 YTD PAID			11,152.55
92043	COUNTRY HILLS ANIMAL CLINIC									
	109661	09/17/25		492338	T	10/14/25	10002205	45594	K-9 EXPENSES	50.72
	INVOICE: 299777									
	VENDOR TOTALS	6,162.91 YTD INVOICED					17,654.97 YTD PAID			50.72

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121267	CREATIVE WIRELESS, INC.								
	109757	04/17/25	3045	492339	T	10/14/25	50410090 40514	CONTRACT SERVICES	12,240.26
	INVOICE: C1709189								
	110072	05/07/25	2445	492339	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	8,433.75
	INVOICE: C1709299								
	110075	09/18/25	2986	492339	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	1,500.00
	INVOICE: C1709411								
	110075	09/18/25	2986	492339	T	10/14/25	10002245 40514	CONTRACT SERVICES	2,062.50
	INVOICE: C1709411								
	VENDOR TOTALS		25,688.85 YTD INVOICED				132,864.51 YTD PAID		24,236.51
103355	CRENSHAW WHOLESALE ELECTRIC								
	109833	09/10/25		492340	T	10/14/25	10061100 41404	MATERIALS, SUPPLIES & OTH	1,491.75
	INVOICE: 220470								
	VENDOR TOTALS		3,279.43 YTD INVOICED				16,706.76 YTD PAID		1,491.75
5728	D B S FORMS & SUPPLIES								
	110023	09/22/25		492341	T	10/14/25	10016010 41514	OPERATING SUPPLIES	958.13
	INVOICE: 104646								
	VENDOR TOTALS		958.13 YTD INVOICED				958.13 YTD PAID		958.13
5745	DAILY JOURNAL								
	109771	09/23/25		492291	P	10/14/25	10015010 41574	LAW & REFERENCE LIBRARY	980.13
	INVOICE: 12/31/2025								
	VENDOR TOTALS		980.13 YTD INVOICED				1,958.05 YTD PAID		980.13
124188	DE MESA, KATHLEEN E								
	109700	09/03/25		492342	T	10/14/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 9-3-25								
	VENDOR TOTALS		150.00 YTD INVOICED				600.00 YTD PAID		50.00
104971	DELL MARKETING LP								
	110079	09/15/25	2964	492343	T	10/14/25	60810010 47404	MACHINERY & EQUIPMENT	3,646.24
	INVOICE: 10836183661								
	110093	09/29/25	2964	492343	T	10/14/25	60810010 47404	MACHINERY & EQUIPMENT	5,942.43
	INVOICE: 10838637286								
	VENDOR TOTALS		68,050.45 YTD INVOICED				444,465.24 YTD PAID		9,588.67
123597	DELTA DENTAL INSURANCE COMPANY								
	109349	09/01/25		492344	T	10/14/25	990 20900	INSURANCE BENEFITS	1,017.72
	INVOICE: BE006694552								
	VENDOR TOTALS		3,179.26 YTD INVOICED				16,771.22 YTD PAID		1,017.72
91894	DELTA DENTAL OF CALIFORNIA								

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	109346	09/01/25		492345	T	10/14/25	990 20900	INSURANCE BENEFITS	14,771.82
	INVOICE: BE006695918								
	VENDOR TOTALS	44,965.31 YTD INVOICED					221,880.64 YTD PAID		14,771.82
122402	DRC ENGINEERING, INC.								
	109857	09/06/25		492346	T	10/14/25	10041010 40514	CONTRACT SERVICES	1,000.00
	INVOICE: 25-521-1								
	109866	09/06/25		492346	T	10/14/25	10041010 40514	CONTRACT SERVICES	2,000.00
	INVOICE: 25-514-1								
	109869	09/06/25		492346	T	10/14/25	10041020 40514	CONTRACT SERVICES	4,335.00
	INVOICE: 19-366-27								
	VENDOR TOTALS	20,165.00 YTD INVOICED					55,821.06 YTD PAID		7,335.00
111808	DRI-STICK DECAL CORPORATION								
	109603	09/12/25		492347	T	10/14/25	10016020 41514	OPERATING SUPPLIES	1,977.42
	INVOICE: PS-INV134279								
	VENDOR TOTALS	1,977.42 YTD INVOICED					3,792.71 YTD PAID		1,977.42
124382	DTA PUBLIC FINANCE, INC.								
	109855	08/31/25	2746	492348	T	10/14/25	41046010 40514	CONTRACT SERVICES	17,910.00
	INVOICE: 2508095								
	VENDOR TOTALS	23,195.00 YTD INVOICED					33,337.19 YTD PAID		17,910.00
105084	E J WARD INC.								
	109993	09/26/25		492349	T	10/14/25	60031030 42014	REPAIR & MAINTENANCE SUPP	530.70
	INVOICE: EJ-INV-2583								
	VENDOR TOTALS	11,214.89 YTD INVOICED					35,473.57 YTD PAID		530.70
124328	ENTERPRISE FLEET MANAGEMENT INC.								
	109818	09/04/25	2721	492350	T	10/14/25	22210010 47404	MACHINERY & EQUIPMENT	5,374.50
	INVOICE: 464335-090425								
	109818	09/04/25		492350	T	10/14/25	23210040 48864	VEHICLE RENTAL - GRANT RE	1,804.80
	INVOICE: 464335-090425								
	VENDOR TOTALS	21,609.72 YTD INVOICED					40,743.04 YTD PAID		7,179.30
114557	ENVIRONMENTAL SYSTEMS RESEARCH, INSTITUTE, (ESRI,								
	109812	07/01/25	2963	492351	T	10/14/25	10001222 40514	CONTRACT SERVICES	4,400.00
	INVOICE: 900050265								
	VENDOR TOTALS	4,400.00 YTD INVOICED					28,845.62 YTD PAID		4,400.00
124096	FASTRUCK DELIVERY LLC.								
	109550	09/09/25		492352	T	10/14/25	46447150 42024	BUILDING MAINTENANCE	450.00
	INVOICE: R-29828								

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	VENDOR TOTALS	3,180.00 YTD INVOICED					4,380.00 YTD PAID		450.00
124164	FINE LINE AUTO BODY INC								
	109614	09/12/25	2966	492353	T	10/14/25	60031030 42004	COLLISION REPAIR	4,261.44
	INVOICE: 17123								
	109615	09/16/25	2966	492353	T	10/14/25	60031030 42004	COLLISION REPAIR	6,138.57
	INVOICE: 17124								
	109876	09/22/25	2966	492353	T	10/14/25	60031030 42004	COLLISION REPAIR	4,026.95
	INVOICE: 17126								
	VENDOR TOTALS	66,688.34 YTD INVOICED					258,449.39 YTD PAID		14,426.96
124197	BARRIOS, MARIA								
	110005	09/23/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27534								
	110006	09/09/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27467								
	110007	09/11/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27481								
	110008	09/16/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27496								
	110009	09/11/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27482								
	110010	09/23/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27540								
	110011	09/23/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27537								
	110012	09/23/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27542								
	110014	09/24/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27546								
	110015	09/24/14		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27549								
	110016	09/23/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27551								
	110017	09/25/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27556								
	110019	09/25/25		492354	T	10/14/25	60031030 40514	CONTRACT SERVICES	50.00
	INVOICE: 27553								
	VENDOR TOTALS	1,150.00 YTD INVOICED					3,550.00 YTD PAID		650.00
113691	GEIGER								
	109669	09/11/25		492355	T	10/14/25	10001206 41514	OPERATING SUPPLIES	338.55
	INVOICE: 6002832								
	VENDOR TOTALS	5,290.95 YTD INVOICED					12,111.31 YTD PAID		338.55
97578	GRAINGER INDUSTRIAL SUPPLY								
	109566	07/23/25		492356	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	49.07

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INVOICE: 9582105434								
109664	06/12/25		492356	T	10/14/25	10001221 41514	OPERATING SUPPLIES	219.31
INVOICE: 9538556045								
109665	09/02/25		492356	T	10/14/25	10001221 41514	OPERATING SUPPLIES	95.76
INVOICE: 9626972070								
109667	09/02/25		492356	T	10/14/25	10001221 41514	OPERATING SUPPLIES	19.03
INVOICE: 9626972088								
109816	09/10/25		492356	T	10/14/25	10001221 41514	OPERATING SUPPLIES	82.95
INVOICE: 9636655103								
109870	09/09/25		492356	T	10/14/25	10061100 41404	MATERIALS, SUPPLIES & OTH	208.68
INVOICE: 9634402342								
109947	07/21/25		492356	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	88.28
INVOICE: 9580340025								
VENDOR TOTALS	2,462.32 YTD INVOICED					26,853.96 YTD PAID		763.08
115883 GREENLAND SUPPLY INC.								
110133	06/04/25		492357	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	534.49
INVOICE: 279606								
110134	06/04/25		492357	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	287.42
INVOICE: 279607								
110135	07/29/25		492357	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	235.19
INVOICE: 280662								
VENDOR TOTALS	1,420.29 YTD INVOICED					9,362.27 YTD PAID		1,057.10
121365 HADRONEX, INC.								
110086	07/24/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	2,685.16
INVOICE: 43609								
110088	08/27/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	260.00
INVOICE: 44554								
110089	08/30/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	260.00
INVOICE: 44587								
110102	08/31/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	260.00
INVOICE: 44616								
110103	08/31/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	260.00
INVOICE: 44615								
110104	08/15/25		492358	T	10/14/25	56091010 40514	CONTRACT SERVICES	260.00
INVOICE: 44155								
VENDOR TOTALS	3,985.16 YTD INVOICED					124,207.23 YTD PAID		3,985.16
124341 HANSEN, PAIGE KATHERINE AAGAARD								
109506	09/11/25		492359	T	10/14/25	10042010 45584	HEALTH AND WELLNESS	170.98
INVOICE: Wellness1								
VENDOR TOTALS	170.98 YTD INVOICED					1,474.75 YTD PAID		170.98
120536 HARRIS & ASSOCIATES, INC.								
109545	09/04/25	3022	492360	T	10/14/25	46201113 40514	CONTRACT SERVICES	5,685.75
INVOICE: 69119								

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	110172	09/09/25		492360	T	10/14/25	41046010 40514	CONTRACT SERVICES	1,647.50
	INVOICE: 69188								
	VENDOR TOTALS	57,115.25 YTD INVOICED					398,351.83 YTD PAID		7,333.25
8950	HAWTHORNE HARDWARE								
	109583	08/28/25		492361	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	13.39
	INVOICE: 450296								
	110115	09/17/25		492361	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	13.22
	INVOICE: 450565								
	110116	09/15/25		492361	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	14.91
	INVOICE: 450544								
	110117	09/15/25		492361	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	17.86
	INVOICE: 450546								
	110118	09/16/25		492361	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	9.48
	INVOICE: 450550								
	VENDOR TOTALS	91.58 YTD INVOICED					689.75 YTD PAID		68.86
105919	HERALD PUBLICATIONS								
	109535	09/12/25		492362	T	10/14/25	33610040 40514	CONTRACT SERVICES	1,410.00
	INVOICE: 62908								
	109536	09/12/25		492362	T	10/14/25	10041010 40514	CONTRACT SERVICES	90.00
	INVOICE: 62909								
	109548	09/06/25		492362	T	10/14/25	72748010 43024	LEGAL ADVERTISING	270.00
	INVOICE: 62882								
	109548	09/06/25		492362	T	10/14/25	78948010 43024	LEGAL ADVERTISING	270.00
	INVOICE: 62882								
	VENDOR TOTALS	3,015.00 YTD INVOICED					33,875.00 YTD PAID		2,040.00
124187	HERNANDEZ, PATRICIA								
	109813	07/24/25		492363	T	10/14/25	10016010 45584	HEALTH AND WELLNESS	319.00
	INVOICE: Wellness-PH25-26								
	VENDOR TOTALS	319.00 YTD INVOICED					819.00 YTD PAID		319.00
115272	JEREZ AUTO DETAIL INC.								
	109949	09/15/25		492364	T	10/14/25	60031030 40514	CONTRACT SERVICES	120.00
	INVOICE: 944250								
	109950	09/16/25		492364	T	10/14/25	60031030 40514	CONTRACT SERVICES	160.00
	INVOICE: 444400								
	VENDOR TOTALS	280.00 YTD INVOICED					2,020.00 YTD PAID		280.00
122750	JLEE ENGINEERING, INC.								
	109692	09/16/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	5,412.62
	INVOICE: 20250809								
	109693	09/16/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,890.00
	INVOICE: 20250808								
	109694	09/16/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	18,760.00

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	INVOICE: 20250807								
	109696	09/18/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	5,652.40
	INVOICE: 20250806								
	109856	07/14/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,260.00
	INVOICE: 20250608								
	109858	07/14/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	9,246.15
	INVOICE: 20250609								
	109859	07/14/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	750.00
	INVOICE: 20250606								
	109864	07/14/25	3007	492365	T	10/14/25	10043020 40514	CONTRACT SERVICES	7,980.00
	INVOICE: 20250607								
	VENDOR TOTALS	323,953.18	YTD INVOICED	1,069,901.55		YTD PAID			50,951.17
104260	JOHN L HUNTER & ASSOCIATES								
	109624	09/16/25	2682	492366	T	10/14/25	28902421 40514	CONTRACT SERVICES	1,931.75
	INVOICE: HAW1MS412507								
	109625	09/16/25	2682	492366	T	10/14/25	56091010 42454	FOG PROGRAM COSTS	2,113.00
	INVOICE: HAW1FOG12507								
	VENDOR TOTALS	4,044.75	YTD INVOICED	96,264.10		YTD PAID			4,044.75
122781	JOHNSON 225 INVESTIGATIONS								
	109679	09/17/25	2931	492367	T	10/14/25	10021010 40514	CONTRACT SERVICES	1,260.00
	INVOICE: 1117								
	VENDOR TOTALS	46,070.00	YTD INVOICED	81,305.00		YTD PAID			1,260.00
106077	JOHNSON CONTROLS .								
	109562	07/12/25		492368	T	10/14/25	10041050 40514	CONTRACT SERVICES	2,246.74
	INVOICE: 41529139								
	VENDOR TOTALS	2,246.74	YTD INVOICED	19,088.77		YTD PAID			2,246.74
120879	JOHNSON, DARVIS J.								
	109699	09/03/25		492369	T	10/14/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 9-3-25								
	VENDOR TOTALS	150.00	YTD INVOICED	500.00		YTD PAID			50.00
123497	JOHNSON, FAYE								
	109886	09/24/25		492292	P	10/14/25	10011100 44384	TRAVEL, CONFERENCE - JOHN	386.22
	INVOICE: 2025-130041								
	VENDOR TOTALS	386.22	YTD INVOICED	959.76		YTD PAID			386.22
123456	KIMLEY-HORN AND ASSOCIATES, INC.								
	109654	08/31/25	2767	492371	T	10/14/25	10042010 40514	CONTRACT SERVICES	41,655.40
	INVOICE: 33269507								
	110153	08/31/25	2430	492370	T	10/14/25	29550060 40514	CONTRACT SERVICES	1,650.07
	INVOICE: 33150615-001								

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	110155	08/31/25	2430	492370	T	10/14/25	29550060 40514	CONTRACT SERVICES	1,174.14
	INVOICE: 33150615-105								
	110160	08/31/25	2725	492371	T	10/14/25	28534000 40514	CONTRACT SERVICES	5,720.00
	INVOICE: 33201464								
	VENDOR TOTALS	120,078.83 YTD INVOICED					679,284.86 YTD PAID		50,199.61
109121	KONE INC.								
	109507	09/01/25		492372	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	768.09
	INVOICE: 871787151								
	VENDOR TOTALS	2,245.19 YTD INVOICED					8,806.91 YTD PAID		768.09
13750	L A COUNTY								
	109984	07/09/25	2548	492293	P	10/14/25	28534000 40514	CONTRACT SERVICES	509.06
	INVOICE: IN250001007								
	109985	07/09/25	2548	492293	P	10/14/25	28534000 40514	CONTRACT SERVICES	1,897.61
	INVOICE: IN250000996								
	110161	07/09/25	2548	492293	P	10/14/25	28534000 40514	CONTRACT SERVICES	2,857.33
	INVOICE: IN250001006								
	VENDOR TOTALS	405,264.00 YTD INVOICED					993,605.43 YTD PAID		5,264.00
113320	LA COUNTY OF PUBLIC WORKS								
	109938	08/12/25	2549	492294	P	10/14/25	29102462 40514	CONTRACT SERVICES	21,666.31
	INVOICE: RE-PW-25081200685								
	109987	08/12/25	2549	492294	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	5,292.70
	INVOICE: RE-PW-25081200452								
	109988	08/12/25	2549	492294	P	10/14/25	22041060 42104	SIGNAL MAINTENANCE	1,169.94
	INVOICE: RE-PW-25081200746								
	109989	03/10/25	2549	492294	P	10/14/25	29102462 40514	CONTRACT SERVICES	855.07
	INVOICE: RE-PW-25031004873								
	109990	03/10/25	2549	492294	P	10/14/25	29102462 40514	CONTRACT SERVICES	1,217.25
	INVOICE: RE-PW-25031004532								
	VENDOR TOTALS	30,201.27 YTD INVOICED					247,795.98 YTD PAID		30,201.27
123749	JOHN LABIB STRUCTURAL ENGINEERS, LLP								
	109922	06/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	837.17
	INVOICE: LFA66837								
	109923	07/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	534.01
	INVOICE: LFA67410								
	109924	08/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,260.21
	INVOICE: LFA68100								
	109926	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	719.96
	INVOICE: LFA68578								
	109927	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,040.66
	INVOICE: LFA68577								
	109928	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	846.69
	INVOICE: LFA68580								
	109929	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	846.68

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	INVOICE: LFA68581								
	109930	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	741.97
	INVOICE: LFA68582								
	109931	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,195.95
	INVOICE: LFA68579								
	109932	06/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	584.89
	INVOICE: LFA66856								
	109933	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	203.80
	INVOICE: LFA68554								
	109934	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	885.36
	INVOICE: LFA68555								
	109935	09/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	1,629.71
	INVOICE: LFA68557								
	109936	08/15/25		492373	T	10/14/25	10043020 40514	CONTRACT SERVICES	384.97
	INVOICE: LFA68073								
	110080	09/15/25		492373	T	10/14/25	18110050 44924	CIVIC CENTER PARK	4,734.80
	INVOICE: LFA68556								
	VENDOR TOTALS		20,740.03 YTD INVOICED				126,093.49 YTD PAID		16,446.83
124550	LAINEZ, ANA								
	110034	09/15/25		492295	P	10/14/25	10000109 51923	FACILITY RENTAL	54.00
	INVOICE: REFUND 09/15/25								
	VENDOR TOTALS		110.10 YTD INVOICED				110.10 YTD PAID		54.00
116247	LAMB, THEODORE								
	110024	09/26/25		492374	T	10/14/25	10015020 40514	CONTRACT SERVICES	2,520.00
	INVOICE: 09/30/2025								
	VENDOR TOTALS		5,040.00 YTD INVOICED				39,600.00 YTD PAID		2,520.00
122756	LARA, JOSE G.								
	109735	09/17/25		492375	T	10/14/25	46447150 42024	BUILDING MAINTENANCE	525.94
	INVOICE: 99								
	VENDOR TOTALS		839.31 YTD INVOICED				11,143.28 YTD PAID		525.94
124575	LAW OFFICE OF DROCIAK & YEAGER								
	109236	09/04/25		492376	T	10/14/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	10,000.00
	INVOICE: 9-4-2025								
	VENDOR TOTALS		10,000.00 YTD INVOICED				10,000.00 YTD PAID		10,000.00
107288	LAWSON PRODUCTS, INC.								
	109954	09/17/25		492377	T	10/14/25	60031030 42014	REPAIR & MAINTENANCE SUPP	294.60
	INVOICE: 9312824607								
	VENDOR TOTALS		782.58 YTD INVOICED				6,273.68 YTD PAID		294.60
104175	LDM ASSOCIATES, INC.								

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	110055	08/15/25		492378	T	10/14/25	49470010 40514	CONTRACT SERVICES	861.00
	INVOICE: 8717								
	110056	08/15/25		492378	T	10/14/25	78948010 40514	CONTRACT SERVICES	1,291.50
	INVOICE: 8718								
	110057	08/15/25		492378	T	10/14/25	78948010 40514	CONTRACT SERVICES	117.50
	INVOICE: 8719								
	110073	08/15/25		492378	T	10/14/25	72748420 40514	CONTRACT SERVICES	3,310.00
	INVOICE: 8721								
	110076	08/15/25		492378	T	10/14/25	78942708 45304	RENT HSG RHB CONTRACT SER	2,137.50
	INVOICE: 8723								
	110078	08/15/25		492378	T	10/14/25	78942708 45304	RENT HSG RHB CONTRACT SER	2,478.38
	INVOICE: 8724								
	VENDOR TOTALS	10,195.88 YTD INVOICED					339,238.10 YTD PAID		10,195.88
101286	SCP DISTRIBUTORS LLC								
	109541	09/12/25		492379	T	10/14/25	10061090 45754	SWIM POOL CHEMICALS	2,708.82
	INVOICE: 37229007								
	VENDOR TOTALS	15,628.08 YTD INVOICED					87,615.04 YTD PAID		2,708.82
123417	LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE								
	109646	09/17/25	3011	492380	T	10/14/25	78480020 44824	SUPPORTIVE SERVICES	66,535.74
	INVOICE: #28 (August 2025)								
	VENDOR TOTALS	127,376.46 YTD INVOICED					1,236,176.52 YTD PAID		66,535.74
123129	L.A. COUNTY METROPOLITAN TRANSPORTATION AUTHORITY								
	109539	08/31/25		492381	T	10/14/25	28034000 44634	BUS SUBSIDY ELDERLY&HANDI	33.60
	INVOICE: 6025801								
	VENDOR TOTALS	52.80 YTD INVOICED					710.40 YTD PAID		33.60
105619	LOS ANGELES TIMES								
	109671	09/02/25		492296	P	10/14/25	10002220 45314	PRISONER EXPENSE	1,014.00
	INVOICE: SUBS. Oct -Jan '26								
	VENDOR TOTALS	1,014.00 YTD INVOICED					5,606.37 YTD PAID		1,014.00
123341	LOTUS TELECOMMUNICATIONS, LLC								
	109819	09/10/25	2959	492382	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	4,244.99
	INVOICE: LTC25-0083-01								
	VENDOR TOTALS	6,601.98 YTD INVOICED					61,553.85 YTD PAID		4,244.99
117975	LUCERO, MATTHEW								
	109801	09/22/25		492383	T	10/14/25	10001224 45184	TRAINING	53.80
	INVOICE: 081108122025								
	VENDOR TOTALS	53.80 YTD INVOICED					1,536.28 YTD PAID		53.80

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124159	MARIA KARLA EDITH CASTILLO MONTERROSO								
	109590	09/04/25		492384	T	10/14/25	46515730 42024	BUILDING MAINTENANCE	560.00
	INVOICE: 090425								
	109659	09/16/25		492384	T	10/14/25	46715732 42024	BUILDING MAINTENANCE	160.00
	INVOICE: 090825								
	VENDOR TOTALS	1,180.00 YTD INVOICED					3,215.00 YTD PAID		720.00
122077	MARKET VISION PARTNERS, INC.								
	109549	09/07/25		492385	T	10/14/25	81044010 40514	CONTRACT SERVICES	750.00
	INVOICE: 3454								
	VENDOR TOTALS	750.00 YTD INVOICED					3,750.00 YTD PAID		750.00
111966	MARTINEZ LANDSCAPING CO.								
	109897	07/08/25	3058	492297	P	10/14/25	10061100 40514	CONTRACT SERVICES	35,800.00
	INVOICE: 124082								
	109898	06/01/25	3058	492297	P	10/14/25	10061100 40514	CONTRACT SERVICES	41,280.00
	INVOICE: 124081								
	VENDOR TOTALS	2,693,126.93 YTD INVOICED					8,923,072.06 YTD PAID		77,080.00
122277	MASTON, CAROL L.								
	109701	09/03/25		492386	T	10/14/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 9-3-25								
	VENDOR TOTALS	150.00 YTD INVOICED					500.00 YTD PAID		50.00
110684	MC MASTER-CARR								
	110105	06/25/25		492387	T	10/14/25	56091010 42014	REPAIR & MAINTENANCE SUPP	294.09
	INVOICE: 47814090								
	110106	08/25/25		492387	T	10/14/25	56091010 42014	REPAIR & MAINTENANCE SUPP	159.78
	INVOICE: 50949720								
	VENDOR TOTALS	453.87 YTD INVOICED					2,829.49 YTD PAID		453.87
123225	MCGEE, EBONY J.								
	109853	08/30/25	2945	492388	T	10/14/25	10013010 40514	CONTRACT SERVICES	15,743.75
	INVOICE: 0000229								
	VENDOR TOTALS	34,306.25 YTD INVOICED					279,019.75 YTD PAID		15,743.75
112309	GARDENA HOSPITAL, LP								
	109680	08/27/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092707223								
	109681	08/27/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0000432562								
	109682	08/25/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092706937								
	109683	08/14/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092705634								

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	109684	07/25/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092703543								
	109685	07/25/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0002046957								
	109686	07/16/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092702701								
	109687	07/16/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0000212690								
	109688	07/07/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092701805								
	109709	09/09/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092708580								
	109710	08/29/25		492389	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092707457								
	VENDOR TOTALS	8,250.00 YTD INVOICED					14,250.00 YTD PAID		8,250.00
121401	MERCURY INSURANCE								
	109884	08/21/25		492298	P	10/14/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	1,113.37
	INVOICE: CAPA-02564405								
	VENDOR TOTALS	1,113.37 YTD INVOICED					1,113.37 YTD PAID		1,113.37
100108	MERRIMAC PETROLEUM, INC.								
	109613	09/12/25	2965	492390	T	10/14/25	60031030 45144	GASOLINE & OIL	12,429.13
	INVOICE: 2242005								
	109991	09/23/25	2965	492390	T	10/14/25	60031030 45144	GASOLINE & OIL	13,142.15
	INVOICE: 2242227								
	VENDOR TOTALS	112,006.52 YTD INVOICED					592,972.96 YTD PAID		25,571.28
111842	MICHAIL, SHAKA M.								
	109570	08/12/25		492391	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	250.00
	INVOICE: 10604								
	VENDOR TOTALS	250.00 YTD INVOICED					3,376.16 YTD PAID		250.00
114218	MIRACLE RECREATION EQUIP. CO.								
	109873	08/30/25		492392	T	10/14/25	10061100 41404	MATERIALS, SUPPLIES & OTH	4,682.84
	INVOICE: 893007								
	VENDOR TOTALS	4,682.84 YTD INVOICED					9,772.41 YTD PAID		4,682.84
123575	MISSION LINEN SUPPLY								
	109675	09/08/25		492393	T	10/14/25	10061070 41514	OPERATING SUPPLIES	52.37
	INVOICE: 524552102								
	109874	09/22/25		492393	T	10/14/25	10061070 41514	OPERATING SUPPLIES	55.21
	INVOICE: 524643171								
	VENDOR TOTALS	721.05 YTD INVOICED					4,986.14 YTD PAID		107.58

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123127	MOODY'S INVESTORS SERVICE INC.								
	109542	09/16/25		492394	T	10/14/25	10016010 40514	CONTRACT SERVICES	2,000.00
	INVOICE: P0475837								
	VENDOR TOTALS		2,000.00 YTD INVOICED				4,000.00 YTD PAID		2,000.00
123082	MPD PLUMBING, INC.								
	110042	09/11/25		492395	T	10/14/25	46615731 42024	BUILDING MAINTENANCE	120.00
	INVOICE: WO#091125								
	VENDOR TOTALS		240.00 YTD INVOICED				6,118.00 YTD PAID		120.00
106116	MUNISERVICES, LLC								
	110111	09/25/25	3054	492396	T	10/14/25	10000101 51116	UTILITY USERS TAXES	8,171.30
	INVOICE: INV06-021652								
	VENDOR TOTALS		10,671.30 YTD INVOICED				70,511.22 YTD PAID		8,171.30
124524	NETWORK ASSET PROTECTION LLC								
	109657	06/12/25		492397	T	10/14/25	10001221 41514	OPERATING SUPPLIES	265.00
	INVOICE: 20250171								
	VENDOR TOTALS		265.00 YTD INVOICED				265.00 YTD PAID		265.00
122991	NEVCO SPORTS, LLC.								
	109872	07/15/25		492398	T	10/14/25	10061050 42024	BUILDING MAINTENANCE	162.06
	INVOICE: 0000267535								
	VENDOR TOTALS		162.06 YTD INVOICED				162.06 YTD PAID		162.06
123565	NORTH STAR LAND CARE								
	109594	07/31/25	3057	492399	T	10/14/25	10061110 41514	OPERATING SUPPLIES	36,423.75
	INVOICE: 1601-1096								
	109595	07/31/25	3057	492399	T	10/14/25	10061110 41514	OPERATING SUPPLIES	5,381.25
	INVOICE: 1601-1097								
	109596	07/31/25	3057	492399	T	10/14/25	10061110 41514	OPERATING SUPPLIES	76,860.50
	INVOICE: 1601-1107								
	109602	08/31/25	3057	492399	T	10/14/25	10061110 41514	OPERATING SUPPLIES	393.75
	INVOICE: 1601-1124								
	109604	08/31/25	3057	492399	T	10/14/25	10061110 41514	OPERATING SUPPLIES	57,931.00
	INVOICE: 1601-1123								
	VENDOR TOTALS		176,990.25 YTD INVOICED				473,068.25 YTD PAID		176,990.25
116422	OCCU-MED, LTD.								
	109597	08/31/25		492400	T	10/14/25	10017010 45324	PHYSICAL EXAMINATIONS	521.86
	INVOICE: 0925111.1								
	VENDOR TOTALS		1,718.56 YTD INVOICED				15,353.56 YTD PAID		521.86
123279	ODP BUSINESS SOLUTIONS, LLC								

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109336	08/20/25		492401	T	10/14/25	10017010 41514	OPERATING SUPPLIES	31.22
INVOICE: 436257338001								
109592	09/08/25		492401	T	10/14/25	81044010 40514	CONTRACT SERVICES	197.44
INVOICE: 438133021001								
109598	09/11/25		492401	T	10/14/25	10017010 41514	OPERATING SUPPLIES	52.85
INVOICE: 439927136001								
109599	09/11/25		492401	T	10/14/25	10017010 41514	OPERATING SUPPLIES	18.52
INVOICE: 438573564001								
109601	09/11/25		492401	T	10/14/25	10017010 41514	OPERATING SUPPLIES	27.39
INVOICE: 439925613001								
109768	09/19/25		492401	T	10/14/25	10016020 41514	OPERATING SUPPLIES	195.81
INVOICE: 439489365001								
109769	09/17/25		492401	T	10/14/25	10016020 41514	OPERATING SUPPLIES	51.68
INVOICE: 439480160001								
109879	08/01/25		492401	T	10/14/25	10013010 41514	OPERATING SUPPLIES	48.95
INVOICE: 433011050001								
110004	09/12/25		492401	T	10/14/25	10043010 41514	OPERATING SUPPLIES	41.28
INVOICE: 439881984001								
110171	06/30/25		492401	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	85.79
INVOICE: 426014216001								
VENDOR TOTALS	8,026.77 YTD INVOICED					47,949.11 YTD PAID		750.93
123925 OFFICEUNTITLED, INC.								
109571	09/11/25		492402	T	10/14/25	18110050 44924	CIVIC CENTER PARK	2,275.00
INVOICE: 4728								
109579	09/11/25		492402	T	10/14/25	18110050 44924	CIVIC CENTER PARK	1,200.00
INVOICE: 4730								
109854	09/11/25	3061	492402	T	10/14/25	18110050 44924	CIVIC CENTER PARK	12,000.00
INVOICE: 4729								
VENDOR TOTALS	15,475.00 YTD INVOICED					2,133,731.93 YTD PAID		15,475.00
123098 ORKIN SERVICES OF CALIFORNIA, INC								
109568	08/25/25		492403	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	154.00
INVOICE: 288006384								
109576	08/11/25		492404	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	154.00
INVOICE: 288006382								
109607	09/08/25		492405	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00
INVOICE: 288006386								
109609	08/18/25		492406	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00
INVOICE: 288006383								
109610	09/03/25		492407	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00
INVOICE: 288006385								
109712	09/19/25		492415	T	10/14/25	10001221 41514	OPERATING SUPPLIES	139.99
INVOICE: 284266071								
110035	09/25/25		492408	T	10/14/25	10061120 40514	CONTRACT SERVICES	276.00
INVOICE: 284266079								
110107	09/22/25		492409	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00
INVOICE: 288006388								
110108	09/15/25		492410	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 288006387								
	110109	08/04/25		492411	T	10/14/25	10041050 40514	CONTRACT SERVICES	154.00
	INVOICE: 288006381								
	110110	07/07/25		492412	T	10/14/25	10041050 40514	CONTRACT SERVICES	157.00
	INVOICE: 280943578								
	110112	06/12/25		492413	T	10/14/25	10041050 40514	CONTRACT SERVICES	157.00
	INVOICE: 279480798								
	110113	04/08/25		492414	T	10/14/25	10041050 40514	CONTRACT SERVICES	157.00
	INVOICE: 276670777								
	VENDOR TOTALS	3,502.97 YTD INVOICED					16,207.57 YTD PAID		2,118.99
123900	THE PARADISE GROUP, INC.								
	109735	09/19/25		492416	T	10/14/25	10002215 41514	OPERATING SUPPLIES	229.95
	INVOICE: 41070								
	VENDOR TOTALS	381.34 YTD INVOICED					2,585.25 YTD PAID		229.95
99213	PARKHOUSE TIRE, INC.								
	109498	08/26/25	3032	492417	T	10/14/25	60031030 42554	TIRES	676.41
	INVOICE: 1011050391								
	VENDOR TOTALS	4,753.65 YTD INVOICED					67,581.73 YTD PAID		676.41
109749	PLUMBERS DEPOT								
	110084	09/25/25		492418	T	10/14/25	56091010 42014	REPAIR & MAINTENANCE SUPP	2,113.97
	INVOICE: PD-59689								
	VENDOR TOTALS	2,113.97 YTD INVOICED					714,057.17 YTD PAID		2,113.97
112546	PRICON ENTERPRISE TECHNOLOGIES								
	109764	09/10/25	2983	492419	T	10/14/25	10001222 40614	CITY PRINT SERVICES	1,321.58
	INVOICE: 114482								
	VENDOR TOTALS	7,313.43 YTD INVOICED					53,666.30 YTD PAID		1,321.58
16650	PRUDENTIAL OVERALL SUPPLY								
	109618	09/11/25		492420	T	10/14/25	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43058539								
	109619	09/11/25		492420	T	10/14/25	60031030 40514	CONTRACT SERVICES	78.25
	INVOICE: 43058538								
	109951	09/18/25		492420	T	10/14/25	60031030 40514	CONTRACT SERVICES	78.25
	INVOICE: 43060264								
	110030	09/25/25		492420	T	10/14/25	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43061955								
	110031	09/25/25		492420	T	10/14/25	60031030 40514	CONTRACT SERVICES	91.93
	INVOICE: 43061974								
	VENDOR TOTALS	1,596.97 YTD INVOICED					8,110.58 YTD PAID		398.43
113575	QUALITY CODE PUBLISHING LLC								

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	109510	08/12/25		492299	P	10/14/25	10015010 41574	LAW & REFERENCE LIBRARY	2,937.00
	INVOICE: PG000042695								
	VENDOR TOTALS	2,937.00 YTD INVOICED					6,639.50 YTD PAID		2,937.00
115207	QUALITY REFRIGERATION CO., INC.								
	109569	08/08/25		492421	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	715.00
	INVOICE: 0110771-IN								
	VENDOR TOTALS	3,699.46 YTD INVOICED					13,020.60 YTD PAID		715.00
123013	RACE TELECOMMUNICATIONS, INC.								
	110150	10/01/25	2982	492300	P	10/14/25	10001222 43054	TELEPHONE	2,805.00
	INVOICE: RC1810320								
	VENDOR TOTALS	11,220.00 YTD INVOICED					44,968.36 YTD PAID		2,805.00
123234	REECE SUPPLY, LLC								
	109538	08/25/25		492422	T	10/14/25	10061100 41404	MATERIALS, SUPPLIES & OTH	28.71
	INVOICE: S121531504.001								
	109567	07/02/25		492422	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	51.99
	INVOICE: S121125914.001								
	109582	06/02/25		492422	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	148.39
	INVOICE: S120889549.001								
	109830	08/25/25		492422	T	10/14/25	10061100 41514	OPERATING SUPPLIES	45.41
	INVOICE: S121505595.001								
	109835	09/09/25		492422	T	10/14/25	10061100 41514	OPERATING SUPPLIES	11.18
	INVOICE: S121644609.001								
	VENDOR TOTALS	2,190.43 YTD INVOICED					10,944.76 YTD PAID		285.68
115776	REPUBLIC SERVICES								
	109585	08/31/25		492423	T	10/14/25	46715732 45444	UTILITIES	387.05
	INVOICE: 0902-013543430								
	109586	08/31/25		492423	T	10/14/25	46515730 45444	UTILITIES	558.50
	INVOICE: 0902-013542168								
	109587	08/31/25		492423	T	10/14/25	46615731 45444	UTILITIES	714.18
	INVOICE: 0902-013542169								
	109588	08/31/25		492423	T	10/14/25	46447150 45444	UTILITIES	39.41
	INVOICE: 0902-013552373								
	109589	08/31/25		492423	T	10/14/25	46447150 45444	UTILITIES	272.11
	INVOICE: 0902-013552372								
	VENDOR TOTALS	4,084.21 YTD INVOICED					33,920.80 YTD PAID		1,971.25
98822	RICHARDS, WATSON & GERSHON								
	109994	09/25/25	2739	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	5,917.45
	INVOICE: 255112								
	109997	09/25/25	2739	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	2,519.59
	INVOICE: 255115								
	109998	09/25/25	2739	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	8,489.80

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INVOICE: 255116								
109999	09/25/25	2739	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	302.44
INVOICE: 255117								
110000	09/25/25	2739	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	103.56
INVOICE: 255113								
110000	09/25/25	3044	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	86.44
INVOICE: 255113								
110001	09/25/25	3044	492424	T	10/14/25	10015010 40514	CONTRACT SERVICES	2,505.80
INVOICE: 255119								
110025	09/25/25		492424	T	10/14/25	10041010 40514	CONTRACT SERVICES	3,806.30
INVOICE: 255118								
110026	09/25/25		492424	T	10/14/25	52035030 40574	LEGAL SERVICE	3,216.40
INVOICE: 255114								
VENDOR TOTALS	55,396.58 YTD INVOICED					508,260.04 YTD PAID		26,947.78
112919 RICOH USA, INC.								
109547	09/05/25		492425	T	10/14/25	10110010 41004	VIRTUAL ELECTRONIC DOC MI	1,700.14
INVOICE: HOU25090002								
110149	10/01/25	2981	492425	T	10/14/25	10001222 40614	CITY PRINT SERVICES	3,936.34
INVOICE: 9033354768								
110149	10/01/25		492425	T	10/14/25	81044010 41154	COPIER PRINT SERVICES	168.21
INVOICE: 9033354768								
VENDOR TOTALS	99,616.93 YTD INVOICED					412,781.61 YTD PAID		5,804.69
111254 ROADLINE PRODUCTS INC USA								
110162	07/28/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	320.91
INVOICE: 21474								
110162	07/28/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	457.93
INVOICE: 21474								
110162	07/28/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	320.91
INVOICE: 21474								
110163	08/04/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	46.84
INVOICE: 21720								
110163	08/04/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	66.83
INVOICE: 21720								
110163	08/04/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	46.83
INVOICE: 21720								
110164	07/15/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	478.91
INVOICE: 21635								
110164	07/15/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	683.39
INVOICE: 21635								
110164	07/15/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	478.90
INVOICE: 21635								
110165	07/21/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	810.77
INVOICE: 21656								
110165	07/21/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	1,156.97
INVOICE: 21656								
110165	07/21/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	810.78
INVOICE: 21656								

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	110166	08/21/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	320.91
	INVOICE:	21856							
	110166	08/21/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	457.93
	INVOICE:	21856							
	110166	08/21/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	320.91
	INVOICE:	21856							
	110167	08/21/25	3008	492426	T	10/14/25	10041120 41404	MATERIALS, SUPPLIES & OTH	167.75
	INVOICE:	21857							
	110167	08/21/25	3008	492426	T	10/14/25	28534000 40514	CONTRACT SERVICES	239.38
	INVOICE:	21857							
	110167	08/21/25	3008	492426	T	10/14/25	56091010 47304	IMPROV OTHER THAN BUILDIN	167.75
	INVOICE:	21857							
	VENDOR TOTALS		16,414.83 YTD INVOICED				102,758.50 YTD PAID		7,354.60
124323	ROBERT HALF, INC.								
	109759	09/15/25		492427	T	10/14/25	10001222 40514	CONTRACT SERVICES	3,553.00
	INVOICE:	65393157							
	110082	09/24/25		492427	T	10/14/25	10001222 40514	CONTRACT SERVICES	3,553.00
	INVOICE:	65433869							
	110083	09/29/25		492427	T	10/14/25	10001222 40514	CONTRACT SERVICES	3,179.00
	INVOICE:	65441259							
	VENDOR TOTALS		44,412.50 YTD INVOICED				140,900.50 YTD PAID		10,285.00
123732	RON SMITH AND ASSOCIATES, INC.								
	109658	07/01/25	2432	492428	T	10/14/25	10002215 40514	CONTRACT SERVICES	12,300.00
	INVOICE:	25-129							
	VENDOR TOTALS		12,300.00 YTD INVOICED				49,200.00 YTD PAID		12,300.00
124554	RUIZ, CAROLYN JENNIFER MARENTES								
	109666	07/18/25		492301	P	10/14/25	10000109 51929	RECREATION CLASSES	46.00
	INVOICE:	REFUND							
	VENDOR TOTALS		112.00 YTD INVOICED				112.00 YTD PAID		46.00
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	109617	09/03/25	3001	492429	T	10/14/25	60031030 42554	TIRES	30.00
	INVOICE:	33920							
	109953	09/04/25	3001	492429	T	10/14/25	60031030 42554	TIRES	100.00
	INVOICE:	33948							
	VENDOR TOTALS		3,575.95 YTD INVOICED				22,513.60 YTD PAID		130.00
118382	FITCH, ROBERT A.								
	108411	09/04/25		492430	T	10/14/25	10061020 40264	CONTRACT LABOR SALARIES	1,489.60
	INVOICE:	August 2025							
	VENDOR TOTALS		3,343.20 YTD INVOICED				26,650.40 YTD PAID		1,489.60

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123856	SECTRAN SECURITY INC.								
	109560	09/15/25		492431	T	10/14/25	10016020 40514	CONTRACT SERVICES	336.74
	INVOICE: 25090621								
	VENDOR TOTALS	1,008.87 YTD INVOICED					5,141.14 YTD PAID		336.74
17550	SEERS LUMBER CO INC								
	109553	08/20/25		492432	T	10/14/25	10061120 41514	OPERATING SUPPLIES	8.23
	INVOICE: 117624								
	110120	08/26/25		492432	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	534.99
	INVOICE: 117719								
	110121	08/27/25		492432	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	213.12
	INVOICE: 117733								
	110122	08/27/25		492432	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	244.54
	INVOICE: 117745								
	110123	08/27/25		492432	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	350.63
	INVOICE: 117737								
	VENDOR TOTALS	1,380.54 YTD INVOICED					3,019.93 YTD PAID		1,351.51
112605	SEQUEL CONTRACTORS, INC.								
	110074	04/22/25	3077	492433	T	10/14/25	28402418 47734	PUBLIC WORKS PROJECTS	148,287.25
	INVOICE: Retention #5								
	VENDOR TOTALS	148,287.25 YTD INVOICED					7,271,095.07 YTD PAID		148,287.25
123901	GUIRGUIS, DANIEL								
	109871	08/19/25		492434	T	10/14/25	10041010 41514	OPERATING SUPPLIES	828.75
	INVOICE: COH_27								
	VENDOR TOTALS	1,657.50 YTD INVOICED					13,757.24 YTD PAID		828.75
113893	SHELDON MECHANICAL CORPORATION								
	109959	09/24/25	2941	492435	T	10/14/25	50410060 40514	CONTRACT SERVICES	18,918.00
	INVOICE: 25-0053								
	VENDOR TOTALS	18,918.00 YTD INVOICED					58,687.23 YTD PAID		18,918.00
124568	GCP WW HOLDCO LLC.								
	109718	09/08/25		492436	T	10/14/25	46515730 41614	UNIFORMS & SAFETY EQUIPME	174.03
	INVOICE: 0091453-IN								
	VENDOR TOTALS	374.03 YTD INVOICED					374.03 YTD PAID		174.03
17651	SMARDAN SUPPLY CO.								
	109537	08/20/25		492437	T	10/14/25	10061100 41404	MATERIALS, SUPPLIES & OTH	10.09
	INVOICE: S4272591.001								
	VENDOR TOTALS	210.57 YTD INVOICED					6,181.61 YTD PAID		10.09
120162	SONSRAY MACHINERY LLC.								

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	110020	09/12/25		492438	T	10/14/25	60031030 42064	PARTS	539.51
	INVOICE: PSO199676-1								
	110021	09/12/25		492438	T	10/14/25	60031030 42064	PARTS	344.99
	INVOICE: PSO199674-1								
	VENDOR TOTALS	884.50 YTD INVOICED					3,479.15 YTD PAID		884.50
113055	SOUTH BAY CITIES								
	109561	07/28/25	3060	492302	P	10/14/25	28902421 40514	CONTRACT SERVICES	78,454.00
	INVOICE: FY2026-DC-Hawthorne								
	VENDOR TOTALS	78,454.00 YTD INVOICED					236,074.60 YTD PAID		78,454.00
101153	SOUTH BAY FORD								
	109220	07/09/25		492439	T	10/14/25	60031030 42064	PARTS	-26.21
	INVOICE: CM547914								
	109389	08/15/25	2973	492439	T	10/14/25	60031030 42064	PARTS	35.23
	INVOICE: 553114								
	VENDOR TOTALS	48,121.74 YTD INVOICED					1,978,794.15 YTD PAID		9.02
124412	SOUTHALL, RAYMOND								
	109509	08/14/25		492440	T	10/14/25	81044010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 081425								
	VENDOR TOTALS	500.00 YTD INVOICED					1,000.00 YTD PAID		500.00
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC								
	109763	09/07/25	2977	492441	T	10/14/25	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501090725								
	VENDOR TOTALS	16,374.31 YTD INVOICED					97,177.91 YTD PAID		3,080.00
98746	STATE OF CALIFORNIA, DEPT OF JUSTICE								
	109697	09/05/25		492303	P	10/14/25	10017010 45054	TESTING EXPENSE	192.00
	INVOICE: 841153								
	109697	09/05/25		492303	P	10/14/25	10021010 40514	CONTRACT SERVICES	64.00
	INVOICE: 841153								
	VENDOR TOTALS	1,193.00 YTD INVOICED					5,640.00 YTD PAID		256.00
107314	STEPHAN T HONDA MD, INC								
	109711	09/21/25		492442	T	10/14/25	10002220 40724	MEDICAL & AMBULANCE	1,254.40
	INVOICE: 00187922								
	VENDOR TOTALS	3,515.03 YTD INVOICED					24,352.64 YTD PAID		1,254.40
123604	SWANK MOTION PICTURES, INC.								
	109540	06/20/25		492304	P	10/14/25	10061020 41514	OPERATING SUPPLIES	380.00
	INVOICE: RG 3997048								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		380.00 YTD INVOICED				2,040.00 YTD PAID		380.00
117117	T-MOBILE								
	109662	09/12/25		492443	T	10/14/25	10002215 41514	OPERATING SUPPLIES	115.00
	INVOICE:	9617663175							
	109663	09/12/25		492443	T	10/14/25	10002215 41514	OPERATING SUPPLIES	115.00
	INVOICE:	9617663176							
	VENDOR TOTALS		460.00 YTD INVOICED				1,610.00 YTD PAID		230.00
124426	TAMURA, SYLVANA								
	108366	09/02/25		492444	T	10/14/25	10017010 45424	TRAVEL, CONFERENCE & MEET	112.47
	INVOICE:	August2025							
	VENDOR TOTALS		112.47 YTD INVOICED				600.99 YTD PAID		112.47
123130	TELEHEALTH VAN LLC								
	109770	09/17/25	2910	492445	T	10/14/25	10110040 48724	MENTAL HEALTH & WELLNESS	9,984.00
	INVOICE:	1104							
	VENDOR TOTALS		50,688.00 YTD INVOICED				418,560.00 YTD PAID		9,984.00
124007	THE FELDHAKE LAW FIRM, APC								
	110159	10/01/25	64	492446	T	10/14/25	10015010 40514	CONTRACT SERVICES	3,267.50
	INVOICE:	57120							
	VENDOR TOTALS		18,035.04 YTD INVOICED				120,445.40 YTD PAID		3,267.50
122858	THE LOVEJOY FOUNDATION								
	109691	09/18/25	2927	492447	T	10/14/25	10001230 40514	CONTRACT SERVICES	16,000.00
	INVOICE:	COH010012025							
	VENDOR TOTALS		64,000.00 YTD INVOICED				240,000.00 YTD PAID		16,000.00
123477	THE TEC NETWORK								
	110081	09/17/25	2978	492448	T	10/14/25	10001222 47404	MACHINERY & EQUIPMENT	7,655.13
	INVOICE:	2874							
	VENDOR TOTALS		7,655.13 YTD INVOICED				72,875.41 YTD PAID		7,655.13
124576	TORRANCE LOCK & KEY, INC.								
	109544	09/03/25		492449	T	10/14/25	46515730 42024	BUILDING MAINTENANCE	461.34
	INVOICE:	255238							
	109580	08/29/25		492449	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	85.66
	INVOICE:	254945							
	VENDOR TOTALS		547.00 YTD INVOICED				547.00 YTD PAID		547.00
113121	TOTAL ADMINISTRATION SVCS CORP								
	109322	08/26/25		492305	P	10/14/25	10017010 40514	CONTRACT SERVICES	317.58

PAID INVOICES REPORT

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: IN3538290								
VENDOR TOTALS	28,389.93 YTD INVOICED					123,371.63 YTD PAID		317.58
123415 TRIPEPI, SMITH AND ASSOCIATES, INC.								
109823	09/15/25	2914	492450	T	10/14/25	10011500 40514	CONTRACT SERVICES	3,300.00
INVOICE: 15565								
VENDOR TOTALS	7,906.25 YTD INVOICED					74,409.39 YTD PAID		3,300.00
112885 ULINE SHIPPING SUPPLY								
109673	09/03/25		492451	T	10/14/25	10001221 41514	OPERATING SUPPLIES	677.42
INVOICE: 197439859								
109678	09/05/25		492451	T	10/14/25	10001221 41514	OPERATING SUPPLIES	613.88
INVOICE: 197548603								
109817	09/11/25		492451	T	10/14/25	10001221 41514	OPERATING SUPPLIES	61.38
INVOICE: 197847295								
VENDOR TOTALS	6,177.15 YTD INVOICED					20,796.67 YTD PAID		1,352.68
123537 WORLDWIDE LEGAL GROUP INC.								
109705	09/16/25		492452	T	10/14/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	150.00
INVOICE: 88852								
VENDOR TOTALS	394.00 YTD INVOICED					1,440.25 YTD PAID		150.00
124228 LOS ANGELES TRUCK CENTERS, LLC.								
109955	09/18/25		492453	T	10/14/25	60031030 42064	PARTS	1,016.78
INVOICE: RA220042181:01								
VENDOR TOTALS	1,016.78 YTD INVOICED					1,450.79 YTD PAID		1,016.78
122290 VERNON GLASS & MIRROR INC.								
109563	08/26/25		492454	T	10/14/25	10041050 42014	REPAIR & MAINTENANCE SUPP	1,622.00
INVOICE: 21019								
VENDOR TOTALS	1,622.00 YTD INVOICED					3,132.24 YTD PAID		1,622.00
106043 VISTA PAINT CORPORATION								
110136	09/04/25		492455	T	10/14/25	28534000 45564	BUS STOP MAINTENANCE	502.78
INVOICE: 2025-080771-00								
110139	08/29/25		492455	T	10/14/25	28534000 45564	BUS STOP MAINTENANCE	4,075.47
INVOICE: 2025-073488-00								
VENDOR TOTALS	4,949.91 YTD INVOICED					31,431.72 YTD PAID		4,578.25
123653 WANG, EMILY								
109815	09/22/25		492456	T	10/14/25	10001224 45184	TRAINING	31.52
INVOICE: 08272025								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		136.32 YTD INVOICED				1,466.46 YTD PAID		31.52
124032	WEATHERPROOFING TECHNOLOGIES, INC.								
	109883	08/22/25	3075	492457	T	10/14/25	10061010 40514	CONTRACT SERVICES	5,860.00
	INVOICE: 98219174								
	VENDOR TOTALS		5,860.00 YTD INVOICED				7,015.00 YTD PAID		5,860.00
21410	WESTWOOD BUILDING MATERIALS CO								
	110124	07/01/25		492458	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	99.05
	INVOICE: 2507-253547								
	110131	07/03/25		492458	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	209.95
	INVOICE: 2507-254408								
	110132	09/22/25		492458	T	10/14/25	22541060 42014	REPAIR & MAINTENANCE SUPP	992.57
	INVOICE: 2509-273975								
	VENDOR TOTALS		1,301.57 YTD INVOICED				4,023.12 YTD PAID		1,301.57
21660	ZUMAR INDUSTRIES INC								
	109529	05/05/25		492459	T	10/14/25	52035030 42014	REPAIR & MAINTENANCE SUPP	189.38
	INVOICE: 10570								
	VENDOR TOTALS		189.38 YTD INVOICED				404.37 YTD PAID		189.38
								REPORT TOTALS	1,226,180.47

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	20	205,387.02
TOTAL EFT TRANSFERS	154	1,020,793.45

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

CITY OF HAWTHORNE

FOR THE MEETING OF OCTOBER 14, 2025

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
10/1/25	79376	79706	HOUSING	962,308.20
10/1/25	79707	79725	HOUSING	27,296.84
*** Emergency Issue - for ratification only**				989,605.04

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

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883 11430 CEDAR AVE APARTMENTS LLC								
109089	10/01/25		79376	T	10/01/25	81544100 45904	HOUSING VOUCHER	942.00
INVOICE: 10780								
VENDOR TOTALS	3,768.00 YTD INVOICED					16,608.00 YTD PAID		942.00
123039 11725 YORK, LLC								
108446	10/01/25		79377	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,932.00
INVOICE: 8596								
VENDOR TOTALS	7,728.00 YTD INVOICED					29,631.00 YTD PAID		1,932.00
123247 11841 GALE CROSS LLC								
108938	10/01/25		79378	T	10/01/25	81544100 45904	HOUSING VOUCHER	914.00
INVOICE: 9136								
VENDOR TOTALS	3,656.00 YTD INVOICED					14,240.00 YTD PAID		914.00
122747 12304 GREVILLEA LLC.								
109066	10/01/25		79379	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,116.00
INVOICE: 10622								
VENDOR TOTALS	9,683.00 YTD INVOICED					49,654.00 YTD PAID		2,116.00
121806 12915 ROSELLE AVENUE, LLC.								
108939	10/01/25		79380	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
INVOICE: 10438								
108940	10/01/25		79380	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 10561								
108941	10/01/25		79380	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
INVOICE: 10743								
VENDOR TOTALS	20,063.00 YTD INVOICED					77,973.00 YTD PAID		5,051.00
123702 13526 KORNBLUM LLC								
109043	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
INVOICE: 10016								
109045	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,293.00
INVOICE: 10083								
109052	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
INVOICE: 10266								
109060	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,103.00
INVOICE: 10532								
109113	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,111.00
INVOICE: 8319								
109123	10/01/25		79381	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,285.00
INVOICE: 9155								
VENDOR TOTALS	29,805.00 YTD INVOICED					115,549.00 YTD PAID		7,545.00
123706 13533 LEMOLI LLC								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	109051	10/01/25		79382	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 10227								
	109068	10/01/25		79382	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,590.00
	INVOICE: 10679								
	VENDOR TOTALS		10,708.00 YTD INVOICED				44,812.00 YTD PAID		2,677.00
123705	13600 CHADRON LLC								
	109047	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 10125								
	109056	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	640.00
	INVOICE: 10319								
	109062	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 10574								
	109063	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 10582								
	109067	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,675.00
	INVOICE: 10644								
	109118	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 8794								
	109127	10/01/25		79383	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,081.00
	INVOICE: 9561								
	VENDOR TOTALS		34,637.00 YTD INVOICED				153,008.00 YTD PAID		8,428.00
123462	13601 KORNBLUM AVENUE LLC								
	108942	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	518.00
	INVOICE: 10130								
	108943	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,338.00
	INVOICE: 10250								
	108944	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,457.00
	INVOICE: 10604								
	108945	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8270								
	108946	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,407.00
	INVOICE: 9723								
	108947	10/01/25		79384	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
	VENDOR TOTALS		30,536.00 YTD INVOICED				136,838.00 YTD PAID		7,634.00
105745	13615 CERISE AVENUE L.P.								
	108447	10/01/25		79385	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,799.00
	INVOICE: 10405								
	108448	10/01/25		79385	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,756.00
	INVOICE: 10588								
	108449	10/01/25		79385	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,915.00
	INVOICE: 10595								
	108450	10/01/25		79385	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10678								
	108451	10/01/25		79385	T	10/01/25	81544100 45904	HOUSING VOUCHER	995.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 8010								
	VENDOR TOTALS	33,015.00 YTD INVOICED				139,712.00 YTD PAID			7,927.00
120429	13802 CERISE AVE LLC.								
	108452	10/01/25		79386	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,590.00
	INVOICE: 10108								
	108453	10/01/25		79386	T	10/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 10219								
	108454	10/01/25		79386	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,262.00
	INVOICE: 9855								
	VENDOR TOTALS	16,354.00 YTD INVOICED				76,982.00 YTD PAID			3,767.00
123716	13921 YUKON AVE								
	109076	10/01/25		79387	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,398.00
	INVOICE: 10713								
	109083	10/01/25		79387	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10759								
	VENDOR TOTALS	15,135.00 YTD INVOICED				31,986.00 YTD PAID			3,127.00
101895	139TH STREET ASSOCIATES								
	108455	10/01/25		79388	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,675.00
	INVOICE: 7024								
	VENDOR TOTALS	6,700.00 YTD INVOICED				25,736.00 YTD PAID			1,675.00
117074	2300 W. EL SEGUNDO LP								
	108948	10/01/25		79389	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 10572								
	108949	10/01/25		79389	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 10585								
	108950	10/01/25		79389	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 10597								
	108951	10/01/25		79389	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,061.00
	INVOICE: 10783								
	VENDOR TOTALS	23,264.00 YTD INVOICED				88,908.00 YTD PAID			5,744.00
122702	3 PEACOCKS LP.								
	108456	10/01/25		79390	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,461.00
	INVOICE: 10617								
	108457	10/01/25		79390	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,790.00
	INVOICE: 9389								
	VENDOR TOTALS	12,749.00 YTD INVOICED				47,408.00 YTD PAID			3,251.00
121121	360PARTNERSHIP LP								
	108458	10/01/25		79391	T	10/01/25	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE: 10343								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS	3,552.00 YTD INVOICED				13,000.00 YTD PAID			888.00
121007 4037 W 142ND STREET PROPERTY, INC.								
108954	10/01/25		79392	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,889.00
INVOICE: 10782								
VENDOR TOTALS	7,556.00 YTD INVOICED				30,040.00 YTD PAID			1,889.00
105695 4431 W. 118TH ST. LLC								
108459	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
INVOICE: 10220								
108460	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
INVOICE: 10326								
108461	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,196.00
INVOICE: 10393								
108462	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	942.00
INVOICE: 10440								
108463	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
INVOICE: 10598								
108464	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
INVOICE: 8324								
108465	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
INVOICE: 8887								
108466	10/01/25		79393	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,083.00
INVOICE: 9425								
VENDOR TOTALS	38,666.00 YTD INVOICED				157,203.00 YTD PAID			9,793.00
124512 4436 137TH ST. LLC.								
108534	10/01/25		79394	T	10/01/25	83440010 45904	HOUSING VOUCHER	781.00
INVOICE: 10693								
VENDOR TOTALS	3,124.00 YTD INVOICED				3,124.00 YTD PAID			781.00
123978 ABOLGHASSEM, ALI								
109116	10/01/25		79395	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,594.00
INVOICE: 8522								
VENDOR TOTALS	9,197.00 YTD INVOICED				36,626.00 YTD PAID			2,594.00
121510 AC. MAZZEO LLC.								
108467	10/01/25		79396	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,394.00
INVOICE: 9525								
VENDOR TOTALS	5,576.00 YTD INVOICED				20,672.00 YTD PAID			1,394.00
110532 ACCESS COMMUNITY HOUSING								
108468	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,278.00
INVOICE: 10003								
108469	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,323.00

PAID INVOICES REPORT

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10170								
108470	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
INVOICE: 10202								
108471	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	444.00
INVOICE: 10316								
108472	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,720.00
INVOICE: 10333								
108473	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
INVOICE: 10384								
108474	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,470.00
INVOICE: 10409								
108475	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,746.00
INVOICE: 10457								
108476	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
INVOICE: 10472								
108477	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,324.00
INVOICE: 10525								
108478	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,252.00
INVOICE: 10662								
108479	10/01/25		79397	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,900.00
INVOICE: 10677								
108480	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,998.00
INVOICE: 4304								
108481	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,464.00
INVOICE: 4387								
108482	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
INVOICE: 6073								
108483	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,329.00
INVOICE: 7057								
108484	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
INVOICE: 8827								
108485	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	507.00
INVOICE: 9343								
108486	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	581.00
INVOICE: 9422								
108487	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,798.00
INVOICE: 9438								
108488	10/01/25		79397	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,277.00
INVOICE: 9736								
VENDOR TOTALS	103,164.00 YTD INVOICED					459,209.00 YTD PAID		29,406.00
123058 ACCESS INFORMATION INTERMEDIATE HOLDINGS I, LLC.								
108395	08/31/25		79398	T	10/01/25	81044010 41514	OPERATING SUPPLIES	76.45
INVOICE: 11774854								
VENDOR TOTALS	5,808.08 YTD INVOICED					24,738.42 YTD PAID		76.45
123224 ACHATZ, RICHARD								
109070	10/01/25		79399	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,408.00
INVOICE: 10688								

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	109071	10/01/25		79399	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,503.00
	INVOICE: 10690								
	VENDOR TOTALS	11,644.00 YTD INVOICED					47,898.00 YTD PAID		2,911.00
121196	AESM, L.P.								
	108489	10/01/25		79400	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,681.00
	INVOICE: 10573								
	108490	10/01/25		79400	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 7043								
	108491	10/01/25		79400	T	10/01/25	81544100 45904	HOUSING VOUCHER	842.00
	INVOICE: 9902								
	VENDOR TOTALS	13,804.00 YTD INVOICED					52,388.00 YTD PAID		3,535.00
121406	AGRA ASSET MGMT., L.P.								
	108956	10/01/25		79401	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10827								
	108957	10/01/25		79401	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,203.00
	INVOICE: 10849								
	VENDOR TOTALS	11,812.00 YTD INVOICED					29,868.00 YTD PAID		2,953.00
124387	AJIE, IJEOMA								
	108492	10/01/25		79402	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,304.00
	INVOICE: 10240								
	VENDOR TOTALS	9,401.00 YTD INVOICED					14,039.00 YTD PAID		2,304.00
122546	AJITO, EMI								
	108493	10/01/25		79403	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,384.00
	INVOICE: 9760								
	VENDOR TOTALS	9,536.00 YTD INVOICED					65,683.00 YTD PAID		2,384.00
123266	AMERICAN NATIONAL REAL ESTATE								
	108958	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	833.00
	INVOICE: 10111								
	108959	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,524.00
	INVOICE: 10524								
	108960	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,307.00
	INVOICE: 10777								
	108961	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 8674								
	108962	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 9344								
	108963	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
	INVOICE: 9593								
	108964	10/01/25		79404	T	10/01/25	81544100 45904	HOUSING VOUCHER	861.00
	INVOICE: 9976								

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	VENDOR TOTALS	32,055.00 YTD INVOICED				140,534.00 YTD PAID			8,168.00
117676	AMINI, MORTEZA								
	108496	10/01/25		79405	T	10/01/25	81544100 45904	HOUSING VOUCHER	642.00
	INVOICE: 10649								
	108497	10/01/25		79405	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,320.00
	INVOICE: 10840								
	108498	10/01/25		79405	T	10/01/25	81544100 45904	HOUSING VOUCHER	648.00
	INVOICE: 7035								
	VENDOR TOTALS	14,382.00 YTD INVOICED				52,887.00 YTD PAID			3,610.00
124097	AMS PROPERTIES								
	109107	10/01/25		79406	T	10/01/25	81544100 45904	HOUSING VOUCHER	946.00
	INVOICE: 4200								
	VENDOR TOTALS	3,785.00 YTD INVOICED				14,202.00 YTD PAID			946.00
97386	ANASTASI CONSTRUCTION COMPANY, INC.								
	108499	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	876.00
	INVOICE: 10026								
	108500	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	299.00
	INVOICE: 10161								
	108501	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10185								
	108502	10/01/25		79407	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10653								
	108503	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,688.00
	INVOICE: 10848								
	108504	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 8615								
	108505	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,263.00
	INVOICE: 8743								
	108506	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 8914								
	108507	10/01/25		79407	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 9245								
	VENDOR TOTALS	42,393.00 YTD INVOICED				160,600.00 YTD PAID			10,602.00
105935	ANDELIN, EVELYN								
	108508	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10091								
	108509	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 10142								
	108510	10/01/25		79408	T	10/01/25	83440010 45904	HOUSING VOUCHER	849.00
	INVOICE: 10699								
	108511	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 4693								
	108512	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00

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	INVOICE: 8954								
	108513	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,645.00
	INVOICE: 9151								
	108514	10/01/25		79408	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,198.00
	INVOICE: 9508								
	VENDOR TOTALS		48,519.00 YTD INVOICED				204,624.00 YTD PAID		11,231.00
105854	ANDELIN, RICHARD								
	108736	10/01/25		79409	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 9713								
	VENDOR TOTALS		6,140.00 YTD INVOICED				24,112.00 YTD PAID		1,535.00
121043	BARNES, GINA R.								
	108517	10/01/25		79410	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10328								
	VENDOR TOTALS		6,309.00 YTD INVOICED				24,182.00 YTD PAID		1,648.00
120507	BARSOUM, MAKARIOS								
	108748	10/01/25		79411	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 10485								
	108749	10/01/25		79411	T	10/01/25	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 8504								
	VENDOR TOTALS		9,131.00 YTD INVOICED				30,702.00 YTD PAID		2,011.00
117697	BASKARON, EDWARD								
	108650	10/01/25		79412	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,095.00
	INVOICE: 8910								
	VENDOR TOTALS		5,118.00 YTD INVOICED				13,962.00 YTD PAID		1,095.00
123463	BEACH FRONT CLASSIC, LLC.								
	108955	10/01/25		79413	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,382.00
	INVOICE: 10733								
	VENDOR TOTALS		5,528.00 YTD INVOICED				21,856.00 YTD PAID		1,382.00
115666	BENJAMIN, GEORGE								
	108675	10/01/25		79414	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,707.00
	INVOICE: 10210								
	VENDOR TOTALS		6,550.00 YTD INVOICED				22,978.00 YTD PAID		1,707.00
101241	BENNETT, MARY E.								
	108518	10/01/25		79415	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,770.00
	INVOICE: 10490								
	108519	10/01/25		79415	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,004.00
	INVOICE: 10517								

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VENDOR TOTALS		18,876.00 YTD INVOICED				101,995.00 YTD PAID		4,774.00
124121 BENTON, BENNIE								
109092	10/01/25		79416	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,574.00
INVOICE: 10798								
VENDOR TOTALS		6,307.00 YTD INVOICED				23,742.00 YTD PAID		1,574.00
121941 BENTON, DARNICE R.								
108967	10/01/25		79417	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,355.00
INVOICE: 10474								
VENDOR TOTALS		5,420.00 YTD INVOICED				21,628.00 YTD PAID		1,355.00
124115 BF PROPERTIES 1 LLC.								
109093	10/01/25		79418	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
INVOICE: 10802								
VENDOR TOTALS		6,146.00 YTD INVOICED				21,456.00 YTD PAID		1,542.00
121741 BH INVESTMENT GROUP LLC.								
108968	10/01/25		79419	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,317.00
INVOICE: 9754								
VENDOR TOTALS		5,268.00 YTD INVOICED				18,522.00 YTD PAID		1,317.00
123208 BJ PROPERTY MANAGEMENT INC.								
108520	10/01/25		79420	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,573.00
INVOICE: 10723								
VENDOR TOTALS		5,863.00 YTD INVOICED				22,907.00 YTD PAID		1,573.00
122728 BK HOLDINGS II LLLP								
108969	10/01/25		79421	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,200.00
INVOICE: 10776								
108970	10/01/25		79421	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,467.00
INVOICE: 9493								
VENDOR TOTALS		14,668.00 YTD INVOICED				57,256.00 YTD PAID		3,667.00
121648 BLUE WATER ASSET MANAGEMENT, LP								
108521	10/01/25		79422	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,099.00
INVOICE: 10426								
108522	10/01/25		79422	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,277.00
INVOICE: 10442								
108523	10/01/25		79422	T	10/01/25	81544100 45904	HOUSING VOUCHER	703.00
INVOICE: 10454								
108524	10/01/25		79422	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,110.00
INVOICE: 10471								

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	VENDOR TOTALS		17,451.00 YTD INVOICED				64,482.00 YTD PAID		4,189.00
123324	BOLL, ERIKA								
	109018	10/01/25		79423	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,873.00
	INVOICE: 10685								
	VENDOR TOTALS		7,078.00 YTD INVOICED				27,860.00 YTD PAID		1,873.00
100388	BOLL, LARRY F.								
	108715	10/01/25		79424	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,143.00
	INVOICE: 2340								
	VENDOR TOTALS		4,572.00 YTD INVOICED				18,255.00 YTD PAID		1,143.00
123938	BOLL, MICHAEL								
	109090	10/01/25		79425	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,034.00
	INVOICE: 10796								
	VENDOR TOTALS		5,997.00 YTD INVOICED				17,421.00 YTD PAID		1,034.00
121069	BORGES, ARMANDO								
	108525	10/01/25		79426	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,492.00
	INVOICE: 9419								
	VENDOR TOTALS		5,968.00 YTD INVOICED				22,436.00 YTD PAID		1,492.00
108539	BOTACH MANAGEMENT LLC								
	108526	10/01/25		79427	T	10/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 10626								
	108527	10/01/25		79427	T	10/01/25	81544100 45904	HOUSING VOUCHER	987.00
	INVOICE: 10660								
	VENDOR TOTALS		7,532.00 YTD INVOICED				33,000.00 YTD PAID		1,883.00
121731	BRADLEY, ROBERT								
	108528	10/01/25		79428	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,826.00
	INVOICE: 10458								
	108529	10/01/25		79428	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 10790								
	VENDOR TOTALS		13,876.00 YTD INVOICED				49,109.00 YTD PAID		3,469.00
124120	BRIGGS, ALICE								
	108919	10/01/25		79429	T	10/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10023								
	VENDOR TOTALS		60.00 YTD INVOICED				162.00 YTD PAID		15.00
101545	BROWN JR, FLOYD								
	108659	10/01/25		79430	T	10/01/25	81544100 45904	HOUSING VOUCHER	302.00

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	INVOICE: 3385								
	VENDOR TOTALS		1,208.00 YTD INVOICED				9,802.00 YTD PAID		302.00
120727	BTS, LLP								
	108530	10/01/25		79431	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,843.00
	INVOICE: 10674								
	108531	10/01/25		79431	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 10737								
	109162	03/01/25		79431	T	10/01/25	83440010 45904	HOUSING VOUCHER	-1,752.00
	INVOICE: 10674-D								
	VENDOR TOTALS		9,630.00 YTD INVOICED				55,962.00 YTD PAID		1,519.00
122011	BURKE, SUSAN								
	108532	10/01/25		79432	T	10/01/25	81544100 45904	HOUSING VOUCHER	727.00
	INVOICE: 9977								
	VENDOR TOTALS		2,890.00 YTD INVOICED				11,569.00 YTD PAID		727.00
103810	BURNETT, DONALD OR DEBORAH								
	108533	10/01/25		79433	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 6046								
	VENDOR TOTALS		5,123.00 YTD INVOICED				19,253.00 YTD PAID		1,314.00
124330	BURNETT, VINQUISHA TORRIEA								
	108920	10/01/25		79434	T	10/01/25	81544100 45904	HOUSING VOUCHER	138.00
	INVOICE: 10827								
	VENDOR TOTALS		962.00 YTD INVOICED				1,304.00 YTD PAID		138.00
122911	BYRNE, MICHAEL L.								
	109044	10/01/25		79435	T	10/01/25	81544100 45904	HOUSING VOUCHER	401.00
	INVOICE: 10063								
	VENDOR TOTALS		2,204.00 YTD INVOICED				10,566.00 YTD PAID		401.00
119295	CABEZAS, KELLY EUGENE								
	108535	10/01/25		79436	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10023								
	VENDOR TOTALS		7,200.00 YTD INVOICED				26,514.00 YTD PAID		1,800.00
123889	CADMAN GROUP								
	109072	10/01/25		79437	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,015.00
	INVOICE: 10694								
	VENDOR TOTALS		4,060.00 YTD INVOICED				14,420.00 YTD PAID		1,015.00
117199	CALDERON, RICARDO								

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	108536	10/01/25		79438	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,187.00
	INVOICE: 10020								
	VENDOR TOTALS		4,748.00 YTD INVOICED				20,864.00 YTD PAID		1,187.00
110721	CAMINO, CRISTINA								
	108972	10/01/25		79439	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,089.00
	INVOICE: 9099								
	VENDOR TOTALS		4,356.00 YTD INVOICED				21,111.00 YTD PAID		1,089.00
121902	CANOES, LLC.								
	108537	10/01/25		79440	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,503.00
	INVOICE: 8543								
	108538	10/01/25		79440	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,641.00
	INVOICE: 9280								
	VENDOR TOTALS		12,576.00 YTD INVOICED				48,506.00 YTD PAID		3,144.00
100458	CARRANZA, PATSY JEAN								
	108539	10/01/25		79441	T	10/01/25	83440010 45904	HOUSING VOUCHER	2,223.00
	INVOICE: 10675								
	VENDOR TOTALS		8,892.00 YTD INVOICED				33,511.00 YTD PAID		2,223.00
102354	CARTER, RONALD L.								
	109147	10/01/25		79442	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 10799								
	VENDOR TOTALS		3,490.00 YTD INVOICED				23,972.00 YTD PAID		1,628.00
117665	CASILLAS, MIGUEL								
	108764	10/01/25		79443	T	10/01/25	81544100 45904	HOUSING VOUCHER	151.00
	INVOICE: 9846								
	VENDOR TOTALS		604.00 YTD INVOICED				7,228.00 YTD PAID		151.00
121048	CERISE INVESTMENT CO., LLC.								
	108540	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,155.00
	INVOICE: 10073								
	108541	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,127.00
	INVOICE: 10131								
	108542	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 10149								
	108543	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,398.00
	INVOICE: 10234								
	108544	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10262								
	108545	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10287								
	108546	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,787.00

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10290								
108547	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,435.00
INVOICE: 10322								
108548	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,864.00
INVOICE: 10329								
108549	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	720.00
INVOICE: 10330								
108550	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,101.00
INVOICE: 10372								
108551	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,680.00
INVOICE: 10564								
108552	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,320.00
INVOICE: 10591								
108553	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
INVOICE: 10618								
108554	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
INVOICE: 10647								
108555	10/01/25		79444	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,267.00
INVOICE: 10845								
108556	10/01/25		79444	T	10/01/25	82044100 45904	HOUSING VOUCHER	162.00
INVOICE: 10862								
108557	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,453.00
INVOICE: 4892								
108558	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	520.00
INVOICE: 5031								
108559	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,586.00
INVOICE: 5060								
108560	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,716.00
INVOICE: 5099								
108561	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
INVOICE: 7095								
108562	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8058								
108563	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	747.00
INVOICE: 8348								
108564	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
INVOICE: 8545								
108565	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,792.00
INVOICE: 8940								
108566	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	934.00
INVOICE: 9302								
108567	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	812.00
INVOICE: 9637								
108568	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 9642								
108569	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,656.00
INVOICE: 9650								
108570	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
INVOICE: 9848								
108571	10/01/25		79444	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,079.00
INVOICE: 9985								

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VENDOR TOTALS		177,740.00 YTD INVOICED				723,813.00 YTD PAID		47,114.00
121492 CHADRON TERRACE, LLC.								
108572	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,260.00
INVOICE: 10128								
108573	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,382.00
INVOICE: 10226								
108574	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,032.00
INVOICE: 10230								
108575	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	526.00
INVOICE: 10280								
108576	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,640.00
INVOICE: 10423								
108577	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,215.00
INVOICE: 10446								
108578	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	737.00
INVOICE: 10499								
108579	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	37.00
INVOICE: 10500								
108580	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,336.00
INVOICE: 10506								
108581	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,113.00
INVOICE: 10510								
108582	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,496.00
INVOICE: 10513								
108583	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,384.00
INVOICE: 10518								
108584	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,339.00
INVOICE: 10520								
108585	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,185.00
INVOICE: 10521								
108586	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,533.00
INVOICE: 10548								
108587	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,090.00
INVOICE: 10558								
108588	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,143.00
INVOICE: 10560								
108589	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,135.00
INVOICE: 10562								
108590	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	757.00
INVOICE: 10570								
108591	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
INVOICE: 10576								
108592	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
INVOICE: 10578								
108593	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,621.00
INVOICE: 10583								
108594	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,517.00
INVOICE: 10601								
108595	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,361.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10628								
	108596	10/01/25		79445	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,576.00
	INVOICE: 10638								
	108597	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	584.00
	INVOICE: 10646								
	108598	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,741.00
	INVOICE: 10841								
	108599	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 5019								
	108600	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 8599								
	108601	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE: 9545								
	108602	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 9564								
	108603	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	286.00
	INVOICE: 9608								
	108604	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,451.00
	INVOICE: 9619								
	108605	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,672.00
	INVOICE: 9773								
	109504	10/01/25		79445	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10310								
	VENDOR TOTALS		196,095.00 YTD INVOICED				803,365.00 YTD PAID		47,651.00
110283	CHATEAU SOMERA								
	108606	10/01/25		79446	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,194.00
	INVOICE: 10544								
	108607	10/01/25		79446	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,139.00
	INVOICE: 8715								
	108608	10/01/25		79446	T	10/01/25	81544100 45904	HOUSING VOUCHER	935.00
	INVOICE: 9447								
	VENDOR TOTALS		12,918.00 YTD INVOICED				53,988.00 YTD PAID		3,268.00
122413	CHEN, TERRENCE								
	108609	10/01/25		79447	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,181.00
	INVOICE: 8773								
	VENDOR TOTALS		8,724.00 YTD INVOICED				34,614.00 YTD PAID		2,181.00
120352	CHIB, UGRASEN S.								
	108610	10/01/25		79448	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,222.00
	INVOICE: 10211								
	VENDOR TOTALS		4,584.00 YTD INVOICED				23,591.00 YTD PAID		1,222.00
107554	CHIKWENDU, KIERAN								
	108709	10/01/25		79449	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,598.00
	INVOICE: 10611								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	108710	10/01/25		79449	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 4966								
	VENDOR TOTALS	17,008.00 YTD INVOICED					64,792.00 YTD PAID		4,252.00
113024	CITY OF HAWTHORNE/REDEVELOP.								
	108612	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 10145								
	108613	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,022.00
	INVOICE: 10444								
	108614	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	783.00
	INVOICE: 10470								
	108615	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,576.00
	INVOICE: 10479								
	108616	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	769.00
	INVOICE: 10489								
	108617	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,298.00
	INVOICE: 10526								
	108618	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
	INVOICE: 9412								
	108619	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 9521								
	108620	10/01/25		79450	T	10/01/25	81544100 45904	HOUSING VOUCHER	582.00
	INVOICE: 9614								
	VENDOR TOTALS	38,994.00 YTD INVOICED					177,032.00 YTD PAID		9,935.00
103417	CITY OF INGLEWOOD								
	108438	10/01/25		79451	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 3518								
	108621	10/01/25		79451	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,658.00
	INVOICE: 3518								
	VENDOR TOTALS	13,522.48 YTD INVOICED					110,814.04 YTD PAID		1,758.28
121876	CJW VENTURES, INC.								
	108622	10/01/25		79452	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,415.00
	INVOICE: 10461								
	VENDOR TOTALS	5,636.00 YTD INVOICED					30,592.00 YTD PAID		1,415.00
120953	COCKE, LAWRENCE AND DONNA								
	109131	10/01/25		79453	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,655.00
	INVOICE: 10103								
	109132	10/01/25		79453	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,613.00
	INVOICE: 10831								
	109133	10/01/25		79453	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,481.00
	INVOICE: 9299								
	VENDOR TOTALS	17,432.00 YTD INVOICED					39,093.00 YTD PAID		4,749.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
113465	COELLO, ENRIQUE								
	108654	10/01/25		79454	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 9021								
	VENDOR TOTALS	5,050.00 YTD INVOICED					20,178.00 YTD PAID		1,268.00
122466	COLE, ANTHONY								
	108623	10/01/25		79455	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,335.00
	INVOICE: 10581								
	VENDOR TOTALS	5,340.00 YTD INVOICED					21,330.00 YTD PAID		1,335.00
108869	COMPTON HOUSING AUTHORITY								
	108439	10/01/25		79456	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	104.84
	INVOICE: 10550								
	108624	10/01/25		79456	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,593.00
	INVOICE: 10550								
	VENDOR TOTALS	6,810.80 YTD INVOICED					25,339.60 YTD PAID		1,697.84
120237	CORRALES, ANNA CHRISTINA								
	108625	10/01/25		79457	T	10/01/25	81544100 45904	HOUSING VOUCHER	291.00
	INVOICE: 4772								
	VENDOR TOTALS	1,430.00 YTD INVOICED					8,160.00 YTD PAID		291.00
119168	COSTA, FRANCO								
	108626	10/01/25		79458	T	10/01/25	81544100 45904	HOUSING VOUCHER	834.00
	INVOICE: 9234								
	108627	10/01/25		79458	T	10/01/25	81544100 45904	HOUSING VOUCHER	995.00
	INVOICE: 9286								
	VENDOR TOTALS	7,255.00 YTD INVOICED					46,431.06 YTD PAID		1,829.00
102245	CRC MANAGEMENT INC.								
	108974	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,567.00
	INVOICE: 74								
	108975	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,601.00
	INVOICE: 10160								
	108976	10/01/25		79459	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 10164								
	108977	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10180								
	108978	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 10201								
	108979	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,743.00
	INVOICE: 10370								
	108980	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE: 10377								
	108981	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10441								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
108982	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 10623								
108983	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
INVOICE: 10652								
108984	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
INVOICE: 10661								
108985	10/01/25		79459	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,667.00
INVOICE: 10670								
108986	10/01/25		79459	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,242.00
INVOICE: 10673								
108987	10/01/25		79459	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,679.00
INVOICE: 10720								
108988	10/01/25		79459	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,980.00
INVOICE: 10785								
108989	10/01/25		79459	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,476.00
INVOICE: 10793								
108990	10/01/25		79459	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,647.00
INVOICE: 10801								
108991	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
INVOICE: 10823								
108992	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	555.00
INVOICE: 5052								
108993	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,581.00
INVOICE: 7007								
108994	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
INVOICE: 8325								
108995	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
INVOICE: 8328								
108996	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8470								
108997	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE: 8508								
108998	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
INVOICE: 8587								
108999	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
INVOICE: 8727								
109000	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,377.00
INVOICE: 9143								
109001	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,431.00
INVOICE: 9388								
109002	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
INVOICE: 9396								
109003	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,521.00
INVOICE: 9450								
109004	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,209.00
INVOICE: 9465								
109005	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,687.00
INVOICE: 9675								
109006	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
INVOICE: 9686								
109007	10/01/25		79459	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,362.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 9789								
	VENDOR TOTALS		205,970.00 YTD INVOICED				781,946.00 YTD PAID		51,026.00
113819	CRESCENT APTS, LLC.								
	108628	10/01/25		79460	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 9612								
	VENDOR TOTALS		4,208.00 YTD INVOICED				17,012.00 YTD PAID		1,052.00
113818	CRESTMOOR APTS, LLC.								
	108629	10/01/25		79461	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10451								
	VENDOR TOTALS		5,564.00 YTD INVOICED				21,410.00 YTD PAID		1,391.00
99701	DALY, JOHN								
	109036	10/01/25		79462	T	10/01/25	81544100 45904	HOUSING VOUCHER	457.00
	INVOICE: 10286								
	109037	10/01/25		79462	T	10/01/25	81544100 45904	HOUSING VOUCHER	711.00
	INVOICE: 5011								
	109038	10/01/25		79462	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 6096								
	109039	10/01/25		79462	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
	VENDOR TOTALS		19,313.00 YTD INVOICED				88,110.00 YTD PAID		4,741.00
124522	DANIELS, VICTORIA								
	108921	10/01/25		79463	T	10/01/25	81544100 45904	HOUSING VOUCHER	26.00
	INVOICE: 10776								
	VENDOR TOTALS		594.00 YTD INVOICED				594.00 YTD PAID		26.00
112946	DANTZLER, SAMUEL L								
	109008	10/01/25		79464	T	10/01/25	81544100 45904	HOUSING VOUCHER	790.00
	INVOICE: 10650								
	109009	10/01/25		79464	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,294.00
	INVOICE: 10784								
	VENDOR TOTALS		8,952.00 YTD INVOICED				36,594.00 YTD PAID		2,084.00
124504	DAUGHERTY, NICOLA								
	108922	10/01/25		79465	T	10/01/25	81544100 45904	HOUSING VOUCHER	32.00
	INVOICE: 10636								
	VENDOR TOTALS		780.00 YTD INVOICED				780.00 YTD PAID		32.00
110168	DAVES-HOLMES, LULA								
	108630	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	673.00
	INVOICE: 10224								

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	108631	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10587								
	108632	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE: 10658								
	108633	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10714								
	108634	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,738.00
	INVOICE: 3966								
	108635	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	534.00
	INVOICE: 9262								
	108636	10/01/25		79466	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,477.00
	INVOICE: 9529								
	VENDOR TOTALS		38,066.00 YTD INVOICED				146,021.00 YTD PAID		9,210.00
114033	DAVIS, CLARK AND KAREN								
	108973	10/01/25		79467	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,844.00
	INVOICE: 3555								
	VENDOR TOTALS		7,376.00 YTD INVOICED				27,212.00 YTD PAID		1,844.00
124507	DAVIS, KIWANNA R.								
	108923	10/01/25		79468	T	10/01/25	82044100 45904	HOUSING VOUCHER	36.00
	INVOICE: 10840								
	VENDOR TOTALS		276.00 YTD INVOICED				276.00 YTD PAID		36.00
124141	DAVIS, TAMEL								
	109059	10/01/25		79469	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10455								
	VENDOR TOTALS		6,112.00 YTD INVOICED				19,670.00 YTD PAID		1,691.00
123375	DHIMAN, JAIPAL								
	109035	10/01/25		79470	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10718								
	VENDOR TOTALS		5,225.00 YTD INVOICED				21,009.00 YTD PAID		1,303.00
123331	DI PASQUALE, FRANK								
	109075	10/01/25		79471	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,557.00
	INVOICE: 10711								
	VENDOR TOTALS		6,630.00 YTD INVOICED				26,502.00 YTD PAID		1,557.00
123052	DIAMOND 1, LP.								
	108637	10/01/25		79472	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10593								
	108638	10/01/25		79472	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,226.00
	INVOICE: 10736								
	108639	10/01/25		79472	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,229.00

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	INVOICE: 9909								
	VENDOR TOTALS	25,006.00 YTD INVOICED				89,166.00 YTD PAID			5,819.00
123496	DICKERSON, GAYLE YVONNE MORTON								
	109069	10/01/25		79473	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10681								
	VENDOR TOTALS	7,164.00 YTD INVOICED				28,790.00 YTD PAID			1,791.00
122907	DICRISCI APARTMENTS								
	108640	10/01/25		79474	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
	INVOICE: 4939								
	108641	10/01/25		79474	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 9712								
	VENDOR TOTALS	11,024.00 YTD INVOICED				43,468.00 YTD PAID			2,754.00
122786	DILRUBA MOHAMMED								
	108720	10/01/25		79475	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,388.00
	INVOICE: 10109								
	VENDOR TOTALS	9,552.00 YTD INVOICED				39,444.00 YTD PAID			2,388.00
118260	DOMINGUEZ, ELOY								
	108653	10/01/25		79476	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,455.00
	INVOICE: 8200								
	VENDOR TOTALS	5,820.00 YTD INVOICED				23,371.00 YTD PAID			1,455.00
123921	DONDI CHERRY REVOCABLE TRUST								
	106687	02/01/24		79477	T	10/01/25	81544100 45904	HOUSING VOUCHER	-2,249.00
	INVOICE: 9646-D								
	107503	09/01/25		79477	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,770.00
	INVOICE: 9646								
	109128	10/01/25		79477	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,896.00
	INVOICE: 9646								
	VENDOR TOTALS	4,957.00 YTD INVOICED				24,325.00 YTD PAID			1,417.00
117343	DOTY RENTALS, LLC.								
	108644	10/01/25		79478	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10619								
	108645	10/01/25		79478	T	10/01/25	83440010 45904	HOUSING VOUCHER	2,778.00
	INVOICE: 10833								
	VENDOR TOTALS	17,906.00 YTD INVOICED				56,358.00 YTD PAID			4,461.00
116373	DUHE, URSULA								
	108646	10/01/25		79479	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,504.00
	INVOICE: 4735								

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	VENDOR TOTALS		6,016.00 YTD INVOICED				32,990.00 YTD PAID		1,504.00
108655	DUNLAP, PAUL LOUIS								
	108647	10/01/25		79480	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,100.00
	INVOICE: 10203								
	VENDOR TOTALS		8,400.00 YTD INVOICED				33,584.00 YTD PAID		2,100.00
118661	E.J. PARTNERS								
	108648	10/01/25		79481	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,136.00
	INVOICE: 10842								
	108649	10/01/25		79481	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,053.00
	INVOICE: 9331								
	VENDOR TOTALS		12,735.00 YTD INVOICED				33,772.00 YTD PAID		3,189.00
123163	EAM PROPERTIES, LLC.								
	109012	10/01/25		79482	T	10/01/25	81544100 45904	HOUSING VOUCHER	200.00
	INVOICE: 10665								
	VENDOR TOTALS		800.00 YTD INVOICED				8,744.00 YTD PAID		200.00
108700	ECHEVERRY, JOSE E. & MARIA E.								
	108694	10/01/25		79483	T	10/01/25	81544100 45904	HOUSING VOUCHER	567.00
	INVOICE: 9765								
	108695	10/01/25		79483	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 9922								
	VENDOR TOTALS		7,621.00 YTD INVOICED				27,602.00 YTD PAID		1,835.00
123755	EDGAR, LAWRENCE G.								
	109086	10/01/25		79484	T	10/01/25	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE: 10769								
	109100	10/01/25		79484	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,934.00
	INVOICE: 10850								
	VENDOR TOTALS		11,300.00 YTD INVOICED				26,408.00 YTD PAID		2,822.00
122125	EDWARD J. JENKINS TRUST								
	108651	10/01/25		79485	T	10/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 8781								
	VENDOR TOTALS		3,080.00 YTD INVOICED				12,290.00 YTD PAID		770.00
121491	EL PORTO LLC.								
	108652	10/01/25		79486	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,184.00
	INVOICE: 10750								
	VENDOR TOTALS		8,736.00 YTD INVOICED				30,815.00 YTD PAID		2,184.00

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120416	ELAMIN, IBTISAM								
	108924	10/01/25		79487	T	10/01/25	81544100 45904	HOUSING VOUCHER	19.00
	INVOICE: 7050								
	VENDOR TOTALS		76.00 YTD INVOICED				259.00 YTD PAID		19.00
111173	ELLIS, STEPHANIE								
	109096	10/01/25		79488	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,368.00
	INVOICE: 10813								
	VENDOR TOTALS		7,717.00 YTD INVOICED				22,786.00 YTD PAID		2,368.00
119601	EQUITY HOLDINGS, LLC.								
	109013	10/01/25		79489	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,644.00
	INVOICE: 10186								
	109014	10/01/25		79489	T	10/01/25	81544100 45904	HOUSING VOUCHER	996.00
	INVOICE: 10663								
	109015	10/01/25		79489	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 10680								
	109016	10/01/25		79489	T	10/01/25	83440010 45904	HOUSING VOUCHER	795.00
	INVOICE: 10710								
	109017	10/01/25		79489	T	10/01/25	81544100 45904	HOUSING VOUCHER	845.00
	INVOICE: 9225								
	VENDOR TOTALS		23,147.00 YTD INVOICED				91,163.00 YTD PAID		5,736.00
104455	ESHO, NOEL T.								
	108657	10/01/25		79490	T	10/01/25	81544100 45904	HOUSING VOUCHER	756.00
	INVOICE: 10351								
	VENDOR TOTALS		3,838.00 YTD INVOICED				31,910.00 YTD PAID		756.00
124278	EXILES LLC.								
	108729	10/01/25		79491	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10820								
	VENDOR TOTALS		5,116.00 YTD INVOICED				15,348.00 YTD PAID		1,279.00
121827	FIGGE, ANDREW								
	108515	10/01/25		79492	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770								
	VENDOR TOTALS		4,458.00 YTD INVOICED				35,566.00 YTD PAID		2,229.00
123265	FITZGERALD, WESLEY								
	108725	10/01/25		79493	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 10692								
	VENDOR TOTALS		6,996.00 YTD INVOICED				29,745.00 YTD PAID		1,749.00
124193	FLORES, MARIA								

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	108658	10/01/25		79494	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,064.00
	INVOICE: 10812								
	VENDOR TOTALS		8,256.00 YTD INVOICED				22,305.00 YTD PAID		2,064.00
122420	FLOYD JR., KING S.								
	108660	10/01/25		79495	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,320.00
	INVOICE: 10555								
	VENDOR TOTALS		9,280.00 YTD INVOICED				37,112.00 YTD PAID		2,320.00
120780	FRANCO, SILVANO								
	109108	10/01/25		79496	T	10/01/25	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 4617								
	VENDOR TOTALS		3,547.00 YTD INVOICED				14,184.00 YTD PAID		887.00
105403	FRANCO, WALTER & SANDRA								
	109019	10/01/25		79497	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 8033								
	VENDOR TOTALS		6,044.00 YTD INVOICED				24,176.00 YTD PAID		1,511.00
122987	FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST								
	109020	10/01/25		79498	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 10612								
	VENDOR TOTALS		4,724.00 YTD INVOICED				18,440.00 YTD PAID		1,181.00
93783	FREDERIKSEN, PETER								
	108661	10/01/25		79499	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 10062								
	108662	10/01/25		79499	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,893.00
	INVOICE: 10669								
	108663	10/01/25		79499	T	10/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 8985								
	VENDOR TOTALS		15,366.00 YTD INVOICED				61,847.00 YTD PAID		3,493.00
108406	FURBERT, REGINALD								
	108664	10/01/25		79500	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,973.00
	INVOICE: 10244								
	108665	10/01/25		79500	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 8573								
	108666	10/01/25		79500	T	10/01/25	81544100 45904	HOUSING VOUCHER	292.00
	INVOICE: 9792								
	VENDOR TOTALS		9,510.00 YTD INVOICED				63,289.00 YTD PAID		3,576.00
103655	GAMBOA, LUIS								
	108746	10/01/25		79501	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,501.00

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INVOICE: 10531								
VENDOR TOTALS		7,347.00 YTD INVOICED				22,844.00 YTD PAID		1,501.00
124329 GARABEDIAN, SILVA								
108925	10/01/25		79502	T	10/01/25	81544100 45904	HOUSING VOUCHER	105.00
INVOICE: 10203								
VENDOR TOTALS		420.00 YTD INVOICED				840.00 YTD PAID		105.00
118612 GARG, ANU								
109022	10/01/25		79503	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,242.00
INVOICE: 10756								
VENDOR TOTALS		8,968.00 YTD INVOICED				34,876.00 YTD PAID		2,242.00
124539 GARG, URMILLA K.								
108667	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,634.00
INVOICE: 10088								
108668	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,717.00
INVOICE: 10402								
108669	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
INVOICE: 10416								
108670	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,066.00
INVOICE: 10811								
108671	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,605.00
INVOICE: 8286								
108672	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
INVOICE: 8551								
108673	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,633.00
INVOICE: 9693								
108674	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
INVOICE: 9700								
109505	10/01/25		79504	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
INVOICE: 10806								
VENDOR TOTALS		20,563.00 YTD INVOICED				20,563.00 YTD PAID		14,036.00
124339 GIACONI, MIRKO								
108676	10/01/25		79505	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,938.00
INVOICE: 2229								
VENDOR TOTALS		7,752.00 YTD INVOICED				16,386.00 YTD PAID		1,938.00
119132 GLADNEY, BEVERLY								
108677	10/01/25		79506	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
INVOICE: 9879								
VENDOR TOTALS		5,732.00 YTD INVOICED				22,235.00 YTD PAID		1,433.00
124538 GLOVER, JOHN								

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	108926	10/01/25		79507	T	10/01/25	81544100 45904	HOUSING VOUCHER	23.00
	INVOICE: 10398								
	VENDOR TOTALS		913.00 YTD INVOICED				913.00 YTD PAID		23.00
111586	GOFF, MARK								
	108678	10/01/25		79508	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10641								
	VENDOR TOTALS		5,212.00 YTD INVOICED				20,881.00 YTD PAID		1,303.00
105399	GOLBAZ-HAGH, MASOUD								
	108757	10/01/25		79509	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,624.00
	INVOICE: 4601								
	VENDOR TOTALS		6,576.00 YTD INVOICED				25,064.00 YTD PAID		1,624.00
124503	GOLDSMITH, CHRISTIAN								
	108927	10/01/25		79510	T	10/01/25	83440010 45904	HOUSING VOUCHER	60.00
	INVOICE: 10685								
	VENDOR TOTALS		1,284.00 YTD INVOICED				1,284.00 YTD PAID		60.00
124564	GULL VIEW LLC.								
	109503	10/01/25		79511	T	10/01/25	82044100 45904	HOUSING VOUCHER	720.00
	INVOICE: 10870								
	VENDOR TOTALS		720.00 YTD INVOICED				720.00 YTD PAID		720.00
120993	H&JR DEVELOPMENT LLC.								
	108679	10/01/25		79512	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,694.00
	INVOICE: 10556								
	108680	10/01/25		79512	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,415.00
	INVOICE: 10805								
	108681	10/01/25		79512	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,780.00
	INVOICE: 9817								
	VENDOR TOTALS		27,962.00 YTD INVOICED				107,448.00 YTD PAID		6,889.00
100966	HANAFI, MOHAMMAD								
	108971	10/01/25		79513	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,660.00
	INVOICE: 4738								
	VENDOR TOTALS		6,640.00 YTD INVOICED				26,708.00 YTD PAID		1,660.00
119116	HANNA, JOSEPH								
	108697	10/01/25		79514	T	10/01/25	81544100 45904	HOUSING VOUCHER	967.00
	INVOICE: 5082								
	VENDOR TOTALS		3,868.00 YTD INVOICED				15,522.00 YTD PAID		967.00

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124332	HARRIS, LILLIAN								
	108928	10/01/25		79515	T	10/01/25	82044100 45904	HOUSING VOUCHER	19.00
	INVOICE: 10133								
	VENDOR TOTALS		76.00 YTD INVOICED				152.00 YTD PAID		19.00
122151	HAWK MGMT, INC.								
	108682	10/01/25		79516	T	10/01/25	81544100 45904	HOUSING VOUCHER	981.00
	INVOICE: 8641								
	108683	10/01/25		79516	T	10/01/25	81544100 45904	HOUSING VOUCHER	981.00
	INVOICE: 9028								
	VENDOR TOTALS		7,855.00 YTD INVOICED				29,791.00 YTD PAID		1,962.00
122211	HAWTHORNE CHATEAU APTS., LTD								
	108684	10/01/25		79517	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,517.00
	INVOICE: 9620								
	VENDOR TOTALS		6,068.00 YTD INVOICED				23,007.00 YTD PAID		1,517.00
121644	HAWTHORNE PACIFIC ASSOCIATES, LP								
	109023	10/01/25		79518	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,275.00
	INVOICE: 10779								
	109024	10/01/25		79518	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,123.00
	INVOICE: 10832								
	VENDOR TOTALS		9,592.00 YTD INVOICED				29,018.00 YTD PAID		2,398.00
115163	HAYWOOD, LARON								
	108713	10/01/25		79519	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,387.00
	INVOICE: 10795								
	108714	10/01/25		79519	T	10/01/25	81544100 45904	HOUSING VOUCHER	991.00
	INVOICE: 4766								
	VENDOR TOTALS		13,512.00 YTD INVOICED				55,913.00 YTD PAID		3,378.00
101156	HEMPHILL, RUBY								
	109149	10/01/25		79520	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,037.00
	INVOICE: 10774								
	VENDOR TOTALS		4,148.00 YTD INVOICED				16,018.00 YTD PAID		1,037.00
110755	HENRY, JAMES R.								
	108690	10/01/25		79521	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,450.00
	INVOICE: 7021								
	108691	10/01/25		79521	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,331.00
	INVOICE: 9153								
	VENDOR TOTALS		11,124.00 YTD INVOICED				37,979.00 YTD PAID		2,781.00
123723	HICKS, KELVIN								

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	109057	10/01/25		79522	T	10/01/25	81544100 45904	HOUSING VOUCHER	816.00
	INVOICE: 10340								
	VENDOR TOTALS	3,264.00 YTD INVOICED					12,744.00 YTD PAID		816.00
113153	HINKLE, M. SIMONNE								
	108685	10/01/25		79523	T	10/01/25	81544100 45904	HOUSING VOUCHER	619.00
	INVOICE: 9656								
	VENDOR TOTALS	3,568.00 YTD INVOICED					23,970.00 YTD PAID		619.00
123622	HIRATA PROPERTIES, LLC.								
	109025	10/01/25		79524	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10133								
	109026	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	687.00
	INVOICE: 10390								
	109027	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,509.00
	INVOICE: 10659								
	109028	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	713.00
	INVOICE: 8096								
	109029	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,140.00
	INVOICE: 8997								
	109030	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9456								
	109031	10/01/25		79524	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 9520								
	VENDOR TOTALS	43,739.00 YTD INVOICED					168,141.00 YTD PAID		9,712.00
112248	HOANG, NGUYET								
	108793	10/01/25		79525	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,140.00
	INVOICE: 8788								
	VENDOR TOTALS	4,560.00 YTD INVOICED					17,708.00 YTD PAID		1,140.00
101176	HOLLADAY, MARSHALL								
	108755	10/01/25		79526	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 2600								
	VENDOR TOTALS	4,524.00 YTD INVOICED					17,718.00 YTD PAID		1,131.00
123982	HOUSING AUTHORITY OFTHE COUNTY OF KING, WASHINGTON								
	108440	10/01/25		79528	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	93.03
	INVOICE: 10542								
	VENDOR TOTALS	12,928.02 YTD INVOICED					61,301.82 YTD PAID		93.03
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	108442	10/01/25		79527	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	104.54
	INVOICE: 10074								
	108443	10/01/25		79527	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.11

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	INVOICE: 10719								
	108444	10/01/25		79527	T	10/01/25	83440020 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10740								
	108445	10/01/25		79527	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 4961								
	VENDOR TOTALS	53,936.11 YTD INVOICED					97,087.27 YTD PAID		415.21
123982	HOUSING AUTHORITY OFTHE COUNTY OF KING, WASHINGTON								
	108686	10/01/25		79528	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,345.00
	INVOICE: 10542								
	VENDOR TOTALS	12,928.02 YTD INVOICED					61,301.82 YTD PAID		1,345.00
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	108848	10/01/25		79527	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,022.00
	INVOICE: 10074								
	108849	10/01/25		79527	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,902.00
	INVOICE: 10719								
	108850	10/01/25		79527	T	10/01/25	83440010 45904	HOUSING VOUCHER	2,324.00
	INVOICE: 10740								
	108851	10/01/25		79527	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
	INVOICE: 4961								
	VENDOR TOTALS	53,936.11 YTD INVOICED					97,087.27 YTD PAID		8,481.00
123982	HOUSING AUTHORITY OFTHE COUNTY OF KING, WASHINGTON								
	109171	09/01/25		79528	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	-1.03
	INVOICE: 10542-D								
	VENDOR TOTALS	12,928.02 YTD INVOICED					61,301.82 YTD PAID		-1.03
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	108836	10/01/25		79529	T	10/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 9039								
	VENDOR TOTALS	3,584.00 YTD INVOICED					16,730.00 YTD PAID		896.00
116670	HOWARD, CHRISTINE								
	108687	10/01/25		79530	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,857.00
	INVOICE: 10509								
	108688	10/01/25		79530	T	10/01/25	81544100 45904	HOUSING VOUCHER	926.00
	INVOICE: 10566								
	VENDOR TOTALS	11,132.00 YTD INVOICED					52,570.00 YTD PAID		2,783.00
123879	HRW 13700 KORNBLUM LLC								
	109088	10/01/25		79531	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 10778								

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	VENDOR TOTALS	5,544.00 YTD INVOICED				22,141.00 YTD PAID			1,386.00
96028	HUBERT-MITCHELL, JUDITH								
	108705	10/01/25		79532	T	10/01/25	81544100 45904	HOUSING VOUCHER	623.00
	INVOICE: 4786								
	108706	10/01/25		79532	T	10/01/25	81544100 45904	HOUSING VOUCHER	392.00
	INVOICE: 4885								
	VENDOR TOTALS	4,060.00 YTD INVOICED				16,142.00 YTD PAID			1,015.00
122522	HUNT ENTERPRISES, INC.								
	108689	10/01/25		79533	T	10/01/25	81544100 45904	HOUSING VOUCHER	359.00
	INVOICE: 10600								
	VENDOR TOTALS	1,436.00 YTD INVOICED				5,912.00 YTD PAID			359.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	109032	10/01/25		79534	T	10/01/25	83440010 45904	HOUSING VOUCHER	681.00
	INVOICE: 10716								
	109033	10/01/25		79534	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 10722								
	VENDOR TOTALS	8,866.00 YTD INVOICED				36,092.00 YTD PAID			2,147.00
123217	IRD, LP								
	109034	10/01/25		79535	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,137.00
	INVOICE: 10755								
	VENDOR TOTALS	4,548.00 YTD INVOICED				32,098.00 YTD PAID			1,137.00
114933	JEFFERIES, JOYCE E.								
	108701	10/01/25		79536	T	10/01/25	81544100 45904	HOUSING VOUCHER	351.00
	INVOICE: 9319								
	VENDOR TOTALS	1,310.00 YTD INVOICED				5,180.00 YTD PAID			351.00
122956	JENNIFER PAZZIA								
	108516	10/01/25		79537	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,051.00
	INVOICE: 4652								
	VENDOR TOTALS	8,204.00 YTD INVOICED				31,457.00 YTD PAID			2,051.00
123367	JODELE, TOMAS								
	109151	10/01/25		79538	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,440.00
	INVOICE: 1708								
	VENDOR TOTALS	5,760.00 YTD INVOICED				21,798.00 YTD PAID			1,440.00
119730	JOHNSON, NORIKO								
	108693	10/01/25		79539	T	10/01/25	81544100 45904	HOUSING VOUCHER	835.00

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	INVOICE: 10106								
	VENDOR TOTALS	3,340.00 YTD INVOICED				13,365.00 YTD PAID			835.00
108271	JOHNSON, STEVE A.								
	108870	10/01/25		79540	T	10/01/25	81544100 45904	HOUSING VOUCHER	872.00
	INVOICE: 8398								
	VENDOR TOTALS	4,561.00 YTD INVOICED				17,548.00 YTD PAID			872.00
101465	JOHNSON, TERRY								
	108876	10/01/25		79541	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10568								
	108877	10/01/25		79541	T	10/01/25	81544100 45904	HOUSING VOUCHER	807.00
	INVOICE: 4714								
	108878	10/01/25		79541	T	10/01/25	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 9752								
	VENDOR TOTALS	13,859.00 YTD INVOICED				43,161.00 YTD PAID			3,263.00
124334	JONES, CAMIELLE								
	108929	10/01/25		79542	T	10/01/25	81544100 45904	HOUSING VOUCHER	32.00
	INVOICE: 10658								
	VENDOR TOTALS	128.00 YTD INVOICED				224.00 YTD PAID			32.00
123425	JR AJ, LLC.								
	109073	10/01/25		79543	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,757.00
	INVOICE: 10696								
	109098	10/01/25		79543	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10826								
	109101	10/01/25		79543	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,224.00
	INVOICE: 10857								
	109114	10/01/25		79543	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,192.00
	INVOICE: 8412								
	VENDOR TOTALS	22,901.00 YTD INVOICED				85,201.00 YTD PAID			5,799.00
123887	JRAB PROPERTIES, LLC								
	109055	10/01/25		79544	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,997.00
	INVOICE: 10305								
	VENDOR TOTALS	7,988.00 YTD INVOICED				30,605.00 YTD PAID			1,997.00
118833	KANNIKE-MARTINS, JOSEPHINE								
	108699	10/01/25		79545	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10559								
	VENDOR TOTALS	14,231.00 YTD INVOICED				67,397.00 YTD PAID			1,648.00
124222	KELLY DAVID FRENCH TRUST								

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	108797	10/01/25		79546	T	10/01/25	81544100 45904	HOUSING VOUCHER	726.00
	INVOICE: 8649								
	VENDOR TOTALS		2,508.00 YTD INVOICED				7,317.00 YTD PAID		726.00
121877	KGM LLC.								
	108708	10/01/25		79547	T	10/01/25	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10467								
	VENDOR TOTALS		2,508.00 YTD INVOICED				15,200.00 YTD PAID		627.00
117978	KOBAYASHI, DAVID								
	109010	10/01/25		79548	T	10/01/25	81544100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10060								
	109011	10/01/25		79548	T	10/01/25	81544100 45904	HOUSING VOUCHER	450.00
	INVOICE: 8860								
	VENDOR TOTALS		2,320.00 YTD INVOICED				12,551.00 YTD PAID		580.00
123939	KOUTEK, NORMAN								
	109139	10/01/25		79549	T	10/01/25	81544100 45904	HOUSING VOUCHER	531.00
	INVOICE: 10775								
	109140	10/01/25		79549	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,677.00
	INVOICE: 9774								
	VENDOR TOTALS		8,832.00 YTD INVOICED				38,129.00 YTD PAID		2,208.00
123700	KSR HAWTHORNE 1 LLC								
	109103	10/01/25		79550	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10869								
	109106	10/01/25		79550	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,563.00
	INVOICE: 4101								
	VENDOR TOTALS		9,814.00 YTD INVOICED				26,202.00 YTD PAID		2,758.00
123701	KSR HAWTHORNE 2 LLC								
	109048	10/01/25		79551	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10126								
	109054	10/01/25		79551	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10277								
	109125	10/01/25		79551	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9540								
	VENDOR TOTALS		17,608.00 YTD INVOICED				64,182.00 YTD PAID		4,408.00
123855	KSR SAN BERNARDINO LLC								
	108737	10/01/25		79552	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 9764								
	VENDOR TOTALS		4,770.00 YTD INVOICED				17,826.00 YTD PAID		1,258.00

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108846	KUHR ENTERPRISES								
	108711	10/01/25		79553	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9648								
	VENDOR TOTALS		4,629.00 YTD INVOICED				17,552.00 YTD PAID		1,181.00
121862	KUMAMOTO, BRIAN A.								
	108722	10/01/25		79554	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,423.00
	INVOICE: 10459								
	VENDOR TOTALS		5,692.00 YTD INVOICED				22,695.00 YTD PAID		1,423.00
120290	LAM, DIEP								
	108642	10/01/25		79555	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 7050								
	VENDOR TOTALS		7,600.00 YTD INVOICED				29,560.00 YTD PAID		1,900.00
113862	LANEY, GARY								
	108712	10/01/25		79556	T	10/01/25	81544100 45904	HOUSING VOUCHER	617.00
	INVOICE: 9654								
	VENDOR TOTALS		3,496.00 YTD INVOICED				16,814.00 YTD PAID		617.00
121310	LARSON, KIRBY								
	108716	10/01/25		79557	T	10/01/25	81544100 45904	HOUSING VOUCHER	930.00
	INVOICE: 4128								
	108717	10/01/25		79557	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 8754								
	108718	10/01/25		79557	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9167								
	VENDOR TOTALS		14,892.00 YTD INVOICED				59,659.00 YTD PAID		3,723.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	109046	10/01/25		79558	T	10/01/25	82044100 45904	HOUSING VOUCHER	877.00
	INVOICE: 10121								
	109091	10/01/25		79558	T	10/01/25	81544100 45904	HOUSING VOUCHER	516.00
	INVOICE: 10797								
	109094	10/01/25		79558	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,786.00
	INVOICE: 10807								
	VENDOR TOTALS		11,819.00 YTD INVOICED				44,679.00 YTD PAID		3,179.00
108097	LE, TIEN								
	108721	10/01/25		79559	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10225								
	108723	10/01/25		79559	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10610								

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	VENDOR TOTALS	12,176.00 YTD INVOICED				48,692.00 YTD PAID			3,044.00
101260	LEE, JUXIN (BOB)								
	108707	10/01/25		79560	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 2638								
	VENDOR TOTALS	6,944.00 YTD INVOICED				27,688.00 YTD PAID			1,736.00
123397	LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP								
	104769	05/01/25		79561	T	10/01/25	81544100 45904	HOUSING VOUCHER	-2,517.00
	INVOICE: 10719-D								
	105469	08/01/25		79561	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10834								
	107509	09/01/25		79561	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10834								
	109134	10/01/25		79561	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10834								
	VENDOR TOTALS	2,363.00 YTD INVOICED				34,450.00 YTD PAID			1,143.00
122038	LEONARD, JOHN								
	108739	10/01/25		79562	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,635.00
	INVOICE: 10408								
	VENDOR TOTALS	6,540.00 YTD INVOICED				26,485.00 YTD PAID			1,635.00
123113	LESTER & JENNIFER CANO								
	108738	10/01/25		79563	T	10/01/25	81544100 45904	HOUSING VOUCHER	139.00
	INVOICE: 9971								
	VENDOR TOTALS	556.00 YTD INVOICED				6,640.00 YTD PAID			139.00
120271	LEWIS, VANESSA								
	108903	10/01/25		79564	T	10/01/25	81544100 45904	HOUSING VOUCHER	127.00
	INVOICE: 10177								
	VENDOR TOTALS	508.00 YTD INVOICED				2,547.00 YTD PAID			127.00
124277	LFD LEMOLI LLC.								
	108842	10/01/25		79565	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,067.00
	INVOICE: 10803								
	108843	10/01/25		79565	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,701.00
	INVOICE: 10818								
	108844	10/01/25		79565	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10838								
	VENDOR TOTALS	17,216.00 YTD INVOICED				44,597.00 YTD PAID			4,345.00
117147	LIMRA, LLC.								
	108740	10/01/25		79566	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,596.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 8900								
	VENDOR TOTALS		6,384.00 YTD INVOICED				29,320.00 YTD PAID		1,596.00
94084	LINCIR, TOM								
	108888	10/01/25		79567	T	10/01/25	81544100 45904	HOUSING VOUCHER	760.00
	INVOICE: 8500								
	VENDOR TOTALS		3,040.00 YTD INVOICED				11,264.00 YTD PAID		760.00
123316	LING, PAUL SIONG KUONG								
	108952	10/01/25		79568	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	108953	10/01/25		79568	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,150.00
	INVOICE: 4974								
	VENDOR TOTALS		13,056.00 YTD INVOICED				37,496.00 YTD PAID		3,264.00
123419	LING, PAUL SIONG KUONG								
	109078	10/01/25		79569	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,602.00
	INVOICE: 10725								
	VENDOR TOTALS		6,149.00 YTD INVOICED				23,171.00 YTD PAID		1,602.00
122235	LLS GRP #3, LLC								
	108741	10/01/25		79570	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 10008								
	108742	10/01/25		79570	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 3883								
	VENDOR TOTALS		11,412.00 YTD INVOICED				50,566.00 YTD PAID		2,850.00
124235	LO, CHING PING								
	108611	10/01/25		79571	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 10819								
	VENDOR TOTALS		6,336.00 YTD INVOICED				18,216.00 YTD PAID		1,584.00
121100	LOMBARDO, JEANINE								
	109109	10/01/25		79572	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,673.00
	INVOICE: 4729								
	VENDOR TOTALS		6,692.00 YTD INVOICED				26,576.00 YTD PAID		1,673.00
111766	LOS ANGELES COUNTY								
	108441	10/01/25		79573	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10289								
	108743	10/01/25		79573	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
	INVOICE: 10289								

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	VENDOR TOTALS		1,476.42 YTD INVOICED				1,476.42 YTD PAID		1,476.42
124126	LOUIS HAHNE REVOCABLE TRUST								
	109122	10/01/25		79574	T	10/01/25	81544100 45904	HOUSING VOUCHER	572.00
	INVOICE: 9139								
	VENDOR TOTALS		2,645.00 YTD INVOICED				11,333.00 YTD PAID		572.00
103811	LOZANO, JESUS AND NATALIA								
	108744	10/01/25		79575	T	10/01/25	81544100 45904	HOUSING VOUCHER	955.00
	INVOICE: 9407								
	VENDOR TOTALS		2,564.00 YTD INVOICED				6,736.00 YTD PAID		955.00
112319	LUCHA, ENRIQUE								
	108655	10/01/25		79576	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10545								
	VENDOR TOTALS		4,862.00 YTD INVOICED				18,284.00 YTD PAID		1,220.00
100503	LY, ANDY QUOC								
	108724	10/01/25		79577	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,365.00
	INVOICE: 10651								
	VENDOR TOTALS		5,342.00 YTD INVOICED				20,329.00 YTD PAID		1,365.00
119952	MALEK, FARSHID								
	108735	10/01/25		79578	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 8488								
	VENDOR TOTALS		6,286.00 YTD INVOICED				24,727.00 YTD PAID		1,573.00
101822	MALONEY, KEVIN								
	109041	10/01/25		79579	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
	INVOICE: 10117								
	109042	10/01/25		79579	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 9435								
	VENDOR TOTALS		9,148.00 YTD INVOICED				37,352.00 YTD PAID		2,317.00
120949	MAOR, NOAM								
	108734	10/01/25		79580	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,102.00
	INVOICE: 8323								
	VENDOR TOTALS		4,408.00 YTD INVOICED				16,631.00 YTD PAID		1,102.00
124192	MARIN MANAGEMENT, LLC.								
	108728	10/01/25		79581	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,872.00
	INVOICE: 10815								

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	VENDOR TOTALS		7,434.00 YTD INVOICED				23,103.00 YTD PAID		1,872.00
115853	MARSELA DEVELOPMENT CORP.								
	108753	10/01/25		79582	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,525.00
	INVOICE: 9500								
	VENDOR TOTALS		5,970.00 YTD INVOICED				22,592.00 YTD PAID		1,525.00
107637	MARSH, JAMES								
	108754	10/01/25		79583	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,935.00
	INVOICE: 9184								
	VENDOR TOTALS		7,640.00 YTD INVOICED				29,596.00 YTD PAID		1,935.00
124280	MASSIMO, DONALD								
	108643	10/01/25		79584	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,376.00
	INVOICE: 10817								
	VENDOR TOTALS		9,504.00 YTD INVOICED				28,195.00 YTD PAID		2,376.00
122935	MATTHEWS FAMILY LIVING TRUST								
	108758	10/01/25		79585	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10636								
	VENDOR TOTALS		6,000.00 YTD INVOICED				24,000.00 YTD PAID		1,500.00
121781	MEA PROPERTIES, LLC.								
	109135	10/01/25		79586	T	10/01/25	81544100 45904	HOUSING VOUCHER	822.00
	INVOICE: 8417								
	VENDOR TOTALS		4,066.00 YTD INVOICED				15,099.00 YTD PAID		822.00
124375	MERINO, ALICIA MONIQUE								
	108930	10/01/25		79587	T	10/01/25	83440010 45904	HOUSING VOUCHER	23.00
	INVOICE: 10677								
	VENDOR TOTALS		71.00 YTD INVOICED				119.00 YTD PAID		23.00
120580	MESA PARK SOUTH, LLC.								
	108759	10/01/25		79588	T	10/01/25	81544100 45904	HOUSING VOUCHER	801.00
	INVOICE: 9563								
	108760	10/01/25		79588	T	10/01/25	81544100 45904	HOUSING VOUCHER	911.00
	INVOICE: 9571								
	VENDOR TOTALS		6,848.00 YTD INVOICED				26,966.00 YTD PAID		1,712.00
115116	MICHAEL, SAMIR								
	108761	10/01/25		79589	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10089								
	108762	10/01/25		79589	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,730.00

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	INVOICE: 10300								
	108763	10/01/25		79589	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 8632								
	VENDOR TOTALS		24,957.00 YTD INVOICED				89,202.00 YTD PAID		5,915.00
104002	MINGO, WILLIAM & RUBY								
	108765	10/01/25		79590	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,835.00
	INVOICE: 9771								
	VENDOR TOTALS		7,163.00 YTD INVOICED				23,703.00 YTD PAID		1,835.00
123677	MITTAL ASSETS, LP.								
	109099	10/01/25		79591	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,714.00
	INVOICE: 10839								
	109102	10/01/25		79591	T	10/01/25	82044100 45904	HOUSING VOUCHER	967.00
	INVOICE: 10859								
	109111	10/01/25		79591	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 4834								
	VENDOR TOTALS		15,118.00 YTD INVOICED				24,380.00 YTD PAID		4,052.00
123465	MITTAL LEGACY, LP.								
	109065	10/01/25		79592	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,316.00
	INVOICE: 10603								
	109095	10/01/25		79592	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10808								
	VENDOR TOTALS		13,872.00 YTD INVOICED				43,965.00 YTD PAID		3,228.00
123111	ML-12020 GREVILLEA LLC								
	108767	10/01/25		79593	T	10/01/25	81544100 45904	HOUSING VOUCHER	233.00
	INVOICE: 10039								
	VENDOR TOTALS		650.00 YTD INVOICED				4,508.00 YTD PAID		233.00
111620	MOBRICI, ALBERTO								
	108494	10/01/25		79594	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,159.00
	INVOICE: 10449								
	108495	10/01/25		79594	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,020.00
	INVOICE: 4684								
	VENDOR TOTALS		8,716.00 YTD INVOICED				33,253.00 YTD PAID		2,179.00
105400	MOGEL, JOSEPH								
	108698	10/01/25		79595	T	10/01/25	81544100 45904	HOUSING VOUCHER	978.00
	INVOICE: 9534								
	VENDOR TOTALS		3,912.00 YTD INVOICED				22,939.00 YTD PAID		978.00
112018	MONARK, LP								

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	108768	10/01/25		79596	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,228.00
	INVOICE: 10732								
	108769	10/01/25		79596	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,851.00
	INVOICE: 10752								
	VENDOR TOTALS		12,149.00 YTD INVOICED				36,509.00 YTD PAID		3,079.00
99468	MONGELLI, RICK								
	108834	10/01/25		79597	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8707								
	VENDOR TOTALS		6,630.00 YTD INVOICED				26,074.00 YTD PAID		1,654.00
107461	MONICA WUERTH DAVIS								
	109136	10/01/25		79598	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,452.00
	INVOICE: 10043								
	109137	10/01/25		79598	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
	INVOICE: 10634								
	109138	10/01/25		79598	T	10/01/25	84440010 45904	HOUSING VOUCHER	518.00
	INVOICE: 10747								
	VENDOR TOTALS		13,578.00 YTD INVOICED				50,104.00 YTD PAID		3,160.00
30143	MONUS, BELA C								
	108770	10/01/25		79599	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,941.00
	INVOICE: 10281								
	108771	10/01/25		79599	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 10493								
	108772	10/01/25		79599	T	10/01/25	81544100 45904	HOUSING VOUCHER	806.00
	INVOICE: 8113								
	108773	10/01/25		79599	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 8807								
	108774	10/01/25		79599	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,464.00
	INVOICE: 9420								
	VENDOR TOTALS		34,653.00 YTD INVOICED				133,688.00 YTD PAID		8,687.00
124510	MOODY, REGINA								
	108931	10/01/25		79600	T	10/01/25	81544100 45904	HOUSING VOUCHER	120.00
	INVOICE: 10518								
	VENDOR TOTALS		3,840.00 YTD INVOICED				3,840.00 YTD PAID		120.00
124511	MOODY, ROZALIND								
	108932	10/01/25		79601	T	10/01/25	82044100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10601								
	VENDOR TOTALS		3,570.00 YTD INVOICED				3,570.00 YTD PAID		130.00
111172	MORA, RUBEN								
	108775	10/01/25		79602	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,726.00

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	INVOICE: 4943								
	VENDOR TOTALS	6,904.00 YTD INVOICED				26,590.00 YTD PAID			1,726.00
123963	MORAN, ALEX MILTON								
	108933	10/01/25		79603	T	10/01/25	82044100 45904	HOUSING VOUCHER	9.00
	INVOICE: 10785								
	VENDOR TOTALS	36.00 YTD INVOICED				216.00 YTD PAID			9.00
123495	MOSCOL, JOANA MARIBEL								
	109080	10/01/25		79604	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 10741								
	VENDOR TOTALS	6,120.00 YTD INVOICED				24,924.00 YTD PAID			1,530.00
119610	MUNOZ, ERNESTO								
	108656	10/01/25		79605	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 10102								
	VENDOR TOTALS	5,806.00 YTD INVOICED				22,428.00 YTD PAID			1,519.00
110239	NAGER, JAY								
	108776	10/01/25		79606	T	10/01/25	81544100 45904	HOUSING VOUCHER	294.00
	INVOICE: 9397								
	VENDOR TOTALS	1,212.00 YTD INVOICED				5,138.00 YTD PAID			294.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	108777	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	641.00
	INVOICE: 10259								
	108778	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 10348								
	108779	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	432.00
	INVOICE: 10668								
	108780	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,618.00
	INVOICE: 10816								
	108781	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,737.00
	INVOICE: 4099								
	108782	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,587.00
	INVOICE: 4104								
	108783	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE: 4247								
	108784	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,469.00
	INVOICE: 8531								
	108785	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 8563								
	108786	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	873.00
	INVOICE: 8687								
	108787	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 9312								

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	108788	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,032.00
	INVOICE: 9327								
	108788	10/01/25		79607	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	448.00
	INVOICE: 9327								
	108789	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	416.00
	INVOICE: 9337								
	108790	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE: 9590								
	108791	10/01/25		79607	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 9688								
	VENDOR TOTALS		75,459.00 YTD INVOICED				291,977.00 YTD PAID		18,852.00
124311	NEO STEPNEY LLC								
	108792	10/01/25		79608	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE: 10676								
	VENDOR TOTALS		6,156.00 YTD INVOICED				13,851.00 YTD PAID		1,539.00
121197	NGUYEN, MAI								
	108747	10/01/25		79609	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,859.00
	INVOICE: 10375								
	VENDOR TOTALS		7,436.00 YTD INVOICED				32,298.00 YTD PAID		1,859.00
120381	NGUYEN, STEVE								
	108871	10/01/25		79610	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 9047								
	VENDOR TOTALS		5,012.00 YTD INVOICED				19,292.00 YTD PAID		1,253.00
109058	NOUH, JOSEPHINE								
	108700	10/01/25		79611	T	10/01/25	81544100 45904	HOUSING VOUCHER	278.00
	INVOICE: 8484								
	VENDOR TOTALS		976.00 YTD INVOICED				3,634.00 YTD PAID		278.00
106411	NWOKO, JOHN								
	108692	10/01/25		79612	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,019.00
	INVOICE: 8869								
	VENDOR TOTALS		4,076.00 YTD INVOICED				13,007.00 YTD PAID		1,019.00
121322	OKOOBOH, SYLVANUS								
	108794	10/01/25		79613	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,374.00
	INVOICE: 10120								
	108795	10/01/25		79613	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 10809								
	108796	10/01/25		79613	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,434.00
	INVOICE: 9625								

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	VENDOR TOTALS		19,727.00 YTD INVOICED				71,057.00 YTD PAID		4,210.00
122967	OLIVARES, SAL								
	108732	10/01/25		79614	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,065.00
	INVOICE: 4755								
	108733	10/01/25		79614	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,616.00
	INVOICE: 4777								
	VENDOR TOTALS		11,288.00 YTD INVOICED				44,888.00 YTD PAID		2,681.00
120180	PARSLEY, LLC.								
	109141	10/01/25		79615	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
	INVOICE: 10208								
	109142	10/01/25		79615	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10608								
	109143	10/01/25		79615	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,413.00
	INVOICE: 9496								
	109144	10/01/25		79615	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,424.00
	INVOICE: 9987								
	VENDOR TOTALS		22,828.00 YTD INVOICED				86,524.00 YTD PAID		5,777.00
123502	PAZZIA, JENNIFER								
	108965	10/01/25		79616	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,355.00
	INVOICE: 8976								
	108966	10/01/25		79616	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,768.00
	INVOICE: 9258								
	VENDOR TOTALS		15,378.00 YTD INVOICED				55,745.00 YTD PAID		4,123.00
102871	PETTWAY, VERRIE O.								
	108904	10/01/25		79617	T	10/01/25	81544100 45904	HOUSING VOUCHER	776.00
	INVOICE: 9583								
	VENDOR TOTALS		1,697.00 YTD INVOICED				49,859.00 YTD PAID		776.00
114815	PINNACLE ACACIA LLC								
	108802	10/01/25		79618	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,564.00
	INVOICE: 5023								
	108803	10/01/25		79618	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,678.00
	INVOICE: 9180								
	VENDOR TOTALS		12,929.00 YTD INVOICED				75,677.00 YTD PAID		3,242.00
120583	PINNACLE DOTY LLC.								
	108804	10/01/25		79619	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,640.00
	INVOICE: 10395								
	108805	10/01/25		79619	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,657.00
	INVOICE: 10399								
	108806	10/01/25		79619	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,598.00

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INVOICE: 9926								
VENDOR TOTALS	19,580.00 YTD INVOICED				76,204.00 YTD PAID			4,895.00
118916 PINNACLE LEMOLI LLC.								
108807	10/01/25		79620	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,598.00
INVOICE: 10367								
108808	10/01/25		79620	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
INVOICE: 10431								
108809	10/01/25		79620	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,192.00
INVOICE: 10473								
108810	10/01/25		79620	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,627.00
INVOICE: 10476								
VENDOR TOTALS	24,238.00 YTD INVOICED				94,119.00 YTD PAID			6,087.00
113548 POWELLS, TAURENCE KEVIN								
109105	10/01/25		79621	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,610.00
INVOICE: 3304								
VENDOR TOTALS	6,440.00 YTD INVOICED				24,765.00 YTD PAID			1,610.00
120470 POZZOULI FAMILY LLC.								
108811	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,173.00
INVOICE: 10238								
108812	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,007.00
INVOICE: 10278								
108813	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	15.00
INVOICE: 10291								
108814	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,077.00
INVOICE: 10303								
108815	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	915.00
INVOICE: 10345								
108816	10/01/25		79622	T	10/01/25	83440010 45904	HOUSING VOUCHER	853.00
INVOICE: 10742								
108817	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	963.00
INVOICE: 4952								
108818	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
INVOICE: 6084								
108819	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	865.00
INVOICE: 8878								
108820	10/01/25		79622	T	10/01/25	81544100 45904	HOUSING VOUCHER	800.00
INVOICE: 9831								
VENDOR TOTALS	39,700.00 YTD INVOICED				164,066.00 YTD PAID			9,039.00
121650 PRAIRIE RENTALS, LLC								
108821	10/01/25		79623	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
INVOICE: 10398								

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	VENDOR TOTALS	6,400.00 YTD INVOICED				25,000.00 YTD PAID			1,600.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	108822	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,155.00
	INVOICE:	10249							
	108823	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,004.00
	INVOICE:	10602							
	108824	10/01/25		79624	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,546.00
	INVOICE:	10700							
	108825	10/01/25		79624	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,842.00
	INVOICE:	10705							
	108826	10/01/25		79624	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,362.00
	INVOICE:	10729							
	108827	10/01/25		79624	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,493.00
	INVOICE:	10738							
	108828	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE:	10829							
	108829	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,156.00
	INVOICE:	2525							
	108830	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE:	4562							
	108831	10/01/25		79624	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE:	6018							
	VENDOR TOTALS	55,397.00 YTD INVOICED				240,398.00 YTD PAID			13,130.00
123313	QUALITY DEVELOPMENT CORP.								
	108703	10/01/25		79625	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,037.00
	INVOICE:	2719							
	108704	10/01/25		79625	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,142.00
	INVOICE:	8955							
	VENDOR TOTALS	8,092.00 YTD INVOICED				30,803.00 YTD PAID			2,179.00
109045	QUERUBIN, JAMES & MYLENE								
	108832	10/01/25		79626	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE:	5037							
	VENDOR TOTALS	4,048.00 YTD INVOICED				15,562.00 YTD PAID			1,012.00
123704	R3 PROPERTIES 1 LLC								
	109049	10/01/25		79627	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE:	10181							
	109050	10/01/25		79627	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,223.00
	INVOICE:	10215							
	109058	10/01/25		79627	T	10/01/25	81544100 45904	HOUSING VOUCHER	304.00
	INVOICE:	10386							
	109074	10/01/25		79627	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,025.00
	INVOICE:	10703							
	109079	10/01/25		79627	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,912.00

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	INVOICE: 10734								
	109130	10/01/25		79627	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 9921								
	VENDOR TOTALS		33,883.00 YTD INVOICED				145,821.00 YTD PAID		8,150.00
121412	RABNUB, LLC.								
	108833	10/01/25		79628	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 9251								
	VENDOR TOTALS		5,244.00 YTD INVOICED				20,741.00 YTD PAID		1,311.00
123212	REAL PROPERTY MANAGEMENT INC.								
	109146	10/01/25		79629	T	10/01/25	83440010 45904	HOUSING VOUCHER	923.00
	INVOICE: 10682								
	VENDOR TOTALS		3,692.00 YTD INVOICED				16,910.00 YTD PAID		923.00
114801	REAL, JOHN								
	109040	10/01/25		79630	T	10/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 9939								
	VENDOR TOTALS		608.00 YTD INVOICED				3,748.00 YTD PAID		152.00
123731	REED, LANCE								
	109085	10/01/25		79631	T	10/01/25	81544100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10767								
	VENDOR TOTALS		2,120.00 YTD INVOICED				9,828.00 YTD PAID		515.00
120283	RICKS, PATRICIA								
	108798	10/01/25		79632	T	10/01/25	81544100 45904	HOUSING VOUCHER	881.00
	INVOICE: 10552								
	108799	10/01/25		79632	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,042.00
	INVOICE: 10853								
	108800	10/01/25		79632	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,185.00
	INVOICE: 5036								
	108801	10/01/25		79632	T	10/01/25	81544100 45904	HOUSING VOUCHER	954.00
	INVOICE: 9451								
	VENDOR TOTALS		15,779.00 YTD INVOICED				48,418.00 YTD PAID		4,062.00
120616	RIDGWAY, JR., WILLIAM								
	109082	10/01/25		79633	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,667.00
	INVOICE: 10754								
	109117	10/01/25		79633	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 8700								
	109129	10/01/25		79633	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,566.00
	INVOICE: 9823								

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	VENDOR TOTALS		19,316.00 YTD INVOICED				74,479.00 YTD PAID		4,829.00
121872	RIVAS, JR., JOSE N.								
	108702	10/01/25		79634	T	10/01/25	81544100 45904	HOUSING VOUCHER	878.00
	INVOICE: 10523								
	VENDOR TOTALS		3,512.00 YTD INVOICED				14,147.00 YTD PAID		878.00
119641	RIVERA, YOLY								
	108835	10/01/25		79635	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,301.00
	INVOICE: 10478								
	VENDOR TOTALS		5,204.00 YTD INVOICED				20,904.00 YTD PAID		1,301.00
124267	ROPERIA, JITENDER S.								
	108839	10/01/25		79636	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,349.00
	INVOICE: 4701								
	VENDOR TOTALS		5,396.00 YTD INVOICED				12,151.00 YTD PAID		1,349.00
121526	ROSALES PROPERTY INVESTMENTS INC.								
	108840	10/01/25		79637	T	10/01/25	81544100 45904	HOUSING VOUCHER	844.00
	INVOICE: 8695								
	VENDOR TOTALS		3,424.00 YTD INVOICED				18,147.00 YTD PAID		844.00
104881	ROSENBERG, BARBARA								
	109077	10/01/25		79638	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,550.00
	INVOICE: 10717								
	VENDOR TOTALS		6,200.00 YTD INVOICED				24,800.00 YTD PAID		1,550.00
122999	ROSS MOORE REALTY INC								
	109148	10/01/25		79639	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 10708								
	VENDOR TOTALS		5,780.00 YTD INVOICED				22,664.00 YTD PAID		1,445.00
123211	ROULETTE, GAIL R.								
	109021	10/01/25		79640	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 4265								
	VENDOR TOTALS		4,373.00 YTD INVOICED				13,724.00 YTD PAID		1,208.00
121988	ROUSSEVE, DARVI								
	108841	10/01/25		79641	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,933.00
	INVOICE: 8691								
	VENDOR TOTALS		6,802.00 YTD INVOICED				27,187.00 YTD PAID		1,933.00

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123578	RT 2, LLC								
	109053	10/01/25		79642	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10273								
	VENDOR TOTALS		6,637.00 YTD INVOICED				25,807.00 YTD PAID		1,654.00
123903	SAINT DANIEL BUILDING LLC.								
	109110	10/01/25		79643	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4798								
	VENDOR TOTALS		4,368.00 YTD INVOICED				17,287.00 YTD PAID		1,092.00
123904	SAINT DAVID BUILDING LLC.								
	109121	10/01/25		79644	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8980								
	VENDOR TOTALS		7,009.00 YTD INVOICED				26,209.00 YTD PAID		1,654.00
119012	SAINT MARK PROPERTY LLC.								
	108846	10/01/25		79645	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,105.00
	INVOICE: 8265								
	VENDOR TOTALS		4,646.00 YTD INVOICED				16,508.00 YTD PAID		1,105.00
109912	SALMERON, FAUSTINO & ARACELY								
	108847	10/01/25		79646	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,947.00
	INVOICE: 9666								
	VENDOR TOTALS		7,788.00 YTD INVOICED				33,844.00 YTD PAID		1,947.00
102029	SAMIA, IMELDA								
	108731	10/01/25		79647	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,198.00
	INVOICE: 4133								
	VENDOR TOTALS		4,578.00 YTD INVOICED				17,697.00 YTD PAID		1,198.00
115679	SAMMUT, TOM								
	108889	10/01/25		79648	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 9436								
	VENDOR TOTALS		4,048.00 YTD INVOICED				16,098.00 YTD PAID		1,012.00
117370	SANCHEZ, MANUEL								
	108750	10/01/25		79649	T	10/01/25	81544100 45904	HOUSING VOUCHER	643.00
	INVOICE: 10379								
	VENDOR TOTALS		2,436.00 YTD INVOICED				11,369.00 YTD PAID		643.00
111243	SANFORD, TERESA								
	109061	10/01/25		79650	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,858.00
	INVOICE: 10557								

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	109112	10/01/25		79650	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 8017								
	109126	10/01/25		79650	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 9551								
	VENDOR TOTALS		23,509.00 YTD INVOICED				86,152.00 YTD PAID		5,854.00
121206	SCOTT, FRED								
	108852	10/01/25		79651	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,378.00
	INVOICE: 10258								
	108853	10/01/25		79651	T	10/01/25	81544100 45904	HOUSING VOUCHER	571.00
	INVOICE: 10770								
	108854	10/01/25		79651	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,207.00
	INVOICE: 9998								
	VENDOR TOTALS		13,284.00 YTD INVOICED				55,077.00 YTD PAID		3,156.00
106104	SCOTT, FRED A. & EMMA L.								
	108855	10/01/25		79652	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,151.00
	INVOICE: 8030								
	VENDOR TOTALS		4,604.00 YTD INVOICED				18,521.00 YTD PAID		1,151.00
122385	SCROGGINS, FRANK								
	108856	10/01/25		79653	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
	INVOICE: 10546								
	VENDOR TOTALS		6,510.00 YTD INVOICED				25,267.00 YTD PAID		1,632.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	108857	10/01/25		79654	T	10/01/25	82044100 45904	HOUSING VOUCHER	3,213.00
	INVOICE: 10763								
	108858	10/01/25		79654	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE: 7088								
	108859	10/01/25		79654	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 9453								
	VENDOR TOTALS		21,343.00 YTD INVOICED				79,528.00 YTD PAID		5,835.00
109678	SHEPHERD, DEREK								
	108745	10/01/25		79655	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
	VENDOR TOTALS		9,156.00 YTD INVOICED				34,930.00 YTD PAID		2,289.00
121972	SHORE WEST PROPERTIES, LLC.								
	108860	10/01/25		79656	T	10/01/25	81544100 45904	HOUSING VOUCHER	544.00
	INVOICE: 10421								
	108861	10/01/25		79656	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,956.00
	INVOICE: 8721								
	108862	10/01/25		79656	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,686.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 9080								
	VENDOR TOTALS		15,518.00 YTD INVOICED				58,906.00 YTD PAID		4,186.00
119834	SHORTER, JEFFREY A.								
	108863	10/01/25		79657	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 4596								
	VENDOR TOTALS		6,208.00 YTD INVOICED				24,661.00 YTD PAID		1,552.00
117711	SIMERAL, STEVE								
	108864	10/01/25		79658	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10657								
	108865	10/01/25		79658	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,049.00
	INVOICE: 9533								
	VENDOR TOTALS		13,948.00 YTD INVOICED				53,096.00 YTD PAID		3,487.00
124541	SINGLETON, EARNEST								
	108866	10/01/25		79659	T	10/01/25	81544100 45904	HOUSING VOUCHER	880.00
	INVOICE: 10439								
	VENDOR TOTALS		1,760.00 YTD INVOICED				1,760.00 YTD PAID		880.00
111337	SMITH, VIOLA M.								
	109150	10/01/25		79660	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,392.00
	INVOICE: 10721								
	VENDOR TOTALS		5,472.00 YTD INVOICED				21,747.00 YTD PAID		1,392.00
123703	SMR 1 LLC								
	109064	10/01/25		79661	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,330.00
	INVOICE: 10594								
	VENDOR TOTALS		5,320.00 YTD INVOICED				21,250.00 YTD PAID		1,330.00
104618	SOTO, RUTH								
	108845	10/01/25		79662	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8978								
	VENDOR TOTALS		6,637.00 YTD INVOICED				25,792.00 YTD PAID		1,654.00
93156	SOUTH BAY SENIOR HOUSING CORP.								
	108867	10/01/25		79663	T	10/01/25	81544100 45904	HOUSING VOUCHER	866.00
	INVOICE: 10445								
	VENDOR TOTALS		3,464.00 YTD INVOICED				13,396.00 YTD PAID		866.00
123779	STANDIFER SR, DELBERT								
	109087	10/01/25		79664	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,649.00
	INVOICE: 10773								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	109097	10/01/25		79664	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,669.00
	INVOICE: 10814								
	VENDOR TOTALS	13,272.00 YTD INVOICED					47,606.00 YTD PAID		3,318.00
103194	STEPHENSON, RUDDIE L.								
	108868	10/01/25		79665	T	10/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 10359								
	108869	10/01/25		79665	T	10/01/25	81544100 45904	HOUSING VOUCHER	521.00
	INVOICE: 3480								
	VENDOR TOTALS	8,462.00 YTD INVOICED					33,934.00 YTD PAID		1,417.00
116817	SUKARTO, NANY								
	108872	10/01/25		79666	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,222.00
	INVOICE: 4792								
	108873	10/01/25		79666	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,153.00
	INVOICE: 8867								
	108874	10/01/25		79666	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,152.00
	INVOICE: 8939								
	VENDOR TOTALS	23,669.00 YTD INVOICED					92,138.00 YTD PAID		6,527.00
124386	SULLIVAN, TERENCE								
	108875	10/01/25		79667	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 9482								
	VENDOR TOTALS	10,445.00 YTD INVOICED					10,445.00 YTD PAID		1,208.00
123758	TAYLOR, CLAUDETTE L.								
	109084	10/01/25		79668	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10766								
	VENDOR TOTALS	6,493.00 YTD INVOICED					25,570.00 YTD PAID		1,642.00
105118	TED KOLBY REVOCABLE TRUST DATED JULY 9, 2020								
	109145	10/01/25		79669	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9342								
	VENDOR TOTALS	5,532.00 YTD INVOICED					22,892.00 YTD PAID		1,383.00
119666	THE MONTECITO APTS. INVESTMENT, LP								
	108879	10/01/25		79670	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 4754								
	108880	10/01/25		79670	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 5024								
	VENDOR TOTALS	12,802.00 YTD INVOICED					61,311.00 YTD PAID		3,190.00
124274	THE PALMS AT 120TH STREET LP								
	107254	09/01/25		79671	T	10/01/25	81544100 45904	HOUSING VOUCHER	891.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10858								
	108881	10/01/25		79671	T	10/01/25	81544100 45904	HOUSING VOUCHER	891.00
	INVOICE: 10858								
	VENDOR TOTALS		3,564.00 YTD INVOICED				5,762.00 YTD PAID		1,782.00
119883	TARLOW, MARVIN								
	108882	10/01/25		79672	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10099								
	VENDOR TOTALS		4,456.00 YTD INVOICED				17,764.00 YTD PAID		1,114.00
124500	THIERRY, ALBERT								
	108883	10/01/25		79673	T	10/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 9954								
	VENDOR TOTALS		2,360.00 YTD INVOICED				2,360.00 YTD PAID		770.00
122416	THREE RAINBOWS LLC.								
	108884	10/01/25		79674	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 10547								
	108885	10/01/25		79674	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10830								
	108886	10/01/25		79674	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,615.00
	INVOICE: 9038								
	VENDOR TOTALS		21,631.00 YTD INVOICED				67,815.00 YTD PAID		5,111.00
113165	TOBAR, LUIS								
	108887	10/01/25		79675	T	10/01/25	81544100 45904	HOUSING VOUCHER	562.00
	INVOICE: 10596								
	VENDOR TOTALS		2,248.00 YTD INVOICED				8,986.00 YTD PAID		562.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	108890	10/01/25		79676	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,139.00
	INVOICE: 10512								
	108891	10/01/25		79676	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,930.00
	INVOICE: 10664								
	VENDOR TOTALS		16,276.00 YTD INVOICED				65,262.00 YTD PAID		4,069.00
115015	TOWNSEND, LATANYA								
	108892	10/01/25		79677	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,265.00
	INVOICE: 10079								
	108893	10/01/25		79677	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,538.00
	INVOICE: 9332								
	VENDOR TOTALS		11,225.00 YTD INVOICED				45,290.00 YTD PAID		2,803.00
119386	TRAN, TRINH								

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	108897	10/01/25		79678	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,210.00
	INVOICE: 10368								
	108898	10/01/25		79678	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 8934								
	VENDOR TOTALS	10,620.00 YTD INVOICED					40,034.00 YTD PAID		2,655.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	108894	10/01/25		79679	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,948.00
	INVOICE: 10739								
	108895	10/01/25		79679	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,579.00
	INVOICE: 8855								
	108896	10/01/25		79679	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,292.00
	INVOICE: 9610								
	VENDOR TOTALS	23,276.00 YTD INVOICED					50,742.00 YTD PAID		5,819.00
124294	TRINITY MANAGEMENT INC.								
	108899	10/01/25		79680	T	10/01/25	81544100 45904	HOUSING VOUCHER	485.00
	INVOICE: 10362								
	108900	10/01/25		79680	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,388.00
	INVOICE: 3849								
	VENDOR TOTALS	7,492.00 YTD INVOICED					14,984.00 YTD PAID		1,873.00
123667	TRUONG, NICOLE								
	109124	10/01/25		79681	T	10/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE: 9338								
	VENDOR TOTALS	3,903.00 YTD INVOICED					24,531.00 YTD PAID		155.00
103619	TUCKER, LENVILLE H.								
	108901	10/01/25		79682	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,748.00
	INVOICE: 10536								
	108902	10/01/25		79682	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 7040								
	VENDOR TOTALS	13,888.00 YTD INVOICED					56,854.00 YTD PAID		3,402.00
107689	UMUKORO, JAMES								
	109152	10/01/25		79683	T	10/01/25	82044100 45904	HOUSING VOUCHER	871.00
	INVOICE: 10450								
	109153	10/01/25		79683	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,511.00
	INVOICE: 10590								
	109154	10/01/25		79683	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10800								
	109155	10/01/25		79683	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,555.00
	INVOICE: 10810								
	109156	10/01/25		79683	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,139.00
	INVOICE: 10821								
	109157	10/01/25		79683	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,087.00

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 8462								
VENDOR TOTALS		46,370.00 YTD INVOICED				175,237.00 YTD PAID		11,075.00
123449 VELASQUEZ, ROBERTO								
109104	10/01/25		79684	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,189.00
INVOICE: 3157								
VENDOR TOTALS		4,756.00 YTD INVOICED				23,518.00 YTD PAID		1,189.00
123143 VIDJAK, FRANK V.								
109119	10/01/25		79685	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,257.00
INVOICE: 8812								
VENDOR TOTALS		5,028.00 YTD INVOICED				19,181.00 YTD PAID		1,257.00
116891 VISCOT VENTURES, LLC								
109158	10/01/25		79686	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,116.00
INVOICE: 9681								
VENDOR TOTALS		4,464.00 YTD INVOICED				21,486.00 YTD PAID		1,116.00
123979 WALKER, JENNIFER LEIGH								
108935	10/01/25		79687	T	10/01/25	81544100 45904	HOUSING VOUCHER	241.00
INVOICE: 10756								
VENDOR TOTALS		964.00 YTD INVOICED				3,284.00 YTD PAID		241.00
110341 WALTER, MELVIN E.								
108905	10/01/25		79688	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,728.00
INVOICE: 10233								
108906	10/01/25		79688	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,709.00
INVOICE: 10400								
108907	10/01/25		79688	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
INVOICE: 10855								
VENDOR TOTALS		18,346.00 YTD INVOICED				68,148.00 YTD PAID		4,627.00
107712 WARD, JULIUS								
108726	10/01/25		79689	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,585.00
INVOICE: 10771								
108727	10/01/25		79689	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,328.00
INVOICE: 10772								
VENDOR TOTALS		11,810.00 YTD INVOICED				46,048.00 YTD PAID		2,913.00
100596 WATSON, HUBERT								
108908	10/01/25		79690	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,235.00
INVOICE: 10358								
108909	10/01/25		79690	T	10/01/25	81544100 45904	HOUSING VOUCHER	707.00
INVOICE: 10462								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	108910	10/01/25		79690	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,454.00
	INVOICE: 10648								
	108911	10/01/25		79690	T	10/01/25	83440010 45904	HOUSING VOUCHER	834.00
	INVOICE: 10728								
	108912	10/01/25		79690	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,759.00
	INVOICE: 10757								
	108913	10/01/25		79690	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,333.00
	INVOICE: 10761								
	108914	10/01/25		79690	T	10/01/25	82044100 45904	HOUSING VOUCHER	941.00
	INVOICE: 9106								
	VENDOR TOTALS		32,516.00 YTD INVOICED				175,243.00 YTD PAID		8,263.00
122062	WEAVER, KAREN								
	108915	10/01/25		79691	T	10/01/25	82044100 45904	HOUSING VOUCHER	2,224.00
	INVOICE: 10488								
	VENDOR TOTALS		8,896.00 YTD INVOICED				34,950.00 YTD PAID		2,224.00
123246	WEIR, JONATHAN								
	109120	10/01/25		79692	T	10/01/25	81544100 45904	HOUSING VOUCHER	638.00
	INVOICE: 8824								
	VENDOR TOTALS		2,552.00 YTD INVOICED				10,041.00 YTD PAID		638.00
104447	WHISTLER, YUOVENE								
	109161	10/01/25		79693	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,299.00
	INVOICE: 4728								
	VENDOR TOTALS		5,196.00 YTD INVOICED				20,724.00 YTD PAID		1,299.00
121311	WHITE, FREDDIE								
	108916	10/01/25		79694	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,061.00
	INVOICE: 5094								
	VENDOR TOTALS		4,244.00 YTD INVOICED				16,569.00 YTD PAID		1,061.00
107451	WIJESIRIWARDENA, LASANTHA								
	108719	10/01/25		79695	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 8899								
	VENDOR TOTALS		4,880.00 YTD INVOICED				19,096.00 YTD PAID		1,220.00
121801	WILLIAMS, MARSHALL								
	108756	10/01/25		79696	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 9067								
	VENDOR TOTALS		5,544.00 YTD INVOICED				22,134.00 YTD PAID		1,386.00
124526	WILLIAMS, TY'QUWISHA								
	108936	10/01/25		79697	T	10/01/25	81544100 45904	HOUSING VOUCHER	25.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10644								
	VENDOR TOTALS		222.00 YTD INVOICED				222.00 YTD PAID		25.00
111459	WILSON, TERI								
	109159	10/01/25		79698	T	10/01/25	81544100 45904	HOUSING VOUCHER	780.00
	INVOICE: 10475								
	109160	10/01/25		79698	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 4541								
	VENDOR TOTALS		11,971.00 YTD INVOICED				37,396.00 YTD PAID		2,275.00
124563	WINSTON, ANGELIQUE TRACEY								
	108937	10/01/25		79699	T	10/01/25	81544100 45904	HOUSING VOUCHER	26.00
	INVOICE: 4304								
	VENDOR TOTALS		26.00 YTD INVOICED				26.00 YTD PAID		26.00
108377	WRIGHT, PAMELA D.								
	108917	10/01/25		79700	T	10/01/25	84440010 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10746								
	108918	10/01/25		79700	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 8234								
	VENDOR TOTALS		9,780.00 YTD INVOICED				37,050.00 YTD PAID		2,445.00
110909	WYNNE, MARJORIE								
	108751	10/01/25		79701	T	10/01/25	82044100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10854								
	108752	10/01/25		79701	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 8332								
	VENDOR TOTALS		12,968.00 YTD INVOICED				39,407.00 YTD PAID		3,148.00
111803	WYNNE, MISTY								
	108766	10/01/25		79702	T	10/01/25	83440010 45904	HOUSING VOUCHER	2,335.00
	INVOICE: 10837								
	VENDOR TOTALS		9,340.00 YTD INVOICED				22,070.00 YTD PAID		2,335.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	108730	10/01/25		79703	T	10/01/25	81544100 45904	HOUSING VOUCHER	856.00
	INVOICE: 10822								
	VENDOR TOTALS		3,424.00 YTD INVOICED				10,101.00 YTD PAID		856.00
123707	YORK ROSE LLC								
	109081	10/01/25		79704	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10745								
	109115	10/01/25		79704	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 8422								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		11,945.00 YTD INVOICED				33,665.00 YTD PAID		3,185.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	108837	10/01/25		79705	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
	VENDOR TOTALS		5,756.00 YTD INVOICED				22,652.00 YTD PAID		1,532.00
115662	ZAPF (12726 TRURO), ROD								
	108838	10/01/25		79706	T	10/01/25	81544100 45904	HOUSING VOUCHER	950.00
	INVOICE: 9963								
	VENDOR TOTALS		3,800.00 YTD INVOICED				15,803.00 YTD PAID		950.00
								REPORT TOTALS	962,308.20

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	331	962,308.20

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123978 ABOLGHASSEM, ALI								
109722	07/01/25		79707	T	10/01/25	81544100 45904	HOUSING VOUCHER	393.00
INVOICE: 8522-1								
109731	08/01/25		79707	T	10/01/25	81544100 45904	HOUSING VOUCHER	393.00
INVOICE: 8522-1								
109748	09/01/25		79707	T	10/01/25	81544100 45904	HOUSING VOUCHER	393.00
INVOICE: 8522-1								
VENDOR TOTALS		10,376.00 YTD INVOICED				37,805.00 YTD PAID		1,179.00
123208 BJ PROPERTY MANAGEMENT INC.								
109726	08/01/25		79708	T	10/01/25	82044100 45904	HOUSING VOUCHER	136.00
INVOICE: 10723-1								
109738	09/01/25		79708	T	10/01/25	82044100 45904	HOUSING VOUCHER	136.00
INVOICE: 10723-1								
VENDOR TOTALS		6,135.00 YTD INVOICED				23,179.00 YTD PAID		272.00
102354 CARTER, RONALD L.								
109732	08/01/25		79709	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,497.00
INVOICE: 10799-1								
109732	08/01/25		79709	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	131.00
INVOICE: 10799-1								
109750	09/01/25		79709	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,497.00
INVOICE: 10799-1								
109750	09/01/25		79709	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	131.00
INVOICE: 10799-1								
VENDOR TOTALS		6,746.00 YTD INVOICED				27,228.00 YTD PAID		3,256.00
121492 CHADRON TERRACE, LLC.								
109739	09/01/25		79710	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,533.00
INVOICE: 10548-1								
109755	09/01/25		79710	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
INVOICE: 10310-1								
VENDOR TOTALS		199,792.00 YTD INVOICED				807,062.00 YTD PAID		3,697.00
114033 DAVIS, CLARK AND KAREN								
109723	07/01/25		79711	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	180.00
INVOICE: 3555-1								
109733	08/01/25		79711	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	180.00
INVOICE: 3555-1								
109751	09/01/25		79711	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	180.00
INVOICE: 3555-1								
VENDOR TOTALS		7,916.00 YTD INVOICED				27,752.00 YTD PAID		540.00
123921 DONDI CHERRY REVOCABLE TRUST								
109749	09/01/25		79712	T	10/01/25	81544100 45904	HOUSING VOUCHER	126.00
INVOICE: 9646-1								

PAID INVOICES REPORT

CHECK: H100125X TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	5,083.00 YTD INVOICED					24,451.00 YTD PAID		126.00
121827	FIGGE, ANDREW								
	109725	08/01/25		79713	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770-1								
	109737	09/01/25		79713	T	10/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770-1								
	VENDOR TOTALS	8,916.00 YTD INVOICED					40,024.00 YTD PAID		4,458.00
124539	GARG, URMILLA K.								
	109756	09/01/25		79714	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,360.00
	INVOICE: 10806-1								
	VENDOR TOTALS	21,923.00 YTD INVOICED					21,923.00 YTD PAID		1,360.00
124564	GULL VIEW LLC.								
	109754	09/01/25		79715	T	10/01/25	82044100 45904	HOUSING VOUCHER	624.00
	INVOICE: 10870-1								
	VENDOR TOTALS	1,344.00 YTD INVOICED					1,344.00 YTD PAID		624.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	109747	09/01/25		79716	T	10/01/25	82044100 45904	HOUSING VOUCHER	124.00
	INVOICE: 10121-1								
	VENDOR TOTALS	11,943.00 YTD INVOICED					44,803.00 YTD PAID		124.00
111766	LOS ANGELES COUNTY								
	109719	07/01/25		79717	T	10/01/25	81544100 45904	HOUSING VOUCHER	749.00
	INVOICE: 10289-1								
	109724	08/01/25		79717	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10289-1								
	109727	08/01/25		79717	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
	INVOICE: 10289-1								
	109736	09/01/25		79717	T	10/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10289-1								
	109741	09/01/25		79717	T	10/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
	INVOICE: 10289-1								
	VENDOR TOTALS	5,178.26 YTD INVOICED					5,178.26 YTD PAID		3,701.84
116979	NATIONAL COMMUNITY RENAISSANCE								
	109728	08/01/25		79718	T	10/01/25	81544100 45904	HOUSING VOUCHER	108.00
	INVOICE: 9327-1								
	109742	09/01/25		79718	T	10/01/25	81544100 45904	HOUSING VOUCHER	108.00
	INVOICE: 9327-1								
	VENDOR TOTALS	75,675.00 YTD INVOICED					292,193.00 YTD PAID		216.00

PAID INVOICES REPORT

CHECK: H100125X TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
120283	RICKS, PATRICIA								
	109743	09/01/25		79719	T	10/01/25	81544100 45904	HOUSING VOUCHER	170.00
	INVOICE: 9451-1								
	VENDOR TOTALS	15,949.00 YTD INVOICED					48,588.00 YTD PAID		170.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	109745	09/01/25		79720	T	10/01/25	82044100 45904	HOUSING VOUCHER	780.00
	INVOICE: 10763-1								
	VENDOR TOTALS	22,123.00 YTD INVOICED					80,308.00 YTD PAID		780.00
116817	SUKARTO, NANY								
	109715	05/01/25		79721	T	10/01/25	81544100 45904	HOUSING VOUCHER	813.00
	INVOICE: 8867-1								
	109717	06/01/25		79721	T	10/01/25	81544100 45904	HOUSING VOUCHER	813.00
	INVOICE: 8867-1								
	109721	07/01/25		79721	T	10/01/25	81544100 45904	HOUSING VOUCHER	813.00
	INVOICE: 8867-1								
	109730	08/01/25		79721	T	10/01/25	81544100 45904	HOUSING VOUCHER	813.00
	INVOICE: 8867-1								
	109746	09/01/25		79721	T	10/01/25	81544100 45904	HOUSING VOUCHER	813.00
	INVOICE: 8867-1								
	VENDOR TOTALS	27,734.00 YTD INVOICED					96,203.00 YTD PAID		4,065.00
107712	WARD, JULIUS								
	109740	09/01/25		79722	T	10/01/25	81544100 45904	HOUSING VOUCHER	24.00
	INVOICE: 10771-1								
	VENDOR TOTALS	11,834.00 YTD INVOICED					46,072.00 YTD PAID		24.00
100596	WATSON, HUBERT								
	109734	08/01/25		79723	T	10/01/25	83440010 45904	HOUSING VOUCHER	1,934.00
	INVOICE: 10735-1								
	VENDOR TOTALS	34,450.00 YTD INVOICED					177,177.00 YTD PAID		1,934.00
124563	WINSTON, ANGELIQUE TRACEY								
	109752	09/01/25		79724	T	10/01/25	81544100 45904	HOUSING VOUCHER	26.00
	INVOICE: 4304-U-1								
	VENDOR TOTALS	52.00 YTD INVOICED					52.00 YTD PAID		26.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	109713	04/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
	INVOICE: 10656-1								
	109714	05/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
	INVOICE: 10656-1								
	109716	06/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
	INVOICE: 10656-1								

PAID INVOICES REPORT

CHECK: H100125X TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
109720	07/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
INVOICE:	10656-1							
109729	08/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
INVOICE:	10656-1							
109744	09/01/25		79725	T	10/01/25	81544100 45904	HOUSING VOUCHER	124.00
INVOICE:	10656-1							
VENDOR TOTALS		6,500.00 YTD INVOICED				23,396.00 YTD PAID		744.00
							REPORT TOTALS	27,296.84

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	19	27,296.84

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

CITY OF HAWTHORNE

FOR THE MEETING OF OCTOBER 14, 2025

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
10/14/25	11083	11084	ASSET FORFEITURE	25,916.88
10/14/25	11085	11085	ASSET FORFEITURE	2.10
*** Emergency Issue - for ratification only**				25,918.98

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, CA

PAID INVOICES REPORT

CHECK: AJ101425 TO FISCAL 2026/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124477	GRANITE MOUNTAIN INDUSTRIES								
	109650	09/12/25	3009	11083	T	10/14/25	22210010 47404	MACHINERY & EQUIPMENT	24,982.48
	INVOICE: 4548.1-1								
	VENDOR TOTALS	24,982.48 YTD INVOICED					24,982.48 YTD PAID		24,982.48
123386	VITALITY GROUP INTERNATIONAL, INC.								
	109651	09/11/25		11084	T	10/14/25	22210010 41514	OPERATING SUPPLIES	934.40
	INVOICE: 90049777								
	VENDOR TOTALS	3,711.20 YTD INVOICED					20,829.31 YTD PAID		934.40
								REPORT TOTALS	25,916.88

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	2	25,916.88

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: AT101425 TO FISCAL 2025/04 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124321	US BANK NATIONAL ASSOCIATION								
	109653	09/12/25		11085	T	10/14/25	23002244 45144	GASOLINE & OIL	2.10
	INVOICE: 53774280								
	VENDOR TOTALS	.00 YTD INVOICED		2,600.94 YTD PAID					2.10
								REPORT TOTALS	2.10

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	2.10

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

AGENDA ITEM NO. 7.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:
Approval of City Council meeting minutes for the regular City Council meetings of June 10, 2025, July 8, 2025, August 26, 2025 and September 9, 2025.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the regular City Council meetings of June 10, 2025, July 8, 2025, August 26, 2025 and September 9, 2025.

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

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

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

ATTACHMENTS
M 06-10-25 DRAFT
M 07-08-25 DRAFT
M 08-26-25 DRAFT
M 09-09-25 DRAFT

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD JUNE 10, 2025

CALL TO ORDER

The evening's meeting was called to order at 6:08pm.

INVOCATION

Steve Mascal of Ocean Gate Baptist Church gave the evening's invocation.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning

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

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Citywide Parking Study Presentation

ORAL COMMUNICATIONS

Jova Salazar raised ongoing concerns about dog feces in public areas, difficulties in identifying/warning dog owners, potential property penalties for replacing grass with soil, and overgrown trees behind her home from Bicentennial Park.

Several residents, including **Valerie Mueller**, **Lavern Thomas**, **Aisha Sosa**, and others, voiced concerns about ICE raids, police harassment, and a general climate of fear for immigrant and minority residents.
Suggestions included providing informational cards or posters about residents' rights, city statements condemning recent enforcement actions, and consideration of sanctuary city status or clearer limitations on ICE activities.
Residents described direct experiences and the chilling effects on daily life, such as reduced clinic attendance out of fear and the disruption of basic routines.
Some community members asked for more transparency on any city or police cooperation with ICE and access to related contracts.
Calls were made for city officials and the police to focus on building trust, goal-driven leadership, and community support, especially with upcoming events like the Olympics.

Pastor Gregory Guich invited all to the Hawthorne Lawndale Ministers breakfast for prayer and community discussions.
Patricia Donaldson (Hawthorne Chamber of Commerce) promoted upcoming chamber events including bingo night, a firework stand with proceeds benefiting a local elementary school, a backpack drive, and an annual golf tournament.
Jose Pereda introduced WaFd Bank's new El Segundo location and announced its ribbon-cutting and mixer for the community.
The mayor and council acknowledged public concerns and shared personal stories reflecting the broader immigrant experience in the city.

Mayor Vargas, Mayor Pro Tem Alexander Montero, Councilwoman Katrina Manning and City Clerk Williams-Hunter all expressed empathy and solidarity, emphasizing the need for peaceful activism, unity, and active community engagement.

CITY CLERK'S CONSENT CALENDAR

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

2. Approval of the City Council meeting minutes for the regular meetings of February 11, 2025 and February 25, 2025, and the special meeting of February 25, 2025.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the regular City Council meeting minutes of February 11, 2025 and February 25, 2025, and the special meeting of February 25, 2025.

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 05/28/2025 to 06/10/2025 for a total of $3,229,122.46.

4. Approval of waiver of full readings of Resolutions and Ordinances on Tuesday, June 10, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

5. RESOLUTION NO. 8534 -- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE ANNUAL ENGINEER'S REPORT, DECLARING ITS INTENTION TO LEVY STREET LIGHTING ASSESSMENTS FOR FISCAL YEAR 2025-2026 AND SETTING JUNE 24, 2025 AT 6:00 P.M. AS THE TIME AND DATE OF A PUBLIC HEARING.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8534.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

6. RESOLUTION NO. 8535, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING AND APPROVING A FIFTH AMENDMENT TO THE TOW & STORAGE FEE SCHEDULE OF THE NON-EXCLUSIVE TOWING & STORAGE CONTRACT WITH U.S. TOW.

RECOMMENDED MOTION:
Adopt Resolution No. 8535.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

PUBLIC HEARINGS

7. Public Hearing pursuant to section 8.14.130 of the Hawthorne Municipal Code regarding the weed abatement and cleaning charges or tax assessed against Union Pacific Railroad Company located at 610 South Main Street, Los Angeles, CA 90014 for the costs of abatement at 2000 block of railroad in the City of Hawthorne.

RECOMMENDED MOTION:
Staff recommends that the City Council conduct the public hearing and make the following determination:

- The attached assessed total charge of $60,070 is correct or needs to be modified.

- Authorize a lien in the said amount against Union Pacific Railroad Company.
- The attached 2025 Weed Abatement Report, marked Exhibit "A," is hereby confirmed and approved, and that the County Tax Collector is hereby authorized to collect the amount of assessments as the same appear on the attached roll.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

CITY MANAGER'S CONSENT CALENDAR

8. Eucalyptus Park and Ramona Park Improvement (City Project # 24-07) -- Out to Bid.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of July 22nd, 2025.

9. Agreement with the City of Gardena for Paratransit Services

RECOMMENDED MOTION:
That the City Council approve and authorize the City Manager to execute an agreement with the City of Gardena to provide paratransit services for eligible Hawthorne residents from Fiscal Year 2025/2026 and 2026/2027, for an amount not to exceed $660,000.00, subject to the availability of funds in each fiscal year.

10. Progress Payment #4 in the amount of $367,520.01 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 #4 and Change Order #2 to PCN3 Inc of Los Alamitos, CA

11. Progress Payment #11 and Final Acceptance in the amount of $86,908.66 due to DOJA, Inc. of Ontario, CA for Zela Davis Park Renovation (Project 24-04)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #11,Change Orders 9 through 13, and final acceptance to DOJA, Inc of Ontario, CA.

12. Agreement and Purchase Order between the City of Hawthorne and Verizon Communications Inc (dba Verizon Connect Fleet USA LLC) for a Fleet Camera System.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Agreement and Purchase Order and authorize the City Manager to enter into and execute it on the City's behalf.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro
Other: Council Member Katrina Manning (ABSTAIN)

13. Harris and Associates Professional Services Agreement for Housing Services to the Housing Department

RECOMMENDED MOTION:
1. Approve the Professional Services Agreement with Harris and Associates for the period of one year from 07/1/2025 to 06/30/2026 to provide professional services necessary for housing services.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2025-2026 Professional Services Agreement with Harris and Associates.

3. Authorize the Department of Finance to create a blanket purchase order for Harris and Associates not to exceed $39,509 in administrative fees.

14. SUBJECT:
Request for Payout of Accrued Leave

RECOMMENDED MOTION:
Council to Consider and Decide on Whether to Authorize a Payout of Accrued Leave Time for Robert Kim.

No vote as this item was tabled at the request of City Attorney Kim

CITY ATTORNEY'S CONSENT CALENDAR

15. Claim for bodily injury by Ervin D. Tucker, Jr.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Ervin D. Tucker, Jr.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Mayor Alex Vargas

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning

16. Illegal dumping signs request - K. Manning

DISCUSSION/ACTION ITEMS

Councilwoman K. Manning- Acknowledgments to local educators and participation in school events. Financial updates on city investments and anticipated market changes. Recognition of local schools' fundraising efforts (e.g., popsicle sales at Eucalyptus Elementary).
Attending significant community events like the Carpenters Union grand reopening and Democratic Party convention.

Councilwoman F Johnson- Councilmembers discussed the ongoing citywide parking study, with praise and requests for residential solutions, inclusion of accessible parking policies, and a desire for continued input as plans develop.
Proclamations for outstanding police and fire department members to be prepared for the next meeting.
Other community shout-outs included recognition for 67 years of Pizza Show restaurant and business introductions at community meet-and-greet events.

Mayor Pro Tem Montiero- Upcoming and ongoing events discussed:Juneteenth, Father's Day, and Flag Day celebration on June 14th at City Hall. Beach Boys Monument celebration on June 18th. Senior Center activities, including a harbor cruise.
Series of Movies in the Park and newly introduced Movies in the Pool.

Mayor Vargas- The mayor acknowledged public concerns and shared personal stories reflecting the broader immigrant experience in the city.

17. Outside Business Opportunities- F. Johnson

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

ADJOURNMENT

Passed and approved this _____ day of _____ 2025.

_____
Dayna Williams-Hunter
City Clerk

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD JULY 8, 2025

CALL TO ORDER

Mayor Vargas called this meeting to order at 6:07pm.

INVOCATION

Pastor Greg Guich gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Councilmember Manning led the pledge of allegiance.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; City Attorney Robert Kim; City Clerk Dayna Williams-Hunter;

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

Christian Bautista, asked council to adopt the recent LA County ordinance to raise the minimum wage to a sustainable living wage to combat poverty and homelessness.

Kathy Gore (South Bay Swim Team)spoke regarding the Hawthorne Pool. She thanked the staff for implementing online registration and asked if the City could offer priority registration to Hawthorne residents next year.

Daniel Rafiq, requested safe and reliable transportation for K-12th and the college community.

Commissioner Carol Maston, requested a proclamation for lon time resident Vera May Estrich.

Greg Guich, invited the community to the HLME meeting at the Trinity Lutheran Church.

Several residents, including **Kiara, Alejandra, Eric, Nicole Rivas, Keith Suarez, Josue, Mark Sha Smith, Brianna Diane Vargas, Victor Ernesa Jimenez, Anna Suarez** and others shared concerns, expectations, and experiences regarding ICE

Erick Brenamman, inquired about the opening and maintenance of the dogpark near the culde-sac at Glasgow Place and Wiseburn Street.

Derek Jones shared information about Legal Shield and the services they offer.

Gracie Gonzalez, shared her personal experiences with accidents and the effects on her family. She requested various street improvements on the east side of Hawthorne.

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

   RECOMMENDED MOTION:

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.

    Mayor Vargas moved, Mayor Pro Tem Monteiro seconded to approve the City Clerk's consent calendar (Items 3-9) Councilmember Reyes English pulled item 10 for discussion.

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

    Mayor Pro Tem Monteiro moved, Mayor Vargas seconded to approve the City Clerk's consent calendar (Item 10)

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

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 Ctiy 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.

Councilmember Reyes English moved, Councilmember Manning seconded to approve the City Manager's consent calendar (Items 11-16)

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

CITY ATTORNEY'S CONSENT CALENDAR

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

RECOMMENDED MOTION:
Staff recommneds that the City Council deny the claim by Anthony O'Dell Punche.

Mayor Pro Tem Monteiro moved, Councilmember Johnson seconded to approve the City Attorney's consent calendar, Item 17

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

DISCUSSION/ACTION ITEMS

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

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Clerk **Dayna Williams-Hunter** thanked the public for coming out, offered notary services and expressed disheartening sentiments regarding the discontinuance of the food drive.

Councilmember **Faye Johnson** thanked the public for coming out and thanked Kosmont Company for providing an update. Councilwoman Johnson requested that the focus be redirected towards things the City has control over, like the facade, mixed use properties, and making the Hawthorne corridor pedestrian friendly. She also thanked the Deputy Director of Community Services, Kywanna Bowie for moving the summer registration to an online format. Councilwoman Johnson requested signage for the K-9 dogpark in Hollyglen. She also encouraged her council colleagues to support the military banner program through a financial donation.

Councilmember **Katrina Manning**, expressed her efforts towards resolving the concerns of the public regarding immigration.

Councilmember **Angie Reyes English** thanked the City departments for their work. She requested to send a letter to Sacramento opposing SB 445 regarding transportation projects, and mentioned information about Metro South Bay Sector Board. Councilmember Reyes English also expressed sentiments regarding the concerns of the public regarding recent events in communities throughout the country.

Recommendations:
Reassess 135th Street near Kornblum and Cerise

Mayor Pro Tem **Alex Monteiro** thanked Hawthorne Police Department for the coffee with a cop event and Von Norris, City Manager, for providing an update on City Department accomplishments. He also shared information regarding SB 79.

Mayor **Alex Vargas** will attend the Independent Cities Association with Josh Armstrong, IT Services Manager, and present "24Hour City Hall: How AI can help us better serve our constituents" and also requested that Hawthorne residents have priority sign-up for registration.

Recommendations:
Traffic Survey from 135th east to Prairie

ADJOURNMENT

Mayor Vargas adjourned the evening's meeting at 9:07pm.

CERTIFICATION

Passed and approved this ____ day of _____ 2025.

_____
Dayna Williams-Hunter
City Clerk

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD AUGUST 26, 2025

CALL TO ORDER

Mayor Alex Vargas called the City Council meeting to order at 6:10pm in the City Council Chambers of City Hall, 4455 W. 126th Street, Hawthorne, California.

INVOCATION

Father Cyril Gorgy from Holy Resurrection American Orthodox Coptic Church gave the evening's invocation.

PLEDGE OF ALLEGIANCE

City Manager Vontray Norris led in the Pledge of Allegiance.

ROLL CALL

Present:	Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English
Absent:	Council Member Faye Johnson
Also Present:	City Manager Vontray Norris; City Attorney Robert Kim; City Clerk Dayna Williams-Hunter; City Treasurer Marie Poindexter-Hornback

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Metro C Line Extension Update Presentation
2. Crenshaw Blvd Signal Improvement and Intersection Project Presentation
3. Presentation from Carpenters Union
4. Annual K9 Community Fundraising Dinner Check Presentation - A. Monteiro
5. Proclamation Youth Hope was removed

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)

Patricia Donaldson, CEO of the Hawthorne Chamber of Commerce, thanked the police department, particularly Captains Eric Lane and Chris Port, for their support during the July 4th fireworks stand, particularly in handling illegal fireworks sellers.

The Chamber is hosting a backpack giveaway event this Friday at 9:00 AM at Kornblum Elementary School, distributing 200 backpacks with supplies thanks to donations from City Clerk Williams-Hunter's contacts.

The Chamber's annual golf tournament is scheduled for September 29th, with prizes including airfare and a hotel stay in San Francisco, and additional door prizes. Multiple new Chamber members introduced their businesses: **Kris** from Soft Cafe, a family-run, woman-operated cafe offering free wi-fi and kid-friendly amenities at 12947 Hawthorne Blvd. **Patricia Leck** from Tapville, a self-pour craft beer taproom and restaurant at 12520 Crenshaw, across from SpaceX, with validated parking and a family-friendly environment.

Anonymous resident presented a petition to repeal Resolution 7742, which grants preferential permitted parking to a small number of residents on 122nd Street, citing underutilization, unfair restrictions, and lack of necessity given changes since 2015. There is ongoing community opposition to a proposed metered parking pilot program; residents submitted a change.org petition advocating against paid parking anywhere in Hawthorne. The resident proposed exploring more resident-friendly parking policies, including removing unnecessary permits or using restricted street space for parking during street sweeping days.

Carol Maston shared news of the passing of Dr. Joseph Jackson, a long-serving Senior Citizens' Commissioner, and requested the meeting be closed in his memory. Information about services is yet to be provided.

Lely Fernandez spoke on parking issues and on behalf of Gordon Mego, a long-time community advocate who is in need of financial support to repair his car. She distributed GoFundMe flyers and encouraged contributions to assist him.

Ronny Manson gave an update on his health situation.

CITY CLERK'S CONSENT CALENDAR

6. Approval of City Council meeting minutes for the regular City Council meetings of May 13, 2025, May 27, 2025, June 24th, 2025 and the special meeting of June 24, 2025.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meetings of May 13, 2025, May 27, 2025,June 24th, 2025 and the special meeting of June 24, 2025.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

7. The 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 following periods:
07/09/2025 to 08/12/2025 for a total of $9,272,782.68
08/13/2025 to 08/26/2025 for a total of $7,984,950.53.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

8. Approval of waiver of full readings of Resolutions and Ordinances on Tuesday, August 26, 2025's agenda. Motion to waive full readings.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

RESOLUTIONS

9. **RESOLUTION NO. 8548** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE SUBMITTAL OF AN APPLICATION, ACCEPTANCE OF ALLOCATION OF FUNDS, AND EXECUTION OF A GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR AN AIRPORT INFRASTRUCTURE GRANT (AIG) FOR THE RESURFACE RUNWAY 7-25 AND RESURFACE TAXIWAYS AND TRENCH DRAIN EXTENSION PROJECT (3-06-0101-024-2025) AND AUTHORIZING AND RATIFYING THE DIRECTOR OF PUBLIC WORKS' EXECUTION OF GRANT DOCUMENTS.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8548 and authorize the Director of Public Works' execution of the FAA AIG Resurface Runway 7-25 and Resurface Taxiways and Trench Drain Extension grant documents and any future amendments to the grant.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

10. **RESOLUTION NO. 8549** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, DECLARING PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) AND 54221(f)(1)(F) THAT REAL PROPERTY OWNED BY THE CITY LOCATED IMMEDIATELY SOUTH OF 14115 CORDARY AVENUE IN THE CITY IS NOT NECESSARY FOR THE CITY'S USE AND IS EXEMPT SURPLUS LAND, MAKING A FINDING THAT SUCH DECLARATION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8549 declaring the property located immediately south of 14115 Cordary Avenue (Assessor Parcel Number 4051-030-902) "exempt surplus" under the Surplus Land Act.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

11. **RESOLUTION NO. 8550** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING AND AUTHORIZING AN ENVIRONMENTALLY PREFERABLE PURCHASING POLICY (EPPP) FOR THE CITY OF HAWTHORNE

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8550.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

12. **RESOLUTION NO. 8551** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A CONSULTANT AGREEMENT FOR ACTIVE TRANSPORTATION PLAN WITH GENERAL TECHNOLOGIES AND SOLUTIONS.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8551

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

13. **RESOLUTION NO. 8553**- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE DIGITIZATION AND DESTRUCTION OF CERTAIN CITY CLERK RECORDS PURSUANT TO GOVERNMENT CODE § 34090 AND RESOLUTION NO. 7170

RECOMMENDED MOTION:
Staff Recommends City Council approve Resolution 8553

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

ORDINANCES

(None at this time)

BIDS: OPENINGS & RESULTS

14. Bid Opening for Eucalyptus Park and Ramona Park Improvement Project (Project # 24-07)

Four Bids - All bond accompanied

Martinez Landscape Co., Inc. of Sylmar - $2,658,173.00

DOJA, Inc. of Ontario - $3,683,810.00
S&H Construction, Inc. of Fremont - $2,868,600.00
Klassic Engineering & Construction of Tustin - 4,731,185.00

RECOMMENDED MOTION: Refer bids to staff for study and recommendation.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

PUBLIC HEARINGS

(None at this time)

GENERAL MATTERS

15. First Amendment to the consultant agreement between Chargie, LLC and the City of Hawthorne for Electric Vehicle Charging Station Design and Installation Services.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the amendment and authorize the Director of Public Works to enter into the first amendment with Chargie, LLC.

Moved by Council Member Angie Reyes English, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

CITY MANAGER'S CONSENT CALENDAR

16. Letter of Agreement by and between the City of Hawthorne and Space Exploration Technologies Corp. (SpaceX) to seek a traffic study to determine the feasibility of installing Crosswalk Improvements on Jack Northrop Ave

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with Space Exploration Technologies Corp. (SpaceX) and authorize the City Manager or his designee to enter into and execute the agreement.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Mayor Alex Vargas

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

17. Second Amendment to the Consultant Agreement for survey services ("Second Amendment") between the City of Hawthorne ("City") and DRC Engineering, Inc. ("Consultant").

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Second Amendment and authorize the Director of Public Works to execute the Second Amendment to the consultant agreement.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

18. Second Amendment to the Consultant Agreement for Construction Administration and Construction Observation services ("Second Amendment") between the City of Hawthorne ("City") and C&S Engineering ("Consultant")

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

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes

English

19. Agreement between the City of Hawthorne and RSG Inc. in the amount of $29,870.

RECOMMENDED MOTION:
Staff recommends that the City Council approve and authorize the City Manager to execute the agreement with RSG Inc. to prepare a Long-Term Fiscal Model/Financial Plan and approve a blanket purchase order, not to exceed $29,870.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

20. Agreement between the City of Hawthorne and Rael & Letson in the amount of $27,500.

RECOMMENDED MOTION:
Staff recommends that the City Council approve and authorize the City Manager to execute the agreement with Rael & Letson to provide actuarial consulting services and approve a blanket purchase order, not to exceed $27,500.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

21. City of Hawthorne's Investment Report for the quarter ended June 30, 2025.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended June 30, 2025 of FY 24-25.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

22. Recurring Software and Services Agreement with MRI Real Estate Software LLC (MRI) for Housing Data Services.

RECOMMENDED MOTION:

1. Approve the Recurring Software and Services Agreement with MRI for the period of five years from 08/01/2025 to 07/31/2030 to provide professional services necessary to store and update housing data.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2025-2030 Professional Services Agreement with MRI.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

23. Progress Payment #6 in the amount of $530,226.67 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #6 to PCN3 Inc of Los Alamitos, CA

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

24. Award of Contract for Eucalyptus Park and Ramona Park Improvement (Project # 24-07)

RECOMMENDED MOTION:
Staff recommends that the City Council award contract to lowest responsible and responsive bidder, Martinez Landscape Co., Inc. of Sylmar, CA pending approval of HUD Section 108 Loan Guarantee funds.

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

25. Approval of an Agreement Between the Hawthorne Police Department and the Hawthorne School District for the provision of a "School Resource Officer" (SRO).

RECOMMENDED MOTION:
Staff recommends the City Council approve and authorize the Chief of Police to execute the Agreement between the Hawthorne Police Department and the Hawthorne School District for the provision of a "School Resource Officer" (SRO).

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

26. Approval of an Agreement Between the Hawthorne Police Department and the Centinela Valley Union High School District for the provision of a "School Resource Officer" (SRO).

RECOMMENDED MOTION:
Staff recommends the City Council approve and authorize the Chief of Police to execute the Agreeement between the Hawthorne Police Department and the Centinela Valley Union High School District for the provision of a "School Resource Officer" (SRO).

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

27. Side Letter of Agreement between the City of Hawthorne and Hawthorne Police Management Supervisory Group (HPMSG) -- Retention Pay Amendment

RECOMMENDED MOTION:
That the City Council approve the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Police Management Supervisory Group (HPMSG) amending Section 9.11 of the Memorandum of Understanding (MOU) regarding retention pay to include reserve time in the calculation of eligibility, effective March 27, 2025 and authorize the City Manager to execute the side letter agreement.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

28. Progress Payment #3 in the amount of $2,616,046.93 is due to Martinez Landscape Co., Inc of Sylmar, CA for the City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #3 and Change Order #1 to Martinez Landscape Co. Inc. of Sylmar, CA.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

29. Third amendment to the Memorandum of Understanding between the South Bay Cities Council Of Governments and The City of Hawthorne regarding the use of allocated County Local Solutions Grant Funds To Implement the City's Los Angeles Centers for

Alcohol And Drug Abuse (LACADA) Project

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Third Amendment to the Memorandum of Understanding (MOU) with the South Bay Cities Council of Governments (SBCCOG) to extend the term and associated reporting deadlines for the LACADA Project through June 30, 2027, and authorize the City Manager to execute the amendment.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

30. Progress Payment #9 & #10 in the amount of $1,920,699.58 due to Klassic Engineering & Construction, Inc of Orange, CA for Hawthorne Housing Rehabilitation of City-Owned Properties 2023 (Project #23-09).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #9 and #10 and all recommend Change Orders to Klassic Engineering & Construction Inc of Orange, CA.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

31. FEMA Project De-Obligations -- COVID-19 Pandemic Response

RECOMMENDED MOTION:

Staff recommends that the City Council acknowledges and concurrs with the FEMA de-obligation of $11,246.89 (Project 142762 -- COVID-19 Pandemic 2 / PW 176) and $17,208.77 (Project 138069 -- COVID-19 Pandemic 1 / PW 140), based on the final reconciliation of actual eligible costs versus expedited estimates.

Moved by Council Member Angie Reyes English, seconded by Mayor Alex Vargas

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

32. Final Acceptance of the first contract term and award of the street tree trimming contract extension to Northstar Landcare of Downey, CA for Street Tree Trimming (City Project 22-07).

RECOMMENDED MOTION:
Staff recommends that City Council approve the final acceptance of the first street tree trimming contract term and exercise the option pursuant to section 6.1 of the contract agreement to ratify and authorize the first extension from December 2025 through December 2026, the second contract extension from December 2026 to December 2027, and the third extension from December 2027 through December 2028 with a 4% CPI increase to Northstar Landcare of Downey, CA.

Moved by Mayor Alex Vargas, seconded by Council Member Katrina Manning

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English

CITY ATTORNEY'S CONSENT CALENDAR

All items on the City Attorney's consent calendar were unanimously approved. (Items 33,34,35,36)
Moved -Mayor Vargas, Seconded - Mayor Pro Tem Montiero

33. Claim for monetary damages by the Independent Cities Risk Management Authority ("ICRMA").

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by ICRMA.

34. Claim for bodily injury by Luisa Magante.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Luisa Magante.

35. Additional Funding Request for Administration Receivership Account in the Amount of $30,000 for the Past Fiscal Year 2024/2025.

RECOMMENDED MOTION:
Staff Recommends that the City Council Approve the Additional Funding in the Amount of $30,000 to Administration Receivership Account (Receivership Account No. 100-1501-000-40744) for fiscal year 2024/2025, Encumber for the Same and Approve the Increase of Blanket Purchase Order for Civica Law Group to Reflect the Increase.

36. Claim for bodily injury by Shaunta Whiting.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Shaunta Whiting.

DISCUSSION/ACTION ITEMS

37. Consider Council Meetings Going Dark for the month of August (A. Reyes English)

Moved by Council Member Angie Reyes English, seconded by Mayor Pro Tem Alex Monteiro

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Angie Reyes English
NAY: Council Member Katrina Manning

38. In commemoration of the City of Hawthorne being recognized for its energy efficiency, decals are to be placed on all city facilities for the recognition. (A. Reyes English)

39. Enforcement of Hawthorne Municipal Code section 10.60.010 regarding the Prohibition of riding bicycles and e bikes on sidewalks. (A. Vargas)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

City Clerk Williams-Hunter

- Reminded residents to sign up online to receive city council agendas via email and highlighted the city website as a resource for press releases and information.
- Encouraged residents to check the website or call the Clerk's office for public records requests, as many answers are already available online.
- Announced the upcoming redistricting vote in November and clarified the city will not bear its cost.

Councilwoman Katrina Manning

- Reported attendance at several community events, including National Night Out (coordinated with police, recognized by Congresswoman Waters), and shared a Port of Long Beach tour experience.
- Addressed resident concerns about parking on 122nd Street; noted a parking assessment in progress to address these issues for business, commercial, and residential areas.
- Hosted and partnered in local backpack/book giveaways, stressing the importance of reading for children.
- Addressed illegal dumping, noted ongoing installation of signage, and efforts to track/reduce repeat dumping locations; encouraged reporting via city app.
- Announced a court-issued permanent injunction against the local mall, requiring immediate safety/security measures and ordering development or demolition by August 31, 2026.
- Noted the passing of Geneva Frutrel (longtime resident); requested the meeting be closed in her honor.

Councilwoman Angie Reyes English

- Announced Senior Center Luau Dance (August 29) and Crenshaw Village ribbon-cutting (September 9); recognized Soft Cafe and Tapville grand openings.
- Requested regular updates on new business openings and called for a moratorium and inspection of car washes and massage parlors due to overrepresentation.
- Highlighted Chamber golf tournament (September 29) and city appreciation for events like Movies in the Pool and National Night Out.
- Noted increase in coyote sightings in neighborhoods; proposed coyote/wildlife resource signage.

- Expressed congratulations to City Clerk Dayna Williams-Hunter as "Democrat of the Year" and acknowledged birthdays for Dayna and herself.

Mayor Pro Tem Alex Montiero

- Expressed appreciation to attendees and presenters, highlighting pride in city staff and recent city advancements.
- Suggested planning activities for upcoming Hispanic Heritage Month.
- Extended condolences for Dr. Joe Jackson, longtime resident and Senior Commissioner.
- Shared details about Clean Power Alliance and CalPINE grant and scholarship opportunities for clean energy and local students.
- Inquired about city plans for a 9/11 Remembrance Event.

Mayor Alex Vargas

- Provided context and background regarding the local mall, its problematic history, and city efforts to ensure development or demolition, commending legal counsel and city staff for progress made.
- Listed and promoted upcoming city events, including State of the City Address (August 28), North Hawthorne picnic (August 30), Halloween contest (October 25), Touch-a-Truck event (October 11), and free preschool availability.
- Recognized staff successes with community events and noted Movies in the Pool event (400 attendees).
- Addressed resident frustrations about the mall and explained the court injunction's significance.
- Requested improved transparency and communication about legal/development matters and ongoing business regulation efforts.
- Noted recent regional mayoral meeting with the Consul General of Mexico, emphasizing information-sharing among cities regarding immigration and services.
- Closed the meeting by honoring Geneva Fruhtrel and Dr. Joe Jackson with a moment of silence.

CLOSED SESSION

(None at this time)

ADJOURNMENT

Mayor Vargas adjourned the meeting in the memory of Geneva Frutrel and Dr. Joseph Jackson at 9:51pm.

Passed and approved this 9th day of September 2025.

_____
Dayna Williams-Hunter
City Clerk

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD SEPTEMBER 9, 2025

CALL TO ORDER

Mayor Vargas called the meeting to order at 6:07 p.m.

INVOCATION

The evening's Invocation was given by Pastor Garr.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy City Clerk Cucalon.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; City Attorney Robert Kim

Attendees: Diana Cucalon, Deputy City Clerk

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Holly Park Restroom Renovation Presentation (K. Manning)

ORAL COMMUNICATIONS

Under oral communications, the following individuals spoke:

Patricia Donaldson - Health condition, golf tournament, new Chamber of Commerce members Magic Mike's Detail, Design AI Futures.

Victor Vasquez - October 2022 police incident.

Norm Haney - Hawthorne Mall neutral introduction.

Hansol - ICE presence, food program.

Ruben Sanchez - ATT&T building debris, RFK building blight, Hawthorne Mall, homelessness patrol, property values.

Unidentified speaker - Street vendor support, amendment rights,

Anna Suarez - street vendors, Good Neighbors United

CITY CLERK'S CONSENT CALENDAR

2. The 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 08/27/2025 to 09/09/2025 for a total of $4,102,139.16.

3. Approval of waiver of full readings of resolutions and ordinances on Tuesday, September 9, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

4. **RESOLUTION 8552** - RESOLUTION OF THE CITY OF HAWTHORNE APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR THE HAWTHORNE CIVIC CENTER PARK AND WATER TOWER

PARK DEVELOPMENT.

RECOMMENDED MOTION:
Staff recommends that City Council Approve Resolution No 8552.

5. **RESOLUTION NO. 8554** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF VARIOUS FINANCE DEPARTMENT RECORDS PURSUANT TO RESOLUTION NO. 7170 AND GOVERNMENT CODE § 34090.

RECOMMENDED MOTION:
Staff recommends that the City Council Approve Resolution No. 8554, authorizing the Destruction of Various Finance Department Records.

6. **RESOLUTION NO. 8555** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING AN ON-STREET HANDICAP PARKING SPACE AT 13335 HAWTHORNE BLVD

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution 8555

7. **RESOLUTION NO. 8556** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING SEPTEMBER 15, 2025 THROUGH OCTOBER 15, 2025 AS HISPANIC HERITAGE MONTH IN THE CITY OF HAWTHORNE, CALIFORNIA

RECOMMENDED MOTION:
Staff Recommends that the City Council adopt Resolution No. 8556

8. **RESOLUTION NO. 8557** - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING, APPROVING, AND RATIFYING ACCEPTANCE OF THE GRANT YEAR 2024 URBAN AREA SECURITY INITIATIVE (UASI), TOTALING $117,640, FOR THE PURCHASE OF AUTOMATED LICENSE PLATE READER(S) (ALPRS).

RECOMMENDED MOTION:
Approve Resolution No. 8557.

Moved by Mayor Alex Vargas, seconded by Council Member Angie Reyes English To approve the City Clerk's Consent Calendar (Items 2-8)

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

ORDINANCES

9. **ORDINANCE NO. 2258** (Introduction): AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 2.06.020 (MEETINGS) OF CHAPTER 2.06 (CITY COUNCIL) OF TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
Introduce Ordinance No. 2258 on September 9, 2025 and Adopt Ordinance No. 2258 on September 23, 2025.

Introduced by title only by Mayor Pro Tem Monteiro.

BIDS: OPENINGS & RESULTS

(None at this time)

PUBLIC HEARINGS

(None at this time)

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

10. Fiscal Year 2025/26 Blanket Purchase Orders.

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 $3,046,062.

11. Holly Park Restroom Renovation (Project # 25-07) - Out to Bid

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of October 28, 2025.

12. Receive and file Housing Authority Annual Report for Fiscal Year 2024-25.

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file the City of Hawthorne Housing Authority Annual Report for Fiscal Year 2024-25.

13. Agreement between the City of Hawthorne and the City of Hermosa Beach for the purpose of developing a co-response model under the Hawthorne Police Departments Special Weapon and Tactics team (S.W.A.T.).

RECOMMENDED MOTION:
Staff recommends the City Council approve and authorize the City Manager to execute the Agreement Between the City of Hawthorne and the City of Hermosa Beach for the purpose of developing a co-response model under the Hawthorne Police Departments Special Weapon and Tactics team (S.W.A.T.).

14. Progress Payment #7 in the amount of $639,660.15 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 #6 and Change Order #4 to PCN3 Inc of Los Alamitos, CA

Moved by Mayor Alex Vargas, seconded by Mayor Pro Tem Alex Monteiro to approve the City Manager's Consent Calendar (Items 10-14)

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

CITY ATTORNEY'S CONSENT CALENDAR

15. Claim for damages by Christie M. Stewart.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Christie M. Stewart.

Moved by Mayor Pro Tem Alex Monteiro, seconded by Council Member Angie Reyes English to approve the City Attorney's consent calendar (Item 15)

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

DISCUSSION/ACTION ITEMS

16. Emergency Preparedness Month (A. Reyes English)

Moved by Council Member Angie Reyes English, seconded by Mayor Alex Vargas to recognize the month of September as Emergency Preparedness Month in the City of Hawthorne.

AYE: Mayor Alex Vargas, Mayor Pro Tem Alex Monteiro, Council Member Katrina Manning, Council Member Angie Reyes English, Council Member Faye Johnson

17. Operation Gobble & Toy Giveaway, in collaboration with the Chamber of Commerce (November & December 2025) at City Hall (A. Reyes English)

    Consensus was reached to hold these events in the Betty Ainsworth Sports Center parking lot.

18. CERT Meet & Greet, Training for Community Leaders - January 2026 (A. Reyes English)

    Confirmation was made that the event would begin to be publicized to the community.

19. Holiday City Hall Closure in December/January (A. Reyes English & A. Monteiro)

    Council concurred to close from December 22, 2025 to January 2, 2026 with employees using their own time for all days deemed not holidays.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Council Member **Johnson** provided comments on the State of the City event, Holly Park restroom grant, destruction of files procedures, Crenshaw Blvd. signal improvement and intersection project, Hermosa Beach MOU, K9 Unit fundraiser, Hawthorne Mall injunction, Merch On Line, and a possible farmer's market.

Council Member **Manning** provided comments on the façade program, Carpenters Pasadena book exchange, Hawthorne 24 Hour Fitness block party, Ramona Back to School Night, Kornblum Elementary School backpack giveaway, the State of the City event and the Black Legislative Caucus in DC.

Council Member **Reyes English** provided comments on the Halloween Spectacular Carnival, Hawthorne Mall press release, 311 App service requests, Republic Services complaints, Senior Resource Fair, 9/11 Remembrance Ceremony, Holly Park renovation project, Crenshaw Village Grand Opening, Chamber of Commerce Golf Tournament, Good Neighbors United, Food Giveaway, homeless population, handicap parking, tree trimming on Hawthorne Blvd. and the LAFCO conference in San Diego.

Council Member **Monteiro** provided comments on the Crenshaw Village grand opening, façade improvements, Hawthorne Mall injunction, Igbo Day Festival, Cabo Verde Prime Minister schedule, Fair Housing Foundation workshop, Hawthorne Teen Center 17- year Anniversary, Hawthorne Presidents Council Community Barbeque dinner, and Chief Tomatani's retirement.

Mayor **Vargas** provided comments on requirements for businesses, St. Joseph Fiesta event, North Hawthorne group picnic, NALEO event, ebike concerns, State of the City, Hawthorne Mall situation, Touch a Truck event, and Ramona and Eucalyptus Park refurbishes. Gave directive for leaf blower/noise guidelines and to put the 311 App as a discussion/action item on the next agenda.

CLOSED SESSION

(None at this time)

ADJOURNMENT

Mayor Vargas adjourned the meeting at 8:17 p.m.

Passed and approved this 14th day of October 2025.

_____
Dayna Williams-Hunter
City Clerk

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8558 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING SUPPORT FOR WOMEN BASKETBALL PLAYERS AND URGING THE WOMEN'S NATIONAL BASKETBALL ASSOCIATION TO NEGOTIATE EQUITABLE CONTRACTS THAT PROVIDE WAGES AND BENEFITS, AND IMPROVED WORKING CONDITIONS THAT PRIORITIZE THEIR HEALTH, SAFETY, AND HOLISTIC WELL-BEING

RECOMMENDED MOTION:
Staff Recommends that the City Council adopt Resolution No. 8558

DISCUSSION:
This resolution affirms the Hawthorne City Council's support for Women's National Basketball Association (WNBA) athletes and urges the WNBA to negotiate equitable contracts that ensure players receive fair wages, benefits, and working conditions that prioritize their health, safety, and holistic well-being. The WNBPA is the first professional sports union for women in the United States and has represented WNBA players since 1998. Its members--athletes across thirteen U.S. teams, with expansion underway--are now engaged in their sixth contract negotiation with the WNBA. Despite historic growth in revenue, attendance, and expansion, negotiations remain far apart. Players are calling for fair revenue sharing, pay equity, and professional standards that reflect their invaluable contributions to the sport.

This resolution highlights the following key points:

- Players currently receive no shared revenue from league-wide earnings, unlike their counterparts in the NBA, NFL, and NHL, who receive nearly half of shared revenue streams.
- The WNBPA's contract demands are critical to advancing gender pay equity, supporting athletes' health and safety, and recognizing their role in the WNBA's growth and prosperity.
- The current contract is set to expire on October 31, 2025. A failure to reach an agreement could result in a strike, lockout, or other disruptions, negatively affecting players, fans, host cities, and local economies.

Adopting this resolution demonstrates the City's solidarity with these professional women athletes as they advocate for fair treatment, just compensation, and workplace protections.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None.

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

ATTACHMENTS
Reso 8558

RESOLUTION NO. 8558

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING SUPPORT FOR WOMEN BASKETBALL PLAYERS AND URGING THE WOMEN'S NATIONAL BASKETBALL ASSOCIATION TO NEGOTIATE EQUITABLE CONTRACTS THAT PROVIDE WAGES AND BENEFITS, AND IMPROVED WORKING CONDITIONS THAT PRIORITIZE THEIR HEALTH, SAFETY, AND HOLISTIC WELL-BEING

WHEREAS, the Women's National Basketball Players Association (WNBPA) is the first professional sports union for women and has promoted the interests, aspirations, and long-term visions of WNBA players since 1998; and

WHEREAS, the members of the WNBPA are professional athletes who are employed across thirteen teams in thirteen cities within the United States, and five additional teams in the coming years in Toronto, Canada; Portland, Oregon; Cleveland, Ohio; Detroit, Michigan; and Philadelphia, Pennsylvania; and

WHEREAS, the members of the WNBPA are engaged in their sixth contract negotiations with their employers for higher wages, better benefits, and professional working conditions that reflect contributions and sacrifices for the growth and prosperity of women's basketball; and

WHEREAS, the players and their representatives at WNBPA have been negotiating the terms of their new collective bargaining agreement with the WNBA for several months, but these negotiations have not resulted in agreements that meet the needs of the players and that both parties remain very far apart; and

WHEREAS, a key issue in the ongoing negotiations between the WNBA and the WNBPA include players' demands regarding revenue sharing and salaries. Currently players receive no shared revenue under the current CBA including from TV deals, tickets, sponsorships, and merchandise sales. This is in contrast with other major men's professional sports leagues: National Basketball Association players receive 49 to 51%; National Football League players receive at least 48.8%; and National Hockey League players receive 50% of their respective shared revenue; and

WHEREAS, the contract negotiations come at a pivotal time for the WNBA which has seen historic growth in recent years, including increases in revenue, average game attendance at an all-time high, league expansion for the first time since 2008, and evaluations of the current thirteen franchises of the WNBA increased by an average of 180% over the last year; and

WHEREAS, the WNBPA's contract demands would promote gender pay equity and would demonstrate women as valuable workers who deserve to be paid and treated accordingly;

and

WHEREAS, women's professional sports, and the WNBA in particular, play a vital role in promoting equity, representation, and economic activity in cities across the country; and

WHEREAS, the WNBPA's contract with the WNBA expires October 31, 2025; and

WHEREAS, failure to reach an agreement before the deadline could result in a strike, lockout, or other labor disruptions that would have significant impacts on players, teams, fans, and communities; and

WHEREAS, labor unrest in professional sports has historically led to unintended consequences, including economic losses for host cities, reduced opportunities for local businesses, and diminished access to sporting events that inspire and uplift communities; and

WHEREAS, labor unions have helped to uplift workers by successfully advocating for higher wages, access to benefits, and safe, healthy working conditions, advances that have been a key driver of economic mobility and stability for whole communities.

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 hereby proclaims its support of the members of the WNBPA and urges the WNBA to work diligently and in good faith to negotiate a contract settlement before the October 31, 2025 deadline that would provide these workers equitable compensation, benefits, and improved working conditions that prioritizes their health, safety, and well-being.

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 14th day of October, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

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

APPROVED AS TO FORM:

_____
DAVID CACERES, Interim City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 10.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Housing

City Manager: **Department Head:**

SUBJECT:
Publicly receive, open, declare sealed request for bids and award a contract for the City of Hawthorne, Mi California Commercial Facade Project.

RECOMMENDED MOTION:
1. Staff recommends that Council accept the proposals for recommendation and study.
2. Authorize the City Manager to receive and award the contract to the lowest responsible bidder.

DISCUSSION:
The City of Hawthorne is seeking a contractor to renovate the CDBG funded Mi California Commercial Facade Rehabilitation Project located at 14047 Hawthorne Blvd, Hawthorne, CA 90250. The project went out to BID on September 3, 2025. The Pre-BID walk was held on site at 10:00am on September 02, 2025. The Bid Submission Deadline was September 23, 2025 by 10:00am. Attached are the bid results.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
None

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

ATTACHMENTS
Mi California Bid Opening Results Sheet

CITY OF HAWTHORNE
CRENSHAW VILLAGE PLAZA PROJECT

BID OPENING RESULT SHEET

DATE September 23, 2025

PROPERTY ADDRESS 14047 Hawthorne Blvd Hawthorne, CA 90250

CONTRACTOR	BID AMOUNT
ANM CONSTRUCTION	NO BID
CORRAL CONSTRUCTION	$189,000.00 09/30/2025
DAN CONTRACTOR	$135,600.00

WITNESS 9/23/2025 DATE

WITNESS 09/23/2025 DATE

9/30/25

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Alley Improvement Project (Project # 25-08) - Out to Bid

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of December 9, 2025.

DISCUSSION:
The work consists of grinding, excavation and removal of existing pavement and construction of PCC pavement, curb and gutter, sidewalks, alleys, driveways and ADA ramps and adjustment of utilities and all other work necessary to complete the improvements in accordance with the Plans and Specifications.

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. The project will be funded through the Measure M Local Share and CDBG Funds.

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

ATTACHMENTS
Notice Inviting Bids 25-08

NOTICE INVITING BIDS

(A Cash Contract)

Sealed proposals will be received by the City Clerk of the City of Hawthorne, California at the office of the City Clerk, located on the first floor in City Hall, 4455 West 126th Street, Hawthorne, California until **4:00 P.M., TUESDAY, DECEMBER 9, 2025.**

Proposals will be publicly opened and recorded on a Bid List at **4:15 P.M.** of the same day in the City Clerk's Office. Bidders, as well as the general public, are invited to view the proceedings.

Proposals will be read at a meeting of the City Council starting at **6:00 P.M., TUESDAY, DECEMBER 9, 2025** for the following:

ALLEY IMPROVEMENT PROJECT

CDBG FUNDS (City Project # 25-08)

SCOPE OF WORK

The work consists of grinding, excavation and removal of existing pavement and construction of PCC pavement, curb and gutter, sidewalks, alleys, driveways and ADA ramps and adjustment of utilities and all other work necessary to complete the improvements in accordance with the Plans and Specifications.

ESTIMATED QUANTITIES

ITEM#	ITEM DESCRIPTION	UNIT	QUANTITY
1	Construction Survey	LS	**1**
2	Clearing and Grubbing/Implementation of BMPs	LS	**1**
3	Adjust Manhole(MH) Frames and Cover to Grade	EA	**7**
4	Adjust Utility Covers to Grade	EA	**2**
5	Excavation (unclassified) for Excess Excavation.	CY	**300**
6	Asphalt Concrete (PG-64-16)	TONS	**100**
7	Remove and excavate existing curb and gutter and construct new curb and gutter per SPPWC Std. 120-2 type A2-8(200) over 6" CMB	LF	**200**
8	Remove and excavate existing sidewalk and construct new 4" thick. sidewalk over 4" CMB	SF	**2000**
9	Remove and excavate existing 16” deep alley pavement (asphalt, concrete) and base materials and construct new dowelled 8" PCC pavement over 8” CMB.	SF	**24,000**
10	Remove and excavate existing ADA curb ramp and Construct new ADA curb ramp over 4" CMB per SPPWC Std. 111-4 and Cal-Trans Std. A88A.	SF	**2,500**
11	Crushed Miscellaneous Base (CMB) for Excess Backfill.	CY	**200**

TIME OF COMPLETION

Time of completion for this project will be 35 working days. Project must be completed by March 26, 2026.

ENGINEER'S ESTIMATE

The engineer's estimate for this project is $500,000.00

CLASSIFICATION OF CONTRACTORS

Contractors bidding this project must possess a valid State of California A or C-8 Contractors' License.

MANDATORY PRE-BID JOB WALK

A **MANDATORY** pre-bid meeting/job walk will be conducted at the **Hawthorne City Hall, Department of Public Works, Engineering Division (second floor), 4455 West 126th Street, Hawthorne, CA 90250** on **Thursday, November 20, 2025, at 10:00 a.m.** All Bidders shall sign in on the Sign-In sheet at the job walk. All Bidders' questions will be answered at this time or by addenda. In addition, Bidders will have the opportunity to tour the proposed improvement and have an opportunity to talk to the City's staff concerning any aspect of the job or the site.

BIDS WILL BE NULL AND VOID IF CONTRACTOR DOES NOT ATTEND THIS PRE-BID JOB WALK.

CERTIFICATION OF OFFEROR/BIDDER REGARDING DEBARMENT

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

Certification of Lower Tier Contractors Regarding Debarment

The successful bidder, by administrating each lower tier subcontract that exceeds $25,000 as a "covered transaction", must verify each lower tier participant of a "covered transaction "under the project is not presently debarred or otherwise disqualified from participation in this assisted project, The bidder is to provide a Data Universal Numbering System (DUNS) number. The bidder will accomplish this by:

1. Checking the system for Award Management at website: http://www.sam.gov
2. Collecting a certification statement similar to the Certification of Offeror/Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract

The Contractor is required to obtain an "Active Status". If the City of Hawthorne later determines that a lower tier participation failed to disclose a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the City of Hawthorne may pursue any available remedies, including suspension and debarments of the non-compliant participant.

SUBMISSION OF PROPOSALS

Proposals must be submitted on the blank forms, specifications and plans prepared and furnished for that purpose, which may be obtained through the City of Hawthorne's Citizen self-service:

http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home

No bid will be considered unless it conforms to the Proposal Requirements and Conditions. The City Council of the City of Hawthorne, also referred to as the City, reserves the right to reject any and all proposals. Bids must be returned in the special envelopes provided, marked "SEALED BIDS", and addressed to the City Clerk.

Each proposal shall be accompanied by one of the following forms of bidder's security: cash, cashier's check, certified check, or bidder's bond, equal to ten percent (10%) of the bid price. A payment bond and a performance bond, each in an amount equal to 100% pf the total contract amount, shall be required concurrently with the execution of the contract and shall be in the form set forth in the contract documents.

A list of subcontractors shall be submitted with the bid on the form provided by the City.

**** NOTE TO PROSPECTIVE BIDDERS: THE COST OF PLANS AND SPECIFICATIONS IS $50.00 (non-refundable). ****

WAGES AND EQUAL EMPLOYMENT OPPORTUNITY

This proposed Contract is under and subject to Executive Order 11246, as amended, of September 24, 1965, and to the Equal Employment Opportunity (EEO) and Federal Labor Provisions. The EEO requirements, labor provisions, and wage rates are included in the Specifications and Bid documents and are available for inspection at the City Clerk's Office, City Hall, City of Hawthorne.

NOTICE IS FURTHER GIVEN that the City Council has obtained the general federal prevailing rate of per diem wages in accordance with the law to be paid for the construction of the above entitled Works and Improvements. The schedule has been obtained from the U.S. Department of Housing and Urban Development for Community Block Grant Programs of the type and nature proposed by the City, and reference is hereby made to copies thereof on file in the Office of the City Engineer, which said copies are available to any interested party upon request. Further, a copy shall be posted at the job site during the course of construction. All Contractors submitting bids must conform to current federal minimum prevailing wages.

In addition to the Contractor's obligations as to minimum wage rates, the Contractor shall abide by all other provisions and requirements stipulated in Sections 1770-1780, inclusive, of the Labor Code of the State of California, including, but not limited to, those dealing with the employment of registered apprentices. The responsibility of compliance with Section 1777.5 of the Labor Code shall be with the prime contractor.

DBE REQUIREMENTS

The bidder shall make good faith efforts, as defined in Title 49 of the Code of Federal Regulations, Part 26, and the State of California, Department of Transportation Disadvantaged Business Enterprise (DBE) Program Plan.

The City of Hawthorne established an AADPL of 13%. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR, Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as recipient deems appropriate.

NONDISCRIMINATION

In performance of the terms of this contract, the Contractor shall not engage in, nor permit such subcontractors as he may employ from engaging in, discrimination in employment of persons because of the race, color, place of national origin or ancestry, sex, age or religion of such persons.

PERFORMANCE RETENTIONS

The successful bidder will be required to provide for performance security as provided by law. Requirements for performance retentions may be satisfied by deposit or securities specified in Section 16430 of the Government Code, and in accordance with Section 22300 of the Public Contract Code.

CONTRACTOR REGISTRATION

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. An unregistered contractor may only submit a bid if authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

PROJECT INFORMATION

Plans and Specifications are available digitally through the City of Hawthorne's Citizen Self Service portal:

http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home

All contractors will need to create a free account. Once they have created an account then they will need to apply for the **Public Works Bid Plans and Specifications**. Fill in all necessary information and once the application is submitted the Contractor will receive an invoice (see project information section above for price). Once all fees have been paid the Contractor will then receive three (3) PDFs: 1) general information/provisions PDF, 2) bid proposal forms (see SUBMISSION OF PROPOSALS section below for instructions on how to submit all proposals) and 3) specifications/plans PDF.

If you have any questions regarding this project, please contact the Project Engineer, **Selena Acuna** in the Department of Public Works, Engineering Division, at **(310) 349-2980** or via email at sacuna@cityofhawthorne.org

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Planning

City Manager: Department Head:

SUBJECT:
Appointment of volunteers to the General Plan Advisory Committee (GPAC).

RECOMMENDED MOTION:
Approve the slate of applicants for the GPAC

DISCUSSION:
A General Plan Advisory Committee (GPAC) is a volunteer-based working group established to guide the update of Hawthorne's General Plan. Recruiting was done on the City's social media and website, and 18 applications were received before closing the application process. While the GPAC does not make decisions, its input is instrumental in grounding the General Plan in community values, ensuring the final product is both equitable and reflective of Hawthorne's unique identity. The GPAC's responsibilities will include reviewing and commenting on technical reports, land use alternatives, draft goals and policies, and serving as a sounding board for engagement strategies. Members are expected to attend eight regular meetings and participate in discussions. Members will bring their lived experiences and local knowledge to the table and act as ambassadors to their networks--helping to disseminate information and encourage participation. They will help identify community concerns, highlight equity considerations, and ensure that a range of voices are considered throughout the process. The GPAC's input, combined with technical analysis and public engagement, help make the General Plan both visionary and grounded in community needs.

The GPAC will meet eight times over the next two years at key points in the plan's development. Meetings of the GPAC are open to the public and will be well noticed and advertised. The focus of each meeting is tentatively set as follows:
Meeting 1: Introduction to the General Plan Update, GPAC's role, and visioning exercise
Meeting 2: Issues and Concerns, SWOT analysis, and survey
Meeting 3: Vision finalization, guiding principles, land use alternatives
Meeting 4: Land use and circulation alternatives presentation and feedback, survey
Meeting 5: Preferred land use and circulation discussion, focus area plan discussion
Meeting 6: Land use and circulation policy discussion
Meeting 7: Policy discussion for other elements
Meeting 8: Final plan presentation and send off

Proposed slate of GPAC members:
Jesse Acosta; Joselyn Barrios-Villagran; Bethany Bauer; Andrew Cook; Frank Di Pasquale; Patricia Donaldson; Kathleen Harris; Claudia Huezo; John Jefferson; Elizabeth Mercado; Jennifer Myers; Mara Pagniano; Joseph Quan; Carmen Rodriguez Lopez; Nicole Ruiz; Melissa Segal; Amy Squires; and Olivia Valentine.

This slate represents many age groups, including one representative from the Hawthorne School District. Both owners and renters are represented, and the group includes residents, people who work in

Hawthorne, go to school in Hawthorne, own income property or a business in Hawthorne, or some combination of relationships with the City.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 4: Update the Zoning Code for the 21st Century
Objective 4.2: Create a public outreach program for community stakeholders to seek input and explain possible changes.

FISCAL IMPACT:

None

NOTICING PROCEDURE:

Not applicable

ATTACHMENTS

GPAC Applications

City of Hawthorne
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Name: Jesse Acosta

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
■ Business/Economic	□ Safety	_____
□ Youth	□ Open space/Recreation	_____
□ Senior citizens	■ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

I want nothing more than to see the City of Hawthorne continue to grow and prosper. I also studied Real Estate Development and took multiple classes on Urban Planning in College, and I remember learning about the importance that a General Plan has for a city in how it will shape the vision for the city's future. Because I have a history and a vested interest in the city, I hope you will consider me for an appointment on this Committee.

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Name: Joselyn Barrios-Villagran

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	■ Noise	■ Quality of life
■ Housing	■ Conservation/Environment	□ Other (write in below)
■ Business/Economic	■ Safety	_____
■ Youth	■ Open space/Recreation	_____
■ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.
I am eager to join the GPAC as a lifelong Hawthorne resident and new homeowner who is deeply invested in the future of our city. I am passionate about contributing to initiatives that enhance housing opportunities, support youth and senior citizens, expand recreation options and improve overall quality of life. As a first-generation Latina, I am committed to briging a diverse perspective to the decision-mal process and ensuring that our community's growth reflects the voices of all residents.

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Name: Bethany Bauer

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

- ■ Transportation/Circulation
- □ Noise
- □ Quality of life
- ■ Housing
- ■ Conservation/Environment
- □ Other (write in below)
- □ Business/Economic
- ■ Safety
- _____
- □ Youth
- □ Open space/Recreation
- _____
- □ Senior citizens
- ■ Land development
- _____

In the space below, please describe why you would like to be appointed to the GPAC.

I would really appreciate the opportunity to join GPAC and help plan the city's trajectory. I am passionate about urbanism and the environment, as well as quality of life as a Hawthorne resident. As a frequent pedestrian and cyclist (and driver), I have many ideas for how to make our streets safer for everyone. I do volunteer work with unhoused folks every week in West LA and am interested in housing and how zoning can be used to increase equity and economic mobility. I understand that the housing element has already been adopted, but there are likely housing considerations in other parts of the General Plan, such as the Land Use Element. The "Environmental Justice" category stood out to me as a crucial element and one that I would like to focus on. Lastly, i would be a privilege to connect and collaborate with others in the community, and to listen to their thoughts and ideas for the future of Hawthorne.

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Name: Andrew Cook

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

- [x] Transportation/Circulation
- [x] Noise
- [x] Quality of life
- [x] Housing
- [x] Conservation/Environment
- [ ] Other (write in below)
- [x] Business/Economic
- [x] Safety
- [ ]
- [ ] Youth
- [x] Open space/Recreation
- [ ]
- [ ] Senior citizens
- [x] Land development
- [ ]

In the space below, please describe why you would like to be appointed to the GPAC.

I moved to Hawthorne about a year ago and truly see its great potential and would love to have input in the general plan. I have a passion for urban planning and have called the LA area home for close to a decade. I am a home owner within the city of Hawthorne and work in the tech industry. I hope I can provide a unique perspective for the committee. I love the diversity of our city and the kind people within it. Lastly hoping I can give back to the community and continue to put them first and make Hawthorne a City everyone feels welcome and proud of.

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Name: Frank Di Pasquale

Telephone: [redacted] E-Mail: [redacted]@pacbell.net

What issue areas are of particular interest to you? (Pick as many as you are interested in)

■ Transportation/Circulation	□ Noise	■ Quality of life
□ Housing	■ Conservation/Environment	□ Other (write in below)
■ Business/Economic	□ Safety	_____
□ Youth	■ Open space/Recreation	_____
□ Senior citizens	■ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

I have lived in a numerous places throughtout the city since 1960. I also feel I have a sense of what our citizens are looking for in their city. I have also interacted with different departments in the city. Owned my own business for over 40 years.

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Name: PATRICIA DOUGLASS

Telephone: [redacted] E-Mail [redacted]@Hotmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

- ☐ Transportation/Circulation
- ☐ Housing
- ☐ Business/Economic
- ☐ Youth
- ☐ Senior citizens
- ☐ Noise
- ☐ Conservation/Environment
- ☐ Safety
- ☐ Open space/Recreation
- ☒ Land development
- ☒ Quality of life
- ☐ Other (write in below)

In the space below, please describe why you would like to be appointed to the GPAC.

IT IS VERY IMPORTANT TO ME THAT THE CITY OF HAWTHORNE IS ON POINT FOR NEW DEVELOPMENT IN OUR CITY.

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Name: Kathleen Harris

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

☐ Transportation/Circulation	☐ Noise	■ Quality of life
■ Housing	■ Conservation/Environment	☐ Other (write in below)
■ Business/Economic	☐ Safety	arts & culture
■ Youth	■ Open space/Recreation	
☐ Senior citizens	☐ Land development	

In the space below, please describe why you would like to be appointed to the GPAC.

I think Hawthorne at this moment is full of possibilities, though I already love it here. I've lately be trying to think of ways to get more involved with the community beyond my immediate neighbors, so I applied to be on at city commission and I have just joined the Kiwanis Club of Hawthorne. I think being a commissioner has giving me some idea of the "nuts and bolts" of city administration and government, and the Kiwanis are putting me in touch with its heart, with the special bonus of meeting some of Hawthorne's young people. As a retired university administrator, I always built programs based on consensus and collaboration -- the fun, creative and sometimes surprising part of my job was the process of imagining, planning, and refining. I would love to be part of this group.

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Name: Claudia Huezo

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

■ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	■ Conservation/Environment	□ Other (write in below)
■ Business/Economic	■ Safety	_____
■ Youth	■ Open space/Recreation	_____
■ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

I would like to be appointed to the committee because I am committed to contributing to Hawthorne's long-term vision and growth. Having lived here since high school, I understand the city's character and opportunities. I want to collaborate with city staff, the consultant team, and fellow residents to help shape goals and policies that support sustainability, economic vitality and most importantly the quality of life for our community. I hope to bring a constructive and solutions-oriented perspective that reflects both my long-standing connection to Hawthorne and my commitment to civic engagement. I believe in data-driven decision making balanced with community input.

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Name: John L. Jefferson

Telephone: [redacted] E-Mail: [redacted]@delairebc.org

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
□ Business/Economic	■ Safety	_____
■ Youth	■ Open space/Recreation	_____
■ Senior citizens	■ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.
As a homeowner and pastor in the City of Hawthorne with over 26 years of community service, I bring both a personal and profressional commitment to the well being of our city. My experiecne has allowed to work closely with families, youth seniors and other community organizations, giving me a broad understanding of the challenges and opprotunites facing our city. I stronly believe the City would benefit from my perspective because: Deep Community Roots - I have lived and worked in this community for many years and have built relationships of trust across neighborhoods and demographics. As I Pastor , I have engage with every aspect of our community bring people together arcoss raical and cultural lines. I understand what the importance to have equity in our community, ensuring all voices an resprsented especially those who may not be heard. My history and a pastor and community service advocate requires vision and planing

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Name: Elizabeth Mercado

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
■ Business/Economic	□ Safety	_____
■ Youth	□ Open space/Recreation	_____
□ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

I was born and raised in Hawhthorne and love this city very much.
I'm passionate about shaping inclusive, people-centered communities.
Having lived in several major cities, worked as a community organizer, and now as a UX researcher,
I bring a unique perspective on how people interact with their environments
and how thoughtful planning can improve everyday lives.

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Name: Jennifer Myers

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

■ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	■ Conservation/Environment	□ Other (write in below)
□ Business/Economic	■ Safety	_____
■ Youth	■ Open space/Recreation	_____
□ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

The City of Hawthorne has provided my family a lot of great opportunities, including affordable sports and free community activities; I want to give back to our community. I have been involved in our school district and my kids' schools. Now it's time for me to learn more about how our city works and improve it. I bring a solid mix of public and private sector experience to the GPAC. I hold a Master's Degree in Business and Management and a Doctor of Law from the University of Chicago. As a former lawyer and business consultant I have experience reviewing financial plans in legal and financial audits as well as directing entrepreneurs and nonprofits through creating and evaluating planning documents. I enjoy creating new efficient and inclusive solutions. Now that I'm a stay-at-home mom, I look forward to being more involved. I want to be an asset to our city and community members.

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Name: Joseph Quan

Telephone: [redacted] E-Mail: [redacted]@proton.me

What issue areas are of particular interest to you? (Pick as many as you are interested in)

■ Transportation/Circulation	□ Noise	□ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
■ Business/Economic	■ Safety	_____
■ Youth	□ Open space/Recreation	_____
□ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.
As a new Hawthorne resident and long time South Bay local, I want to serve on the GPAC to help the its full potential. I'm especially focused on streamlining the permiting process, supporting strong schools, and revitalizing key corridors like Hawthorne Blvd and Prairie Ave. Prairie, in particular, is a vital connector to major venues that will host the World Cup, Olympics, Paralympics, Super Bowl and NCAA tournaments and opportunity for Hawthorne to shine on a global stage. With the right planning, our city can mirror the thorughtful growth seen in neighboring communities like Westchester and El Segundo, while building a vibrant, lasting future of its own.

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Name: Carmen L. Rodriguez Lopez

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
□ Business/Economic	□ Safety	_____
□ Youth	■ Open space/Recreation	_____
□ Senior citizens	□ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

My primary motivation for seeking this appointment is to serve as a representative for the Latin women in our community. Please see attached letter with a full description of my why and my strengths for this role. I am eager to listen intently to the concerns and ideas of my peers, and to translate their collective vision into actionable recommendations for the committee. I believe that authentic representation is a cornerstone of effective planning, and I am prepared to dedicate myself to this responsibility with humility and diligence. I am including a link to my LinkedIn page with more details about my experience: https://www.linkedin.com/in/cal%C3%BA-rodr%C3%ADguez/

August 22, 2025

Dear Planning Committee Members,

I am writing to express my profound interest in being appointed to the General Plan Advisory Committee for the City of Hawthorne. As a dedicated resident and a passionate advocate for community representation, I believe I possess a unique perspective and a set of strengths that are essential for shaping a truly inclusive and equitable blueprint for our city's future. The General Plan is not merely a document; it is a promise to our future generations, and I am committed to ensuring that this promise reflects the full spectrum of voices and aspirations that make up Hawthorne.

My primary motivation for seeking this appointment is to serve as a representative for the Latin women in our community, a critical perspective for planning and development conversations. The decisions we make today will have a lasting impact on our neighborhoods, from housing affordability and economic opportunity to access to green spaces and public services. I am eager to listen intently to the concerns and ideas of my fellow community members, civilians and residents of this beautiful city, and to translate our collective vision into actionable recommendations for the committee. I believe that authentic representation is a cornerstone of effective planning, and I am prepared to dedicate myself to this responsibility with humility and diligence.

Beyond my commitment to representation, I bring a strong background in collaborative problem-solving and a deep understanding of the importance of an inclusive process. In my professional and civic life, I have honed the ability to facilitate constructive dialogue among diverse groups with differing viewpoints. I understand that the most robust and resilient solutions are born from a process that values every voice, seeks common ground, and builds consensus rather than division. I am not afraid to ask difficult questions or to challenge the status quo, but I do so with a commitment to mutual respect and the overarching goal of achieving the best possible outcome for the

entire community. I am skilled in synthesizing complex information, articulating clear and compelling arguments, and working in a team environment to achieve shared objectives.

I recognize that a successful plan must be both visionary and practical, and I am dedicated to ensuring that the committee's recommendations are grounded in sound data and a clear-eyed understanding of the city's resources and challenges. Furthermore, I am a natural communicator who is adept at presenting complex ideas in an accessible manner, which I believe is crucial for fostering transparency and public engagement throughout this process.

In conclusion, my passion for my City of Hawthorne, my dedication to representing the Latin voice of our community, and my skills in collaboration and analysis make me a well-qualified and highly motivated candidate for the General Plan Advisory Committee. I am confident that I can be a valuable asset to this important initiative, helping to create a plan that is not only a blueprint for growth but also a testament to our shared values of equity, inclusion, and opportunity for all residents.

Thank you for your consideration.
Sincerely,
Carmen L. Rodriguez
LinkedIN Profile

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Name: Nicole Ruiz

Telephone: [redacted] E-Mail: [redacted]@gmail.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
□ Housing	■ Conservation/Environment	□ Other (write in below)
■ Business/Economic	■ Safety	_____
■ Youth	■ Open space/Recreation	_____
■ Senior citizens	■ Land development	_____

In the space below, please describe why you would like to be appointed to the GPAC.

I would love to be able to contribute to the city of Hawthorne's general plan for improvement
With my strong interpersonal skills I wish to stand up for our city and be the voice of all of our Hawthorne residents
who just like me wish to see our city strive.

City of Hawthorne
Application for Appointment to the
General Plan Advisory Committee (GPAC)

THIS IS A PUBLIC DOCUMENT.
INFORMATION PROVIDED MAY BE VIEWED BY THE PUBLIC.

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Name: Melissa Segal

Telephone: [redacted] E-Mail: [redacted]@icloud.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

- ☒ Transportation/Circulation
- ☒ Housing
- ☒ Business/Economic
- ☒ Youth
- ☒ Senior citizens
- ☒ Noise
- ☒ Conservation/Environment
- ☒ Safety
- ☒ Open space/Recreation
- ☒ Land development
- ☒ Quality of life
- ☐ Other (write in below)

In the space below, please describe why you would like to be appointed to the GPAC.

I have lived in Hawthorne 45 years (almost my whole life). I learned how to swim at Hawthorne Pool was a camper at Hawthorne Youth Camp was a huge fan of the Hello Kitty Store at the Hawthorne Mall. My education was all in Hawthorne as was my first job at the Hawthorne Pool.

All of this to say I love Hawthorne and have seen the changes and growth in the city. I would very much enjoy to be part of the General Plan Community. To see the Economic Growth is very exciting. All the elements are very important. Hawthorne is a wonderful city and I am so thankful to call it home.

City of Hawthorne
Application for Appointment to the
General Plan Advisory Committee (GPAC)

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Name: Amy Squires

Telephone: [redacted] E-Mail: [redacted]@mac.com

What issue areas are of particular interest to you? (Pick as many as you are interested in)

□ Transportation/Circulation	□ Noise	■ Quality of life
□ Housing	■ Conservation/Environment	■ Other (write in below)
■ Business/Economic	□ Safety	Community engagement
□ Youth	■ Open space/Recreation	Animal welfare/TNR (trap/neu
■ Senior citizens	■ Land development	

In the space below, please describe why you would like to be appointed to the GPAC.
Thank you for the opportunity to apply to the GPAC. We are fairly new to Hawthorne, having purchase

City of Hawthorne
Application for Appointment to the
General Plan Advisory Committee (GPAC)

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Name: Olivia Valentine

Telephone: [redacted] E-Mail: [redacted]@gmail.comthe

What issue areas are of particular interest to you? (Pick as many as you are interested in)

■ Transportation/Circulation	□ Noise	■ Quality of life
■ Housing	□ Conservation/Environment	□ Other (write in below)
■ Business/Economic	■ Safety	Parking
□ Youth	□ Open space/Recreation	
■ Senior citizens	■ Land development	

In the space below, please describe why you would like to be appointed to the GPAC.

As a former member of the City Council, I realize how important it is that the Council receive input from the public as how the public wants to prioritize the spending of resources. The General Plan should reflect the best ideas the public has to offer, after much debate and discussion, as to how to maximize the economic development of Hawthorne. For example, I have ideas about how and where to integrate housing and commercial development , with the use of local transit vehicles, so that residents and shoppers will be able to shop without having to take public transportation or drive their primary vehicles. I also have ideas about how to reduce parking congestion.

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Planning

City Manager: Department Head:

SUBJECT:
Professional Services Agreement between City of Hawthorne and Deckard Technologies to provide monitoring and compliance assistance with short-term rentals.

RECOMMENDED MOTION:
Approve the agreement.

DISCUSSION:
After the cancellation of a previous contract due to lack of performance with a vendor hired to monitor short-term rentals, the City issued a new Request for Proposals (RFP) on June 11, 2025. The City received four qualified responses to the RFP, which were evaluated by staff from Finance, Business Licenses, and Planning based on four published evaluation criteria: responsiveness to the scope of the RFP; quality and completeness of the submittal; qualifications of the firm; and cost and schedule. An informal scoring process that involved a robust discussion among the raters concerning how each respondent ranked based on the selection criteria and how their approach fit the City's and staff's needs. From this discussion, a unanimous consensus was reached that Deckard Technologies was the best fit to perform this service for the City.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Goal 2: Develop revenue generating programs and adjust fees
Goal 3: Improve development processing and customer service operations

FISCAL IMPACT:
$19,975.00 in the first year of a three-year term. The total is not to exceed $62,971.29, which reflects a 5% annual increase.

NOTICING PROCEDURE:
Not applicable

ATTACHMENTS
RFP
Agreement and RFP Response

CITY OF HAWTHORNE

REQUEST FOR PROPOSALS

SHORT-TERM RENTAL MONITORING & COMPLIANCE

Hawthorne, California

Planning Department

REQUEST FOR PROPOSALS FOR SHORT TERM RENTAL SERVICES

Issuance Date: June 11, 2025

The City of Hawthorne is requesting proposals from qualified firms to provide short-term rental identification, monitoring, registration, and compliance services for properties located within the City of Hawthorne

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

Questions: Questions about this RFP may be submitted at any time and answers will be posted at https://www.cityofhawthorne.org/departments/planning/rfp-rfqs.

A. INTRODUCTION AND BACKGROUND

The City of Hawthorne invites proposals from experienced and qualified firms to provide comprehensive services to assist with regulating Short-Term Rentals (STR) operating within the City. We seek to select a firm to be responsible for administration of our STR registration and licensing program, receive payments, online monitoring, and identification of unlicensed STRs.

In 2020, the Hawthorne City Council adopted Ordinances No. 2198 and 2206 that added Hawthorne Municipal Code (HMC) Chapter 17.74, related to STRs and the number of days per calendar year certain short-term rental types may be conducted. Chapter 17.74 defines the following STR types:

- Home-Sharing—Primary Residence
  Operating a STR in a primary residence while the host lives on-site.

- Home-Sharing—Secondary Residence
  Operating a STR in a second residence owned by a person whose primary residence is in the City of Hawthorne.

- Vacation rental
  A STR conducted in a dwelling unit that is not a primary or secondary residence as defined above.

HMC Chapter 17.74 provides that home-sharing is permitted for an unlimited time throughout all zones of the City, while “secondary residences” are capped at no more than 10 permits per year and one per property owner on a first-come, first-served basis. Lastly, “Vacation rentals” are permitted for 90 days per calendar year and are not permitted in any industrial or commercial zones of the City.

B. SCOPE OF SERVICES

1. Identification – Create and Maintain a Database of Short-Term Rental Listings

Create and maintain a database of STRs within the City utilizing a variety of technologies and resources. City of Hawthorne’s staff must have access to the data. The database should identify existing STRs by address and include enough additional information to ensure compliance with City regulations (licensing status, Transient Occupancy Tax (TOT) remittance status, tenancy. type of STR, estimate of days rented, etc.). In your response to this RFP, please outline the various types of information you are able to collect.

2. Business License Issuance and Collection of Fees

Develop a public-facing online system to register STRs, calculate and receive payments for and issue STR business licenses on behalf of the City, collect TOT, and calculate and collect any applicable penalties and interest. This system will be used in conjunction with the STR database to ensure all STRs within the City are properly approved and licensed. The system should ensure that collected fees are remitted electronically to the City.

3. Compliance

Regular audits of all STR properties should be conducted with quarterly reports provided to the City. These reports should identify all non-compliant properties for enforcement actions. As part of the compliance efforts, initial outreach to encourage registration and licensing should be performed by the consultant before referral to the City for citation or other enforcement action.

C. QUALIFICATIONS AND SELECTION CRITERIA

The City of Hawthorne will select a consultant team for this work based on the following qualifications and criteria:

1. Consultant has five or more years of relevant experience performing services in STR enforcement, regulation, compliance, and tracking. A Statement of Qualifications shall be included summarizing the experience and qualifications of the consultant team.

2. Consultant demonstrates understanding of the project, the challenges, and basic knowledge of the municipal functions to complete the project.

3. Consultant demonstrates the ability to work effectively with City staff, other public agencies, and related parties.

D. SUBMITTAL REQUIREMENTS

Respondents are asked to submit a digital copy of the proposal by email or FTP to planning@cityofhawthorne.org. A consultant will be selected no sooner than July 18, 2025, but proposals will be accepted until a qualified consultant is selected.

To meet the criteria for consideration, the following information should be included in the proposal.

1. Overview and approach
2. Company's profile
3. Resume and qualifications of applicable personnel
4. Experience
5. References: minimum of 3 references from municipalities for projects with a similar scope.
6. Implementation cost proposal
7. Ongoing costs to maintain the system and other services as required.
8. Respondent's Affidavit, signed. (See Appendix A)

E. ADDENDA, CHANGES, AND AMENDMENTS TO THIS SOLICITATION

At any time prior to the selection of a consultant, the City may make changes, amendments, and addenda to this solicitation. Addenda, changes, and amendments, if made, will be posted on the City's website (www.cityofhawthorne.org), which is deemed adequate notice. Any consultant that submitted a proposal prior to final selection will receive notice of any such addenda, changes, or amendments, and will be provided a reasonable time to amend their proposal.

F. EVALUATION AND SELECTION PROCESS

The City will review all submittals and make a recommendation to the City Council based upon the established evaluation criteria. After the proposals are evaluated, the best qualified consultants may be invited to be interviewed. The City reserves the right to award this contract not necessarily to the contractor with the lowest cost proposal, but to the contractor that provides the best overall match to the service specifications, and which best serves the interests of the City. All consultants submitting proposals will be notified when a final selection is made.

1. Evaluation Criteria

All RFP responses will be evaluated based on the following criteria:

Responsiveness to scope of project	25%
Quality and completeness of submittal	25%
Qualifications of firm	25%
Cost and schedule	25%

2. Term of Service Agreement

The Consultant awarded the contract shall be responsible for completing the specified services in accordance with the City's Professional Services Agreement (sample attached). The initial term of the agreement is to be for a one-year time period and may be extended, on a yearly basis. This initial agreement will cover the period of developing the program as outlined in the scope of this RFP.

3. Post-Submittal Activities

Staff will review all submittals for completeness, minimum experience, and cost. Incomplete responses will be provided an opportunity to cure any deficiencies.

Negotiations will be initiated with the firm found to be most qualified for this work by the evaluation committee. As part of negotiations, the selected firm will be expected to develop a detailed Scope of Work for all components of the project.

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:

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.

Signature

Date

Print name and title

APPENDIX B. SAMPLE CONTRACT

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND _____

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 short-term rental identification, monitoring, registration, and compliance services for properties located within the City of Hawthorne.

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: Services to assist with short-term rental identification, monitoring, registering, and compliance services.

(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 final approval of all contracted services.

(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."

(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: Planning Director
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 Commercial General Liability (equivalent in coverage scope to Insurance Services office, Inc. (ISO) form CG 00 01 11 85 or 11 88) an amount not less than $3,000,000 per occurrence and $5,000,000 general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross liability protection. "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185.

(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: _____	By: _____
Vontray Norris City Manager	[Name] [Title]
APPROVED AS TO FORM:	ATTEST:
By: _____	By: _____
Robert M. Kim City Attorney	Dayna Williams-Hunter City Clerk

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND DECKARD TECHNOLOGIES

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 Deckard Technologies, a Delaware Corporation ("CONSULTANT"). This agreement is made with reference to the following:

RECITALS

A. CITY requested a proposal for professional services with respect to providing short-term rental monitoring and compliance.

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: Assist CITY with the monitoring of short-term rentals within the borders of the city and obtain compliance from those in existence.

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

(c) Duration: Said AGREEMENT shall be effective for three (3) years starting from the date of execution of this AGREEMENT.

(d) Consultant: Deckard Technologies, 1620 Fifth Ave, Ste. 400; San Diego, CA 92101

(e) 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 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, pursuant to the rates listed in Exhibit "A," a maximum of $19,975.00 for the first year of services. This annual rate will increase by 5% annually. The total paid by CITY for services described in this AGREEMENT shall not exceed $62,971.29

(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 "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 at CONSULTANT's applicable hourly rates as set forth in Exhibit "A", 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

To CONSULTANT
1620 Fifth Ave., Ste. 400
San Diego, CA 92101
Attn: Nickolas Del Pego, CEO

(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 employees, 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

CONSULTANT shall obtain and maintain at its expense, until completion of performance and acceptance by CITY, the following insurance placed with an insurer admitted to write insurance in California or a nonadmitted insurer on California's List of eligible Surplus Lines Insurers (LESLI) and having a rating of or equivalent to A:VIII by A.M. Best Company.

(a) Commercial General Liability (equivalent in coverage scope to Insurance Services office, Inc. (ISO) form CG 00 01 11 85 or 11 88) an amount not less than $1,000,000 per occurrence and $2,000,000 general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185.

(b) Automobile Liability (equivalent in coverage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 (Any Auto).

(c) Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident.

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

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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

By:_____
Vontray Norris
City Manager

DECKARD TECHNOLOGIES

DocuSigned by:
Thomas Hemmings
04F712E8F9F84B6...

By:_____
[Name] Thomas Hemmings
[Title] Chief Financial Officer

APPROVED AS TO FORM:

By:_____
Robert M. Kim
City Attorney

ATTEST:

By:_____
Dayna Williams-Hunter
City Clerk

EXHIBIT A
PROPOSAL: SHORT-TERM RENTAL MONITORING & COMPLIANCE

Dustin Reilich
VP Sales & Government Relations
(949) 701-0501
dustin@deckard.com

REQUEST FOR PROPOSAL

Short-Term Rental Monitoring & Compliance

City of Hawthorne, CA

July 18, 2025

presented by

RENTALSCAPE

engineered by

deckard technologies

1620 Fifth Ave • Suite 400 • San Diego, CA 92101

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1. Overview and Approach

Headquartered in San Diego, California, Deckard Technologies was founded in 2018 to support compliance within the U.S. real estate market for the public sector. Deckard leverages data science expertise to assist local governments in managing compliance activities and enforcement, particularly regarding short-term rental (STR) properties. Our technology ensures that everyone is held accountable to the same set of rules, adheres to all guidelines and ordinances, and pays their fair share of fees and taxes.

The Deckard Team - See Page 6 - has successfully implemented hundreds of Rentalscape platforms across the U.S. With over 400 clients, our customers range in size from small jurisdictions like Dalton, GA, to larger ones like Placer County (Lake Tahoe), CA; Asheville, NC; Phoenix, AZ; and Galveston, TX. With over 90 customers across California, our client base includes jurisdictions such as Kern County, Santa Cruz County, Santa Barbara County, Calaveras County ...and growing!

Deckard employs 114 staff members, including administrative (9), sales (10), technology (21), data operations support (47), client experience (22) and data science (5) across all offices.

With a retention rate of 99%, our success is directly attributed to the vast knowledge and experience of our team. This 'well-oiled machine' works closely with our customers to deliver the most accurate data and the highest quality support, helping cities and counties improve compliance and increase tax and fee revenue while preserving the quality of local life.

Rentalscape, by Deckard Technologies, tracks short-term rental activity across the internet every day. While others focus on major sites, Rentalscape continually scans the internet looking for short-term rental listings. To date Rentalscape has identified over 10,000 websites advertising short-term rentals with new ones being discovered regularly. **A key differentiator, Deckard's Patents, protects our data mining and the analysis of the data collected to generate deep insights. No other company can match our accuracy on identifying short-term rental addresses.**

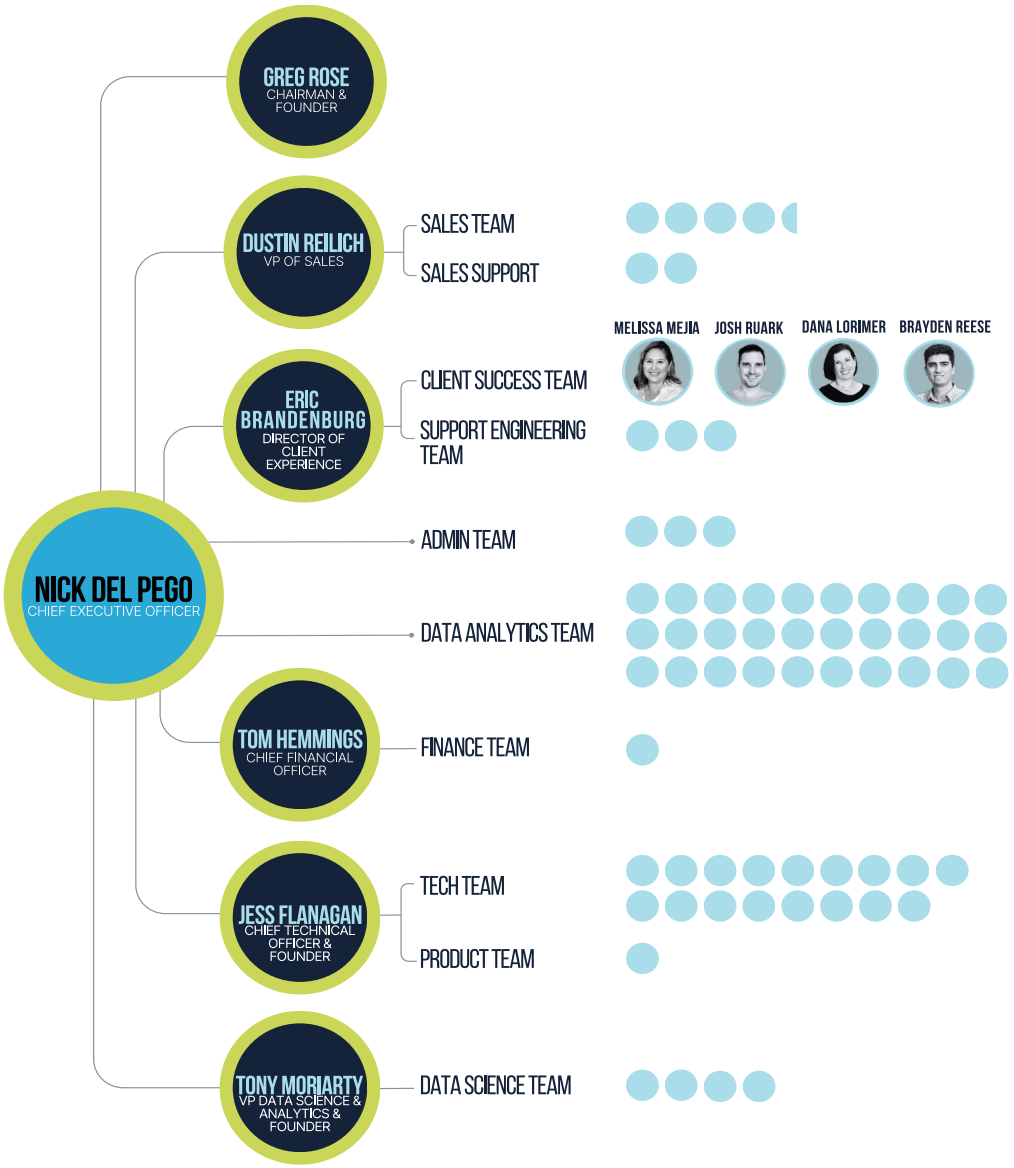
	PUB.APP.NO.	For more information, please visit the following links:
Patent 1	U.S. Patent No. 11,790,466 B2	Identifying and validating rental property addresses
Patent 2	U.S. Patent No. 11,741,560 B2	Detecting and validating improper homeowner exceptions through data mining, natural language processing, and machine learning
Patent 3	U.S. Patent No. 20,190,333,173 A1 AI Newly allowed	Detecting and validating improper residency status through data mining, natural language processing, and machine learning

The Rentalscape platform pinpoints the exact addresses of STR listings within City limits, providing an accurate representation of STR activity across the City and its community districts. Rentalscape organizes listings and calculates statistics on a per-property basis, ensuring that activity is not double-counted by mapping each property's precise location. This level of accuracy enhances compliance, enforcement, tax collection, and complaint management.

Rentalscape is the only platform that automatically updates upcoming rentals and bookings shortly after reservations are made.

In every jurisdiction where we provide our service, we have increased compliance and improved tax/fee collection. Our process starts with producing the cleanest data possible – ensuring reporting is accurate and compliance levels are carefully monitored. We also regularly consult with City staff to ensure we stay up to date with the latest STR best practices.

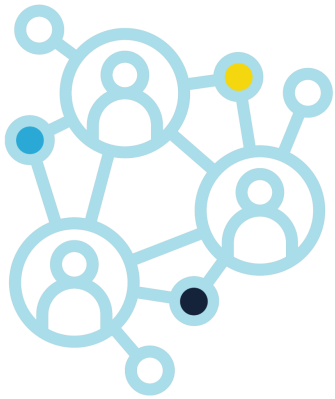
Organizational Chart



2. Company's Profile

Legal Entity:	Deckard Technologies, Inc. C Corporation – a Delaware Corporation EIN – 0532772 (No other names previously used, nor other company affiliations)
Principal Place of Business:	1620 5TH Ave. #400, San Diego CA 92101
Website:	https://www.deckard.com/
Phone:	(619) 501-4208
Date of Establishment:	May 8, 2018
Subsidiary:	NO – Not Applicable
Primary Contact:	Thomas Hemmings, Vice President & Chief Financial Officer (619) 501-4208 tom.hemmings@deckard.com 620 5TH Ave. #400, San Diego CA 92101 (Headquarters)
Support Staff:	1620 5TH Ave. #400, San Diego CA 92101 8am – 5pm PST – email support 24/7 Melissa Mejia – Director of Client Success Thomas Hemmings – Chief Financial Officer
License Number:	Deckard understands that if a business license is required to do business with the City. This license will be obtained immediately upon being awarded this contract.
Bankruptcy:	None
Mergers/ Acquisitions/Sale:	None

3. Resume and Qualifications



A successful short-term rental program only works through close and continual collaboration.

Unlike others, Deckard provides direct access to all the senior staff. The executive team frequently travels to meet our clients, speak at City meetings, and continually incorporate feedback into our products. We are always seeking improvements in our systems, and this is only possible by working directly with our customers.

At Deckard, you receive the direct cell phone numbers of your Client Success Representative and our executive team. We prioritize building strong relationships with our customers and are committed to ensuring success at every level. When you reach out to us—whether for support, assistance with enforcement, or to suggest system enhancements—you'll always connect with a dedicated team member, never a call center.

Nick Del Pego

Chief Executive Officer
EXPERIENCE: **25 YEARS**

Mathematician, U.S. SpecOps veteran, seasoned corporate senior leader and all-around problem solver. Nick's career path has always left him solving difficult problems with finesse and efficiency. He stays actively engaged with our customers and takes pride in providing solutions that meet your needs. Nick demonstrates his commitment to client engagement by sharing his personal cell phone on LinkedIn.

Jessica Flanagan

Chief Technical Officer
EXPERIENCE: **16 YEARS**

Jess is a career software engineer, technical manager, accomplished communicator and public speaker, team mentor, gamer, women-in-tech advocate and former white hat hacker, bringing over 12 years of software engineering experience to the team. Our data engineering team is the backbone of everything we build. Jess will provide strategic oversight to ensure the City short-term rental platform is built and maintained to the highest technical standards.

Tony Moriarty

VP of Data Science
EXPERIENCE: **16 YEARS**

Machine Learning & Data Science Lead, Big Data native and software research engineer, and Open-Source contributor. Tony and his team elevate what is possible through modern data science techniques and allow us to find more property locations and uncover more sights than anyone else in the market. Tony will ensure the City data remains the strongest foundation for accurately identifying and analyzing short-term rentals.

Dustin Reilich

VP Sales & Govt Affairs
EXPERIENCE: **31 YEARS**

As the head of Sales, Dustin brings decades of government experience to the Deckard team. His far-reaching experience has taken him to every city and county in California, as well as countless other jurisdictions nationwide. He is passionate about staying involved throughout the implementation process to ensure his clients get exactly what he promised, and more.

Melissa Mejia

Director of Client Success
EXPERIENCE: **20 YEARS**

Melissa, our Director of Client Success, leverages 20+ years in real estate appraisal to drive results. Her strategic client engagement, data-driven decisions, and client-centric leadership have boosted retention and business growth. She believes clients are a business's heart and leads her team to deliver exceptional experiences, exceeding expectations for mutual success.

Dana Lorimer

Snr Client Success Manager
EXPERIENCE: **30 YEARS**

Dana has worked in many industries, ranging from customer service in the Hotel Industry to Financial Compliance. Over the past 8 years Dana's specialty has been working in Financial Compliance, Risk Management and maintenance. Dana has worked with Cities and Counties across the board solving problems and creating processes.

Brayden Reese

Sr Customer Relationship Mgr
EXPERIENCE: **8 YEARS**

With a seasoned background in Customer Success within the GovTech sector, Brayden is dedicated to empowering his clients to thrive from initial onboarding through to seamless product adoption. Brayden excels in delivering best-in-class customer service, consistently adapting to meet the evolving needs of his clientele.

Eric Brandenburg

Dir Project Management
EXPERIENCE: **24 YEARS**

Eric Brandenburg is a highly accomplished military leader with extensive experience in program management, cyber warfare, and technical sales engineering. His proven ability to handle complex programs and deep cybersecurity knowledge make him an indispensable asset to elevate your project.

Statement of Qualification

Deckard Technologies brings over five years of experience in short-term rental (STR) enforcement, compliance tracking, and regulatory support. Our team combines deep expertise in software development, data science, and municipal policy to deliver tools that help cities monitor and manage STR activity with precision.

Our platform is currently used by hundreds of jurisdictions and is well-suited to Hawthorne's regulatory framework, including the City's distinct treatment of primary, secondary, and vacation rentals under Chapter 17.74. We specialize in identifying non-compliant properties, tracking booking activity, and providing actionable data for enforcement.

Each client is assigned a dedicated Customer Success Manager to ensure responsive support and a smooth implementation. With a strong track record of helping cities improve compliance and reduce illegal operations, Deckard Technologies is well-qualified to support the City of Hawthorne's STR program.

Eric Brandenburg

Senior Director of Client Experience

deckard technologies

A highly accomplished military leader with extensive experience in program management, cyber warfare, and technical sales engineering. His proven ability to handle complex programs and deep technical knowledge make him an indispensable asset to elevate your project. Eric will certify the jurisdiction's project timelines are met and the system is configured for optimal performance. Eric has worked on 100 simliar projects to date.

WORK EXPERIENCE

Deckard Technologies
2023 - Present

Senior Director of Client Experience

Oversees Customer Onboarding:

- Leads the onboarding process for new customers
- Conducts detailed requirements gathering to ensure a smooth implementation
- Oversees initial software implementation and configuration
- Directly supervises and empowers cross-functional teams, including the Customer Support Team, Tier 1 and Tier 2 Technical Support, Client Success Director and Managers, and the Senior Program Manager.

Freelance
2022 - 2023

Technology Consultant

Independent Consultant for Intelligence/Business Intelligence systems to include: Cyber Warfare, Cellular Intercept, Open Source Intelligence (OSINT), Geo-Location and Tracking, Airborne Intelligence Surveillance and Reconnaissance (ISR), Software/Hardware Development, and Systems Integration.

University of Maryland Global Campus
2015 - Present

Adjunct Professor

Cyber Security Program

IHSS Development Group
2023

Vice President - Cyber Warfare

Vice President in charge of Cyber Warfare Operations and Systems to include cellular intercept, Open Source Intelligence (OSINT), Geo-Location and Tracking.

IA2G/International
2021 - 2023

Director of Business Development

Cyber Security Program

EDUCATION

Capitol Technology University
2023-2025 (Current)

Doctor of Philosophy - PhD, Intelligence and Global Security

American Military University
2012-2014

Master of Science (MS), IT/Digital Forensics

3.97 GPA, Golden Key International Honour Society

American Military University
2006-2008

Bachelor of Science (BS), Information Technology

With Honors

Anthony Moriarty

VP of Data Science
Co-Founder of Deckard

deckard technologies

Tony is Deckard's Machine Learning & Data Science Lead, Big Data native and software research engineer, and Open-Source contributor. Tony and his team elevate what is possible through modern data science techniques and allow us to find more property locations and uncover more data driven insights than anyone else in the market. Tony will ensure the jurisdiction's data remains the strongest foundation for accurately identifying and analyzing short-term rentals.

WORK EXPERIENCE

Deckard Technologies
2018 - Present

VP of Data Science, Co-Founder of Deckard

- Leads the DeckardML initiative, having architected the company's original data science roadmap.
- Developed DRKv1, a proprietary heuristic for identifying target properties.
- Oversees the integration of advanced machine learning and deep data mining techniques to enhance STR identification and property intelligence.
- Elevates the platform's capabilities by driving innovation in predictive analytics and large-scale pattern recognition.
- Spearheads AI/Machine learning initiatives for Deckard.

Qualcomm
2010 - 2018

Senior Staff Machine Learning Engineer

Led the Machine Learning effort in Chip Testing; Forecasting & Finance. Designed and built systems to analyze, join, and visualize data from disparate sources using pySpark,AWS-EMR, scikit-learn, Postgres and ELK. Deep Learning & Natural Language Processing to classify documents. Excellent communication skills required to convey conclusions to internal departments and leadership of a fortune 500 company.

Canon Information Systems Research Australia (CISRA)
2007 - 2010

Software Engineer

Embedded design and C coding in the field of display rendering, implementation, analysis and optimization of a large system, test systems with Python, patent evaluation and creation, brainstorming ideas and presentations to superiors, liaising with customers: communication and negotiation.

EDUCATION

University of Sydney
2016-2019

Masters of Data Science, Machine Learning and Data Visualization

HD GPA. Academic Honour Roll. Masters of Data Science Entry Scholarship.

University of Queensland
2001-2006

BENG/IT, Computer Systems Engineering

90% GPA, First class honours, High Distinction for thesis

Nickolas R. Del Pego

Chief Executive Officer

deckard technologies

Mathematician, U.S. SpecOps veteran, seasoned corporate senior leader and all-around problem solver. Nick's career path has always left him solving difficult problems with finesse and efficiency. He stays actively engaged with our customers and takes pride in providing solutions that meet your needs. Nick demonstrates his commitment to client engagement by sharing his personal cell phone on LinkedIn. Your jurisdiction will have access to Nick's direct email and phone number.

WORK EXPERIENCE

Deckard Technologies
2023 - Present

Chief Executive Officer

Responsible for end to end operations and product development across a geographically distributed team; identifying opportunities, setting customer expectations and driving the team to efficiently and elegantly address and overcome the challenges to rapidly developing data driven solutions.

InQualcomm ESG Data Analytics
2015 - 2018

Senior Program Manager

- Led and ran operations for successful data science and engineering efforts across varied subject areas; including data management for autonomous driving (Petabytes monthly), machine learning and data pipelines for big data across Chipset Performance and Test Engineering and Global Chipset Market Forecasting
- Managed an annual budget exceeding $17M for a team with 70 team members across the globe; accountable for the spend and transparent communication to highlight changes and mitigate risks to key stake holders
- Created the push for millions of dollars' worth of investments, in hardware, software, external expert engagements to both aide and train internal resources as we pushed further into tackling big data opportunities with cutting edge methods in parallel computing, containerization and modern machine learning techniques.

InQualcomm ESG Data Analytics
2011 - 2015

Senior Program Manager

- As the team's lead subject matter expert for intellectual property data, worked to align a suite of software and data analytics tools to efficiently monetize and leverage Qualcomm's patent portfolio
- Set expectations with customers, drove execution of our projects to meet those expectations, and communicated the results with key stakeholders to ensure that the right products were being delivered and achieving measurable results

EDUCATION

University of California San Diego

B.A. in Mathematics

3.891 GPA, Summa Cum Laude, Phi Beta Kappa academic honors society

University of California Los Angeles

Mathematics

Jessica Flanagan

Chief Technology Officer

deckard technologies

A career software engineer, technical manager, accomplished communicator and public speaker, team mentor, gamer, women-in-tech advocate and former white hat hacker. Jess leads our data engineering team which is the backbone of everything we build. Jess will provide strategic oversight to ensure the jurisdiction's short-term rental platform is built and maintained to the highest technical standards.

WORK EXPERIENCE

Deckard Technologies
2018 - Present

CTO Co-founder

Role within Deckard has been to:

- Designed and implemented scalable data architecture to support high-volume data processing.
- Leads the engineering team, providing mentorship and technical guidance.
- Developed reliable, cost-efficient data pipelines for numerous data feeds.
- Established data warehouse and database environments to support analytics and data science.
- Unified disparate data sources to ensure consistency and accessibility.

InQualcomm ESG Data Analytics
2017 - 2018

Lead Data Architect (Senior Staff Engineer)

- Led architecture and development of big data solutions across domains including wireless communications, IP, and financial analysis.
- Split role between hands-on development and providing architectural oversight across multiple internal projects.
- Evaluated technologies and established architecture standards and best practices within the team.
- Prototyped Kylo/NiFi pipelines for operator services and chipset testing teams.
- Advised on migrating an Apache Airflow pipeline to Google Cloud for the self-driving car division.
- Supported AWS pipeline development for the 5G testing group and improved prototypes for the network monitoring team.

InQualcomm ESG Data Analytics
2014 - 2017

Developer / Solution Architect (Senior Staff Engineer)

Managing a team of data scientists and developers to build a unified database by combining information from many sources, purchased, web scraped and inferred from other data sets. To start with we had to create a canonical name system for linking these sources.

EDUCATION

The University of Queensland

Bachelor of Engineering, Software

3.891 GPA, Summa Cum Laude, Phi Beta Kappa academic honors society

The University of New South Wales

Graduate Diploma of Engineering Science, Telecommunications Engineering

Our support philosophy

The Rentalscape Advantage

Dedicated Client Success Manager (CSM)

Your CSM serves as an ongoing partner, advocating for your success and facilitating collaboration between Deckard Technologies and your team. This relationship ensures staff needs are met efficiently, creating a foundation for exceptional service and long-term success. At Deckard Technologies, exceptional customer service isn't an extra feature - it's our philosophy!

Comprehensive and Ongoing Training

- Initial and refresher training sessions tailored for City staff
- Training materials provided electronically for easy access
- Virtual training reduces costs and ensures consistency
- Unlimited users

Unlimited Access and Support

Unlimited users and training included at no extra cost, your CSM is available to provide assistance and address your concerns. Your CSM is always accessible via phone, email, and/or virtual meetings, ensuring you have the partner you need to achieve your program goals.

Proactive Updates and Enhancements

Quarterly software updates keep the system aligned with the evolving needs of the short-term rental market and ensures continuous improvement.

Rapid Issue Resolution

All In addition to having access to a dedicated CSM, you'll have access to the Customer Support Portal for fast and efficient issue resolution. Requests are reviewed daily, and all reported issues are escalated the same business day through our monitored email and online support system. Deckard is equipped with the tools and resources necessary to support your customer journey effectively.

With Rentalscape, exceptional customer service isn’t extra—it’s our mission.

4. Experience

The Rentalscape STR identification & management process

At Deckard, we don't just sell software.

Unlike many SaaS (Software as a Service) companies that roll out a solution then "set it and forget it", Deckard partners with 400+ jurisdictions across the US to build a complete short-term rental program tailored to their communities. We also continuously enhance the software with new features and improvements to optimize usability and functionality. In 2024 alone, we have onboarded over 100 new clients in the past six months.

Our goal isn't just to provide software; it's to empower communities to identify all short-term rental activity, ensure operators comply with applicable laws, bring people into compliance, and reduce the workload on your staff. Managing issues such as noise complaints or underpaid taxes is a breeze with Rentalscape by Deckard.

> *Rentalscape is an absolute game-changer - we had 100% more information and that makes my job 1000% easier*

Jane Yager-Baumrind
Short-Term Rental Coordinator
TOWN OF MT PLEASANT, SC

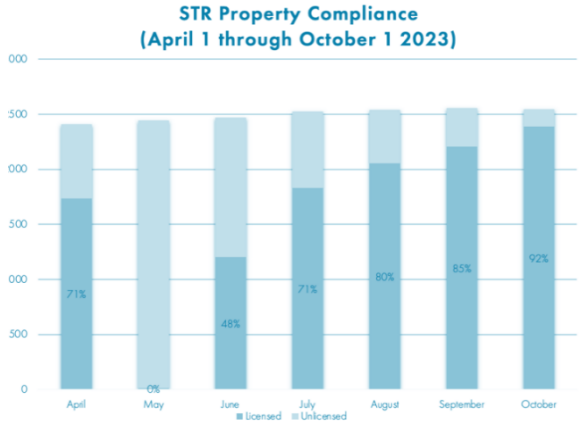
Example of a recent successful STR program

On January 3, 2023, Deckard Technologies replaced Avenu Insights as the provider of Short-Term Rental Identification and Management Services for South Padre Island, Texas—a premier beach destination with a high-demand short-term rental market. This successful transition highlights our expertise in implementing large-scale compliance and monitoring solutions. Managing a dynamic market like South Padre Island has provided invaluable real-world experience directly applicable to Hawthorne, which had over 426 active short-term rental listings last year. The best practices we've developed in project like these equip Deckard to help Hawthorne effectively manage its short-term rental marketplace in compliance and a streamlined registration efforts.

In just 10 business days, we kicked off our program, configured the core Rentalscape system and opened access to staff in South Padre Island, which had over 9,000 short-term rental listings across more than 3,000 properties. South Padre Island started using Rentalscape on January 18 – just 15 days after finalizing their contract!

How is this possible? It's because Rentalscape by Deckard is the only platform that tracks short-term rental activity for every town, city, county, and state in the U.S.—not just for our customers, but for every single jurisdiction in the country. Rentalscape is already configured and live for the City of Hawthorne – we just need to give you access. Our competitors typically take months to build and configure a system for tracking your short-term rentals, all while charging you for a service that has yet to be built. With Rentalscape, you get a solution within weeks of signing the contract.

Shortly after signing with Deckard, South Padre Island decided to expire all existing licenses and launch a new registration program. While this is uncommon, South Padre Island took this bold step to ensure that registered properties were well managed. Deckard configured South Padre Island's Short-Term Rental Registration platform to exactly match their ordinance between February and April for a go-live before May 1. After identifying over 95% of all short-term rentals on the island and with the help of the Rentalscape Outreach Campaign, we received over 2,300 license applications between May 1 and October 1, with more than 1,000 submitted in the first 24 hours of the new system going live.



After four years with Avenu Insights, South Padre Island had 72% compliance in short-term rental registration as of April 2023.

By October 2023, with the help of Deckard, South Padre Island raised their registered properties by over 600 and increased compliance to over 92%, with further gains still coming.

Figure 1: ***Compliance in South Padre Island***

The Ordinance

01

Step one in a great STR program is having a well-designed regulatory framework. Deckard regularly works with the council to develop a great ordinance. The City of Hawthorne already has a great ordinance (Ordinances No. 2198 and 2206).

What makes it standout?

- Home-Sharing is allowed year-round in all zones.
- Secondary Residence permits are capped at 10 per year, one per owner.
- Vacation Rentals are limited to 90 days and not allowed in commercial zones.
- STR types are clearly defined as Home-Sharing (Primary and Secondary) and Vacation Rentals.

The Message

02

Step two in a great STR program is **communication**. Deckard regularly works with council to communicate to the operators their responsibilities. The City of Hawthorne already does this well too.

What makes Hawthorne great in our eyes?

- Your website for planning applications is clear and concise.
- The Short-Term Rental Application is easy to find.
- Contact information for the planning is readily available.

Many of our 400+ customers who utilize the Rentalscape Outreach program can enhance their messaging. Once we have identified all the non-compliant operators, multi-letter campaigns are incredibly effective in bringing operators into compliance. The key is to clearly communicate that you have been tracking their operations, have accurately identified their address, and have tied the identification of the advertised property to an exact Los Angeles County parcel number.

Deckard ties STR listings to exact parcel numbers and regularly updates parcel owner contact details from county data. Unlike competitor systems, there is no manual work required by City staff to contact non-compliant operators.

The Data

03

Running a successful program is all about excellent data.

Having data that is complete, accurate, timely and actionable are all extremely important.

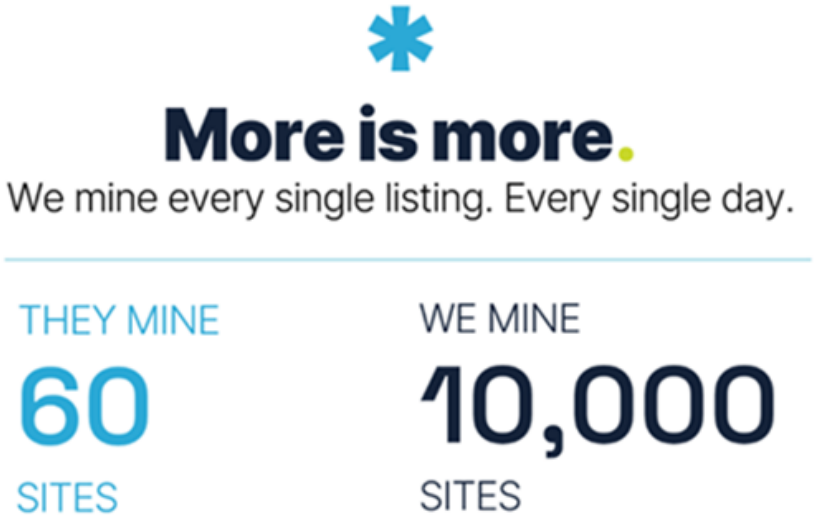
Deckard is a data company! We store over half a billion real estate images and monitor every listing in every city worldwide for changes daily. We store terabytes of data and add over one billion new records to our repository each day.

That's all great – but what does it get you?
How does the City of Hawthorne benefit from great data?

Great data enables effective outreach. It helps ease people into compliance, but more on compliance below. Deckard's data collection is unlike any other platform in the industry. While other providers mine a fixed set of platforms, Deckard uses AI systems to scour the web 24/7, continuously searching for new sites with short-term rental listings.

The short-term rental industry is expansive, with thousands of platforms, brands, and providers across the globe. Just how many STR platforms are out there? With **19,502 incorporated places** in the U.S. alone—each potentially hosting its own local STR website—the number is likely far greater than most realize. So far, we've identified over 10,000 platforms worldwide and continue to expand our database daily. It's a diverse and constantly evolving landscape, and our mission is to uncover and track every platform operating in this space.

But what does it all mean? Below is a sample breakdown of the types of sites, the information available on each, and why it's essential to look everywhere.



The Big Guys

Airbnb, Expedia, TripAdvisor, and Booking.com are the four largest advertising platforms for U.S. short-term rentals. However, these platforms often exist in different forms. For example, Stayz.com.au contains identical information to vrbo.com—both are Expedia sites. Stayz.com.au is simply the Australian version. Similarly, Bookabach.co.nz is another version of vrbo.com with a different logo; it's the New Zealand version. All three sites feature the same listings—they just have different branding.

Figure 2 lists the various forms these four platforms take. Note that many of these sites no longer exist; HomeAway.com and CanadaStays.com now simply redirect to VRBO.

Other solution providers that list all these sites as part of the catalog they monitor are just counting the same listings repeatedly, making it appear as though they monitor much more than they actually do.

Figure 2: ***Various guises of the four major STR platforms***

The Medium Guys

Deckard also monitors many smaller platforms, primarily specialty advertising sites such as Hipcamp.com, which focuses on camping sites, and BringFido.com, which specializes in pet-friendly accommodations. Another type of mid-sized STR site includes property management companies like Vacasa and Evolve.

Rentalscape by Deckard regularly tracks listings on Hipcamp, BringFido, HolidayRentalsByOwner, Evolve, Vacasa, and hundreds of other mid-sized short-term rental sites. These large property management companies operate nationally and frequently list their properties on both major platforms and their own sites. **MisterBandB advertises around 32 listings in the City of Hawthorne and many of their bookings are taken directly on their platform. Evolve has a presence in the City of Hawthorne with 7 listings.**

The Data Store

Rentalscape is the only system that continuously monitors short-term rental listings. It's the only platform that closely tracks every calendar and booking, ensuring that even last-minute reservations are captured. Without frequent monitoring, identifying these late additions would be impossible.

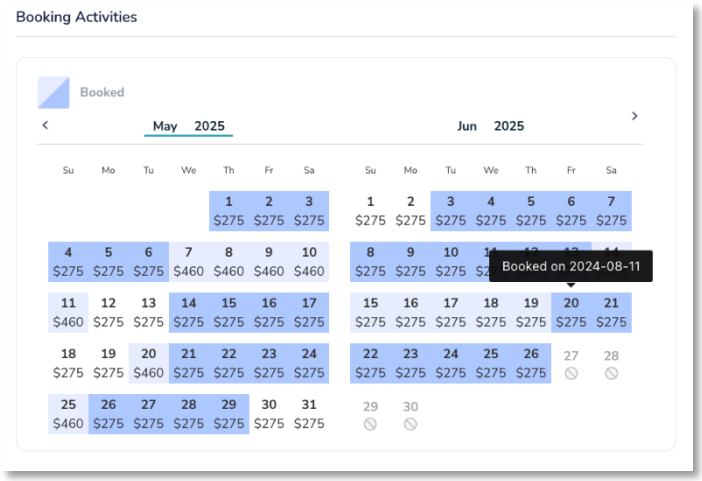


Figure 3: ***Rentalscape Calendar***

FutureCast™ tracks bookings as they are made. Rentalscape shows calendars for every property including the rate, the individual bookings and the date booked.

Figure 3 shows the calendar available within Rentalscape for every short-term rental property. The calendar on the left shows both past and future bookings. When two bookings are made back-to-back, they are highlighted in a different color (note change in color on May 7-11). The nightly rate is shown on all bookings along with the date the booking was made. To the right, the booking from June 20 to 26 was taken by the host on August 11, 2024.

The Deckard AI platform consists of thousands of computers running 24/7, mining data and analyzing the results with AI. It holds over half a billion images, nearly a billion short-term rental screenshots, and trillions of data records.

This system is the foundation for improving compliance. If there is an interior or exterior photo of a property, we likely have it. Deckard houses the single largest real estate data repository in the world – it's what we use every day to identify properties, track activity and generate the evidence required to ensure near-total compliance in the City of Hawthorne.

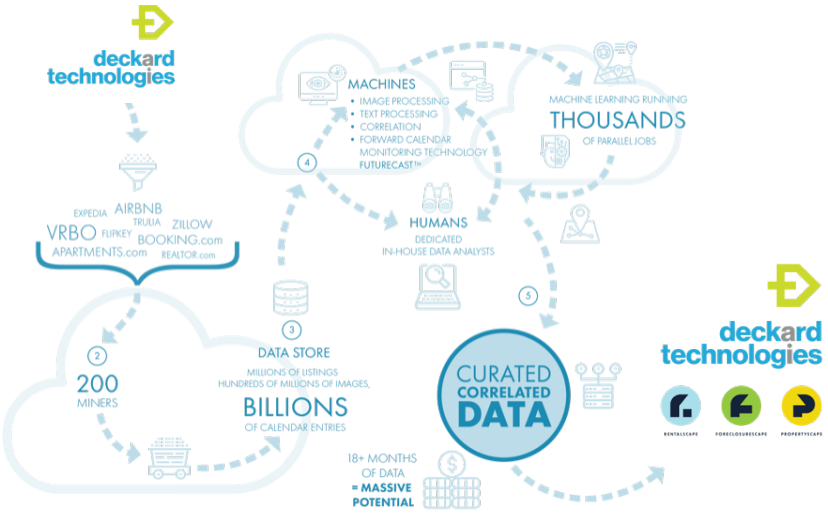


Figure 4: ***Deckard AI Platform***

The Artificial Intelligence

04

Having the only system that mines every short-term rental listing every day is just part of the solution. Rentalscape discovers thousands of new images each day. Rentalscape processes over a billion new data records daily. This data volume is far beyond what can be managed by humans alone. This is why at Deckard we have built a massive machine learning system that leverages extensive image analysis, natural language processing (text analysis) and artificial intelligence to process the data. The result is that we identify new short-term rentals soon after they start advertising. Our vast real estate data store doesn't just contain short-term rental data—it includes real estate sales, long-term rentals, street view data, county property records, property sales information, and ownership details, all fed into our AI system.

To date, our analysts have already matched over 200 short-term rental listings with the exact property addresses within the City limits. We have approximately 246 listings yet to be mapped. Within 4-6 weeks of engaging with the City of Hawthorne we expect to have over 95% of listings for properties correctly identified.

Figure 5 shows the Rentalscape map for the **City of Hawthorne** where over **100** properties have already been identified using our artificial intelligence systems. The color-coded map currently uses yellow dots for unmatched addresses and **blue dots** for verified listings, once a contract is signed all dots will become **blue** within 4-6 weeks. When **the City of Hawthorne** permit data/ordinance rules are uploaded, the team can color code each dot based on compliance so that the map view serves as a command center to quickly identify and address non-compliant properties.

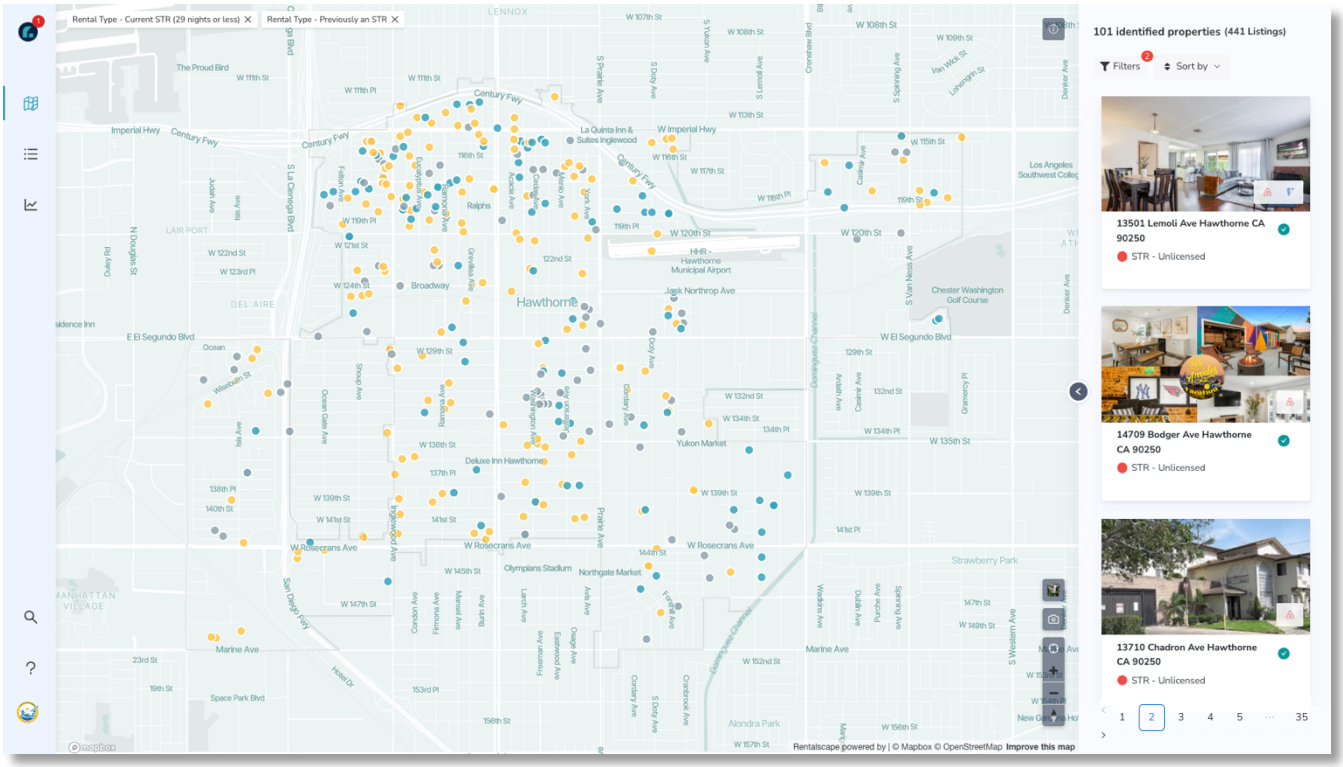


*Figure 5:**Rentalscape Map of the City of Hawthorne***

Figure 6 ***Image Matching***

How does it all work? The Rentalscape image matching system is completely unique in the industry. This multi-tiered system can, of course, match identical images, but the real magic lies in the ability to match two different images of the same scene, whether internal or external. As shown in Figure 6 above, the Rentalscape image matching identified two different photos of the same property taken from different angles as being the same house. Our technology compares every photo from each short-term rental listing in the City to images in our real estate database. With over 426 listings processed, this has resulted in more than 181 thousand photo comparisons. By leveraging publicly available Zillow listings where precise addresses are publicly available further enhances our efficiency, allowing us to pass cost savings on to our clients and achieve an operational speed four times faster than the industry average. With our extensive real estate and street view data, a powerful computing platform is essential to manage this workload. Fortunately, Rentalscape's advanced computing infrastructure operates around the clock, 365 days a year, matching every STR listing to its exact address/parcel number

Figure 7 shows how Rentalscape matches an Airbnb listing in the Hawthorne to a Redfin listing and most importantly it is also matched to the exact county parcel record.

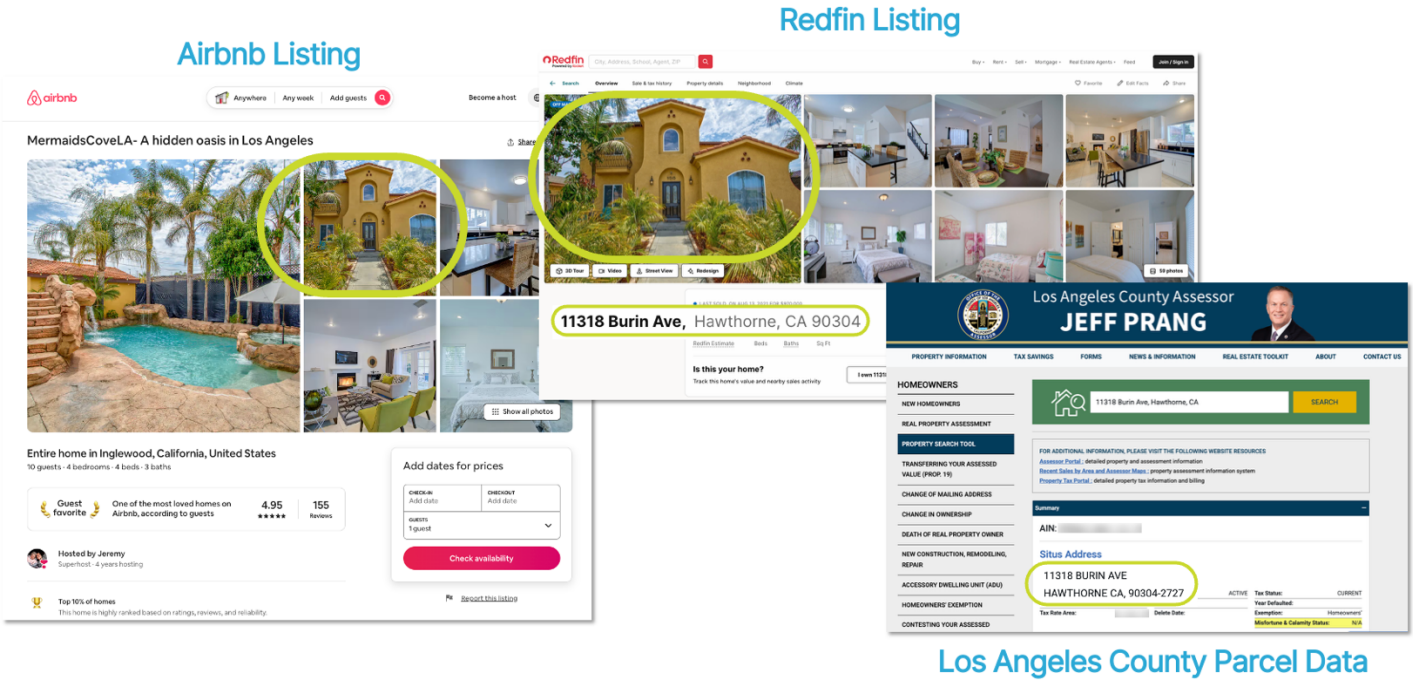


Figure 7: ***Redfin Matching***

Supervised machine learning requires ground truth-the more, the better. Ground truth must be incredibly accurate, and the more data available, the better the results. **This is why Deckard employs over 50 in-house data analysts who meticulously check every AI result and continually feed the machine learning system with additional ground truth.** Our analysts have manually verified over 350,000 short-term rental properties to ensure the accuracy of our data.

No other company invests as heavily into address mapping technology, nor does any other company employ as many full time, in-house analysts as Deckard!

Figure 8: ***Rentalscape verified property***

When you see the verified flag on Rentalscape, you know an in-house Rentalscape analyst has meticulously verified every aspect of the property – the address, the structure, the license, the owner – everything has been thoroughly checked.

Rentalscape is widely praised by its users for uncovering insights that would otherwise be impossible to obtain. It streamlines the work of compliance officers and tax collectors nationwide, ensuring both accuracy and efficiency. Far from simply making the job easier, Rentalscape transforms short-term rental management into a genuinely enjoyable process. By continuously processing massive amounts of real-time data, the platform delivers comprehensive oversight and valuable intelligence, placing it well ahead of competing solutions.

Scope of Services

1. Identification – Create and Maintain a Database of Short-Term Rental Listings

Create and maintain a database of STRs within the City utilizing a variety of technologies and resources. City of Hawthorne's staff must have access to the data. The database should identify existing STRs by address and include enough additional information to ensure compliance with City regulations (licensing status, Transient Occupancy Tax (TOT) remittance status, tenancy, type of STR, estimate of days rented, etc.). In your response to this RFP, please outline the various types of information you are able to collect.

Deckard's Rentalscape system is designed to create and maintain a comprehensive database of all short-term rental (STR) activity within the City of Hawthorne. This cloud-based platform is accessible to City staff at all times and is built to track all relevant data points necessary for effective compliance monitoring and enforcement of Hawthorne Municipal Code (HMC) Chapter 17.74.

Each STR listing identified within City limits is matched to a physical address and parcel number using our patented address identification process. From there, the system builds a detailed record that includes:

- Property address and parcel number
- Listing URLs and associated platforms (e.g., Airbnb, VRBO)
- Host and owner information, including mailing addresses (when available)
- STR type classification (Primary Residence Home-Sharing, Secondary Residence Home-Sharing, Vacation Rental)
- Estimated number of days rented per calendar year, based on calendar mining and availability data
- TOT remittance status (when available or integrated)
- Rental frequency and booking history
- Maximum occupancy and advertised guest limit
- Room and property type, including number of bedrooms and whole unit vs. room rental

Compliance status, including whether the property is registered, unregistered, over the 90-day limit, located in a prohibited zone, or in violation of permit limits for secondary residences

We continuously monitor thousands of STR listing platforms and automatically update the database to reflect new, removed, or modified listings. This ensures the City has an up-to-date and accurate view of all active and historic STRs. Listings are de-duplicated and consolidated into unique property records, which City staff can search, filter, and export at any time in formats such as Excel or CSV.

City staff will also be able to flag any questionable data directly within the system, which will trigger our team to review and update records as needed. In addition, we provide timestamped PDF documentation for suspected violations, including calendar screenshots and listing metadata, to support enforcement related to stay limits, zoning violations, or permit caps.

With this robust dataset, the City of Hawthorne can effectively enforce its ordinance and ensure that STR activity is aligned with the City's policy goals. For more details, see page 25 for the Rentalscape system, page 33 for the tax collection portal, and page 30 for the registration portal."

2. Business License Issuance and Collection of Fees

Develop a public-facing online system to register STRs, calculate and receive payments for and issue STR business licenses on behalf of the City, collect TOT, and calculate and collect any applicable penalties and interest. This system will be used in conjunction with the STR database to ensure all STRs within the City are properly approved and licensed. The system should ensure that collected fees are remitted electronically to the City.

Deckard's STR Registration/Tax Collection Portal provides a fully integrated solution where short-term rental owners can manage their permits/licenses, pay taxes, and stay informed about evolving regulations. Designed for ease of use, the portal enables hosts (including those managing multiple properties) to handle all registrations/tax remittance under a single login. Since the City enforces a strict STR cap and limits STR activity in certain zones, the system automatically prevents ineligible applications at the outset, based on location and permit availability.

We work closely with City staff to ensure each registration aligns with Hawthorne Municipal Code Chapter 17.74. A customized business license workflow is built into the portal, guiding property owners through a structured process that collects all required data fields and documentation. On the backend, City staff can review each application and verify compliance before issuing the license. All required forms and supporting documents can be uploaded directly through the system.

Operators can securely remit Transient Occupancy Tax (TOT) payments within the same portal. The system calculates fees, applies penalties or interest when applicable, and delivers automated reminders to help operators stay current. All fees and tax revenues are collected electronically.

To assist with reconciliation, the system generates nightly reports that summarize all payments and account activity. These reports can be easily exported and integrated into the City's financial systems.

The Rentalscape platform mines calendar data on a frequent basis, tracking bookings as they occur and generating precise, property-level revenue estimates. This visibility allows the City to compare expected revenue with submitted TOT payments. Any discrepancies are flagged by the system for further audit review. Archived booking data, review history, and tax submissions are stored for each listing, creating a detailed record to support enforcement and auditing efforts.

With experience in supporting jurisdictions across the country, our team also advises on permit fee structures and policy design, helping municipalities balance program sustainability with host compliance.

For more detail, see page 30 for information on the registration portal and page 33 for the TOT tax collection portal.

3. Compliance

Regular audits of all STR properties should be conducted with quarterly reports provided to the City. These reports should identify all non-compliant properties for enforcement actions. As part of the compliance efforts, initial outreach to encourage registration and licensing should be performed by the consultant before referral to the City for citation or other enforcement action.

Deckard Technologies supports ongoing audits of all short-term rental (STR) properties through a comprehensive monitoring system that continuously scans and analyzes listings from major platforms. The system performs regular scraping, matching each listing to a verified parcel number and providing defensible, timestamped evidence of listing activity, pricing, booking frequency, calendar availability, and occupancy behavior. This data forms the basis of actionable insights and helps identify non-compliant properties for enforcement.

All compliance data is accessible to City staff in real time, with flexible filtering tools and on-demand reporting. City staff can generate custom views based on registration status, advertising behavior, rental type, or suspected violations. Reports are exportable in CSV format and can be downloaded as needed. If the City prefers scheduled reports, we can collaborate on a quarterly email cadence to ensure consistent delivery of summary data without requiring staff to log in.

Before referring properties to the City for citation or formal enforcement, Deckard initiates proactive outreach. This includes sending letters using City-approved templates and verified mailing addresses to inform operators of the registration and licensing requirements. The system flags suspected violations—such as exceeding occupancy limits, advertising unpermitted units, or operating in restricted zones—based on customized rule sets aligned with Hawthorne's STR ordinance.

In addition to tracking compliance activity, our system frequently mines calendar data from listing platforms, capturing availability, blackout dates, and booking patterns in near real time. This allows us to produce accurate, property-level revenue estimates based on observed pricing and occupancy behavior. These estimates can then be compared against actual Transient Occupancy Tax (TOT) payments submitted through the registration portal. Listings with significant discrepancies between estimated and reported revenue are automatically flagged for further review, helping the City identify operators who may be underreporting or failing to remit the correct amount. This capability enhances the City's ability to audit effectively and maintain a fair, transparent STR market.

Because the compliance module is fully integrated with the registration and tax collection portals, status changes are reflected immediately, ensuring the City always works from the most current and accurate data. All data collected through the system is owned by the City and can be used for enforcement, reporting, or policy analysis. This audit-ready environment supports a highly effective and time-efficient STR compliance strategy.

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Product Information

The Rentalscape Portal

The Rentalscape portal is a cloud-based system for City staff to track STR properties, monitor STR activity, manage STR permits, and record information about properties. The data in the system is constantly updated as new properties are discovered and addresses are identified, new permit applications are made, and permits are expired or revoked.

The Rentalscape portal displays information on all STR listings found within the City **covering at least the last 12 months.** We use U.S. Census data to identify City limits and any parcels or listings within the limits are monitored. Rentalscape also tracks properties outside the City until they are accurately identified. Occasionally, an STR listing's estimated location falls outside the City, but once the actual address is identified, it is confirmed to be inside the City.

Rentalscape displays:

1. Any permitted STR property
2. Any property with a currently live STR listing
3. Any property that is currently compliant/non-complaint
4. Any property with a past or future STR booking (even if the property currently does not have a live listing)

Rentalscape includes the ability to filter the properties displayed (e.g., only permitted properties, or only properties in a specific HOA) and to download all results. All data displayed is available for direct download from Rentalscape.

Figure 9 below is an example of a property displayed in Rentalscape. Note that the calendar shows not only booked dates but also differentiates between separate bookings, displaying the nightly rate and the date each booking was made. Additionally, note that the booking from October 22 and 28 of 2025 was made on August 11, 2024.

The information shown in Rentalscape for each property includes:

Property Characteristics

1. Property address
2. Owner name and mailing address
3. Residential type (primary residence, secondary/investment property)
4. Property type
5. Number of bedrooms and bathroom at the property, per public records data
6. A map showing the property's location
7. Maximum occupancy per the City of Hawthorne ordinance

Listing Characteristics

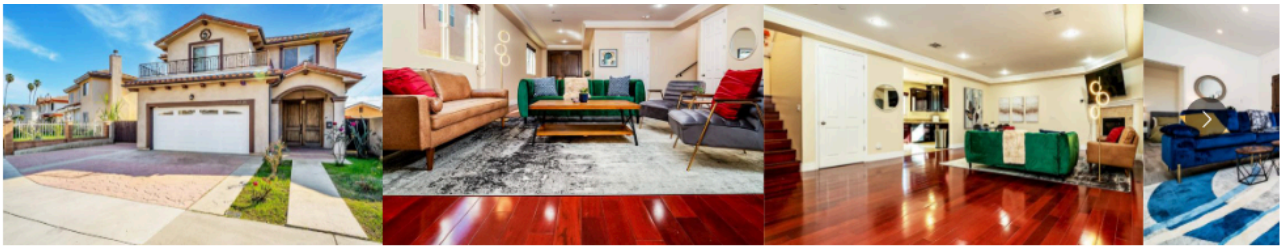
1. Listing URL for each listing associated with each specific property
2. Listing ad ID for each listing associated with each specific property
3. Rental calendar showing current month's activity as well as past twelve months and upcoming three months booking activity (frequently updated calendar)
4. Rentalscape clearly and easily differentiates between regular bookings and host-blocked dates that are not revenue-generating
5. Host name (when available)
6. Stay limitations (minimum/maximum)
7. Permit/license number if included in the listing
8. Daily Rental rate at time of booking
9. Rental frequency
10. Individual links to all active listing for the property
11. **PDF copy of each listing, as well as a history of all previous versions of the listing**, to identify any possible changes, as well as keep a record in case the listing is taken down by the host. Each image has a date-stamp showing when it was created and is kept indefinitely.
12. Rental type (Whole home, shared home)
13. Bedrooms and bathrooms advertised
14. Maximum occupancy, per listing

Estimated Sales Tax Based on Rental Activity

1. Occupancy rate
2. Estimated rental income
3. Estimated tax

As shown below (Figure 9), for each property, Rentalscape presents all available data for each property on the property detail screen, starting with a compliance box that highlights any detected violations. Rentalscape is configured to match the City's ordinance and is capable of flagging violations following the City's exact rules, including, but not limited to, permit registration and advertised occupancy versus permitted occupancy. Rentalscape looks for bookings less than 30 days when flagging STRs. When bookings exceed 30 days, they are correctly categorized as long-term rentals and do not cause the property to be treated as an STR.

Rentalscape actively monitors permit status and STR listings daily, flagging violations as they occur. We have encountered situations where other providers have flagged properties as 'no longer listed' or 'only performing long-term rentals,' only for those properties to re-list or take a short-term rental booking, which is subsequently missed by these other vendors, violating the City's ordinance**. Rentalscape continuously monitors every listing every day,** including bookings up to a year in advance. As soon as an unpermitted booking is made, Rentalscape sets a violation.



1 3718 W 119Th St Hawthorne CA 90250

Possible Violations (0)
We found no violations for this property

All (1) Airbnb (1)

2 Airbnb 54386972 3 Verify History Live Listing

4 Host	StayLA Vacation Rentals	Bedroom advertised	6
STR License displayed	N	5 Occupancy advertised	16
Unit type	Full Unit	First seen	2022-02-03

Location

Property Details

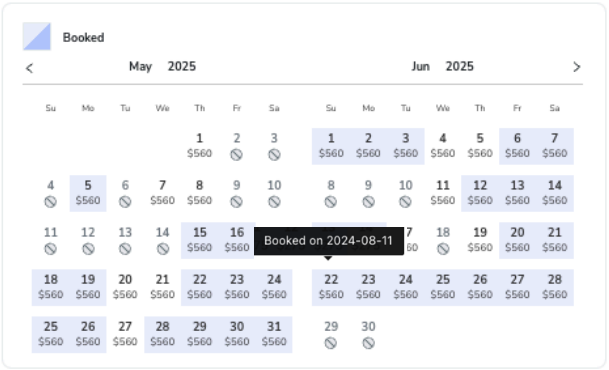
APN

6 Owner

Room N/A N/A

7 Owner address:

8 Booking Activities



Aggregate Statistics

10

9

11

1 STR ADDRESS
2 PLATFORM ID
3 LINK TO LIVE AD
4 HOST NAME
5 OCCUPANCY
6 OWNER NAME
7 OWNER ADDRESS
8 ACTIVITY: • OCCUPANCY • COST • BOOKINGS
9 NIGHTLY BOOKING RATE
10 RENTAL ACTIVITY
11 ESTIMATED LODGING TAX

Figure 9: ***Rentalscape STR Property Details for City of Hawthorne, CA***

Rentalscape also includes a Dashboard that provides an overview of all STR activity in the City. This Dashboard includes aggregated revenue, bookings, and property data, and highlights top-earning hosts and owners. See Figure 10 below as an example of the City of Hawthorne Dashboard. Please note that some charts will not be activated until we go live in Hawthorne.

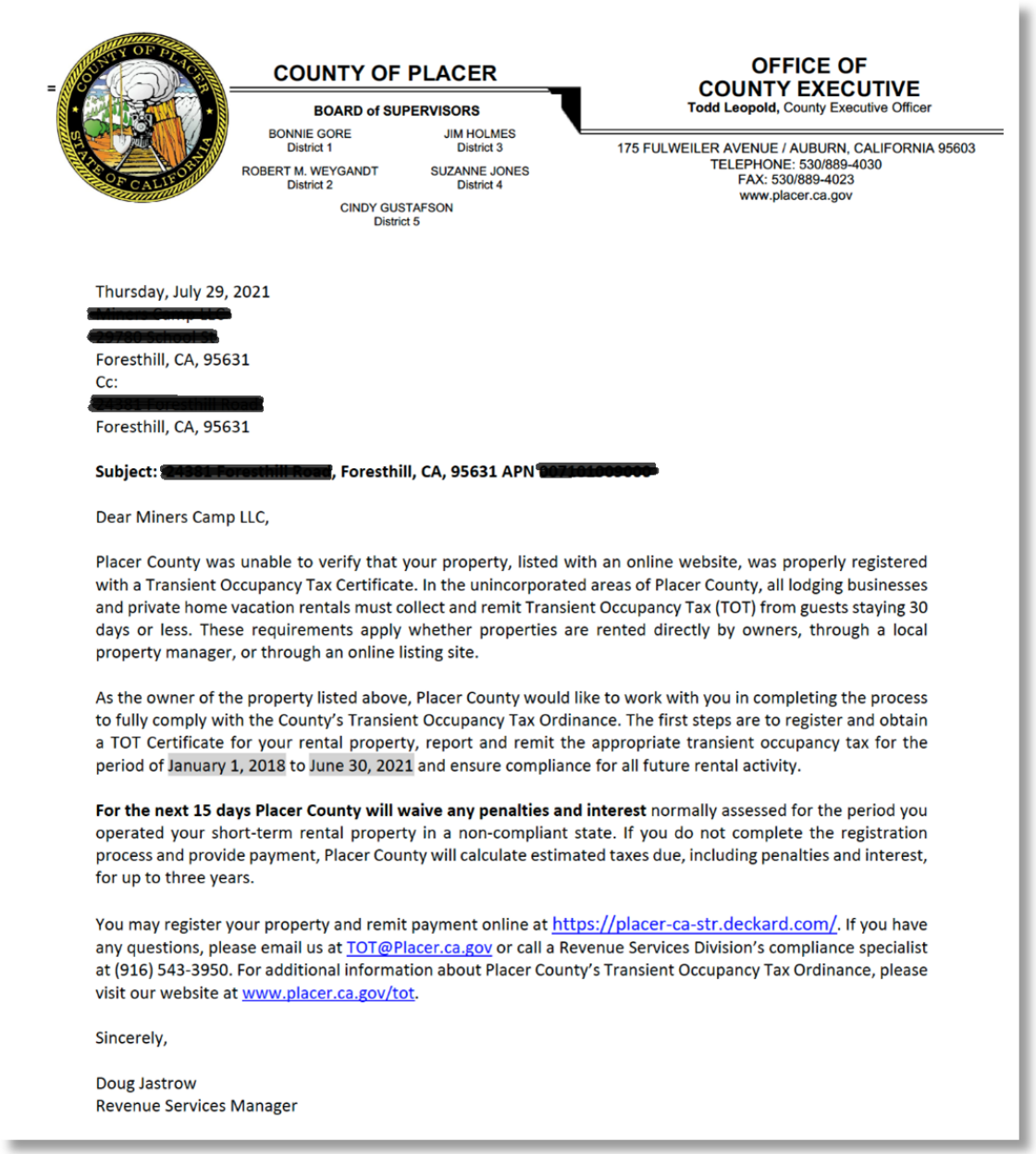
1. STR PROPERTIES
2. MOST ACTIVE HOSTS
3. TOP PLATFORMS
4. BOOKING ACTIVITIES
5. HOST REVENUE
6. AVERAGE DAILY RATE
7. ESTIMATED TAX REVENUE
8. UNIT TYPE
9. RENTAL SIZE
10. ONLINE PLATFORMS

Figure 10: ***Rentalscape Hawthorne Dashboard Example***

Letter Campaign for STR Hosts

Rentalscape will create and send letters to all identified STR hosts, explaining the tax requirements, current rate, and payment process. The letter templates will be approved by the City of Hawthorne staff before the mailings begin.

Rentalscape's targeted letter campaign, strategically timed to generate the best results, has proven highly effective in reducing the number of unregistered hosts by over 50% within the first six months of a new client engagement. Recently, Placer County in California used Rentalscape to identify a single property where taxes due exceeded $50,000.



COUNTY OF PLACER
BOARD of SUPERVISORS
BONNIE GORE, District 1 — JIM HOLMES, District 3
ROBERT M. WEYGANDT, District 2 — SUZANNE JONES, District 4
CINDY GUSTAFSON, District 5

OFFICE OF COUNTY EXECUTIVE
Todd Leopold, County Executive Officer
175 FULWEILER AVENUE / AUBURN, CALIFORNIA 95603
TELEPHONE: 530/889-4030
FAX: 530/889-4023
www.placer.ca.gov

Thursday, July 29, 2021
[redacted]
Foresthill, CA, 95631
Cc:
[redacted]
Foresthill, CA, 95631

Subject: [redacted], Foresthill, CA, 95631 APN [redacted]

Dear Miners Camp LLC,

Placer County was unable to verify that your property, listed with an online website, was properly registered with a Transient Occupancy Tax Certificate. In the unincorporated areas of Placer County, all lodging businesses and private home vacation rentals must collect and remit Transient Occupancy Tax (TOT) from guests staying 30 days or less. These requirements apply whether properties are rented directly by owners, through a local property manager, or through an online listing site.

As the owner of the property listed above, Placer County would like to work with you in completing the process to fully comply with the County's Transient Occupancy Tax Ordinance. The first steps are to register and obtain a TOT Certificate for your rental property, report and remit the appropriate transient occupancy tax for the period of January 1, 2018 to June 30, 2021 and ensure compliance for all future rental activity.

For the next 15 days Placer County will waive any penalties and interest normally assessed for the period you operated your short-term rental property in a non-compliant state. If you do not complete the registration process and provide payment, Placer County will calculate estimated taxes due, including penalties and interest, for up to three years.

You may register your property and remit payment online at https://placer-ca-str.deckard.com/. If you have any questions, please email us at TOT@Placer.ca.gov or call a Revenue Services Division's compliance specialist at (916) 543-3950. For additional information about Placer County's Transient Occupancy Tax Ordinance, please visit our website at www.placer.ca.gov/tot.

Sincerely,

Doug Jastrow
Revenue Services Manager

Figure 11: ***Rentalscape Placer County Complaint Letter***

STR Registration & Renewal Portal

The STR Registration and Renewal Portal - [Web-based and Mobile-enabled Online] is an intuitive, user-friendly, and fully configurable system for STR registration. This portal allows STR owners and property managers to register their short-term rental properties with minimal effort. The portal is designed to accommodate both small single-property operators and large property managers with multiple properties.

The STR registration portal syncs all data with the local jurisdiction's Assessor Parcel Number, ensuring that only properties with parcels in your community can register. This eliminates the need for activation codes or support from City/Deckard. However, if assistance is needed, the Deckard team is always available to provide support to the property manager or property owner as needed.

The STR registration portal also tracks properties using GIS shape files, allowing specific neighborhoods or residential zones to be included or excluded from the ability to register, even identifying exempt properties. The registration system can be configured to accept affidavits of compliance, copies of insurance coverage, any documents required, acknowledgment of the submission of a tax registration forms to City, along with any other configuration or affidavit necessitated by the City.

Case Study: Placer County, CA, has over 5,000 short-term rental properties with more than 11,000 STR listings associated with them. The simplicity of the Rentalscape Registration Portal enabled the Deckard Technologies team, on behalf of Placer County, to identify, conduct outreach, and register over 5,000 properties in under four weeks with minimal need for human interaction.

Configuration of this portal to include the City of Hawthorne branding.

- Adding custom fields such as occupancy rules specific to the City (e.g., occupancy limits, bedroom counts)
- Collection of documents as required for the STR registration process
- STR registration approval portal
- Configurable STR permit pricing and expiration
- Collection of any STR permit fees
- Regular reporting

Rentalscape STR Registration collects permit fees via the Stripe secure payment processing system and allows payment via credit card or ACH bank transfer.

Should the City wish to individually approve each STR permit (some of our clients automatically issue STR permits once payment is received, while others individually approve permits), the **Rentalscape Permit Management** portal allows City staff to view and then approve or reject permit applications. In addition, the portal can be used to suspend or revoke permits when operators are not in good standing.

The **Rentalscape Registration portal** also allows STR operators to update contact details for themselves, their property managers, and their local contacts. Rentalscape sends an email notification to both the applicant and the City for each new application received and every permit approved. Additionally, Rentalscape generates a daily report containing the status and details of all permits. Figure 12 below shows the Registration system fields.

The Rentalscape staff will work with the City of Hawthorne to configure the registration system as needed.

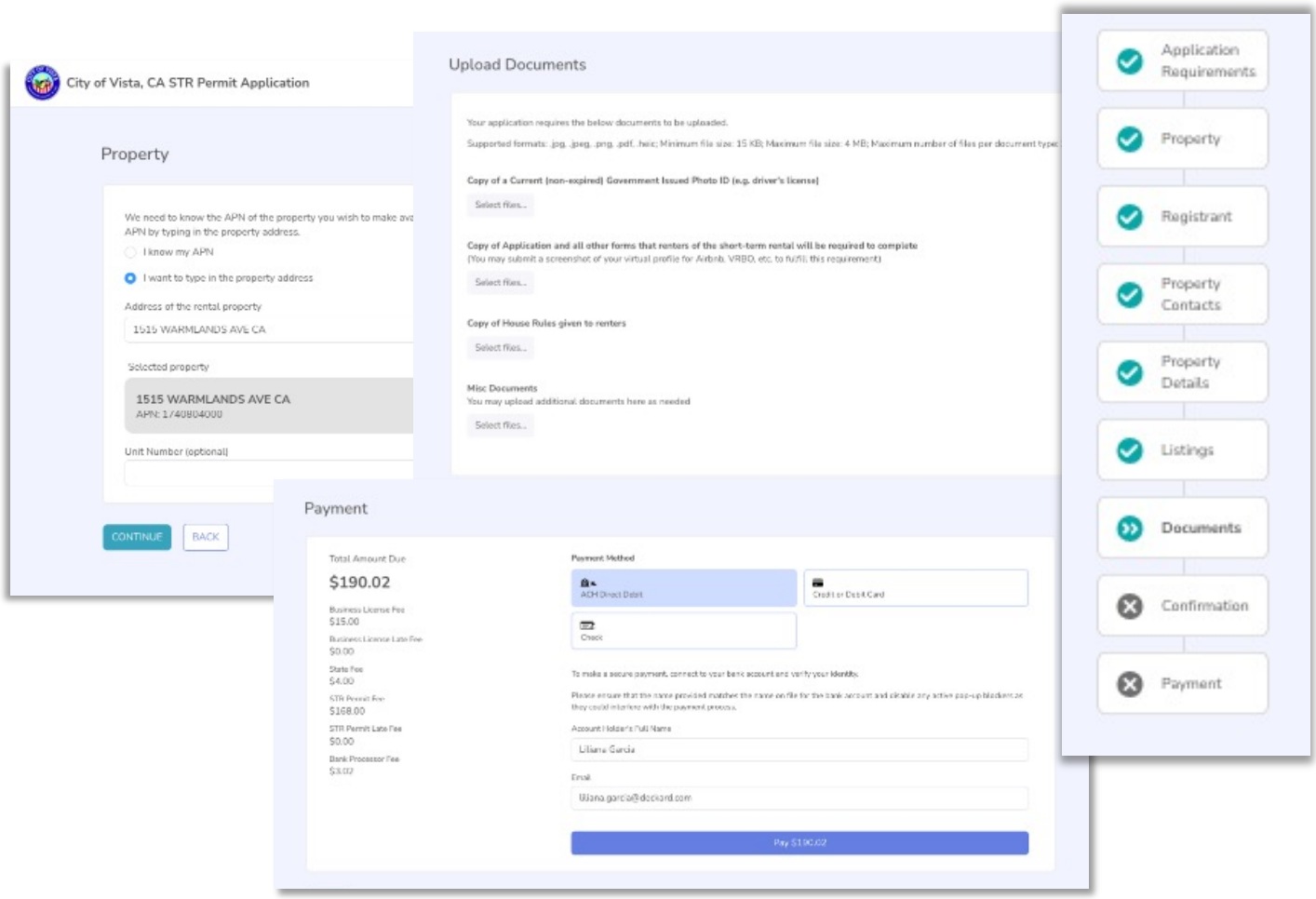


Figure 12: ***Rentalscape STR Registration System***

Permit Management Option

The Rentalscape Permit Management portal allows City staff with comprehensive tools to manage short-term rental (STR) permits and applications. Through the portal, staff can view permits, update permit statuses (approve, deny, or revoke), and add notes. Each STR permit is automatically linked to identified STR listings that match the permit address, with accuracy ensured using APNs and unit numbers.

The ability to track permits effectively is crucial for managing a successful STR program. This functionality is an integral part of our registration portal, streamlining the oversight of permits and enhancing the overall efficiency of program administration.

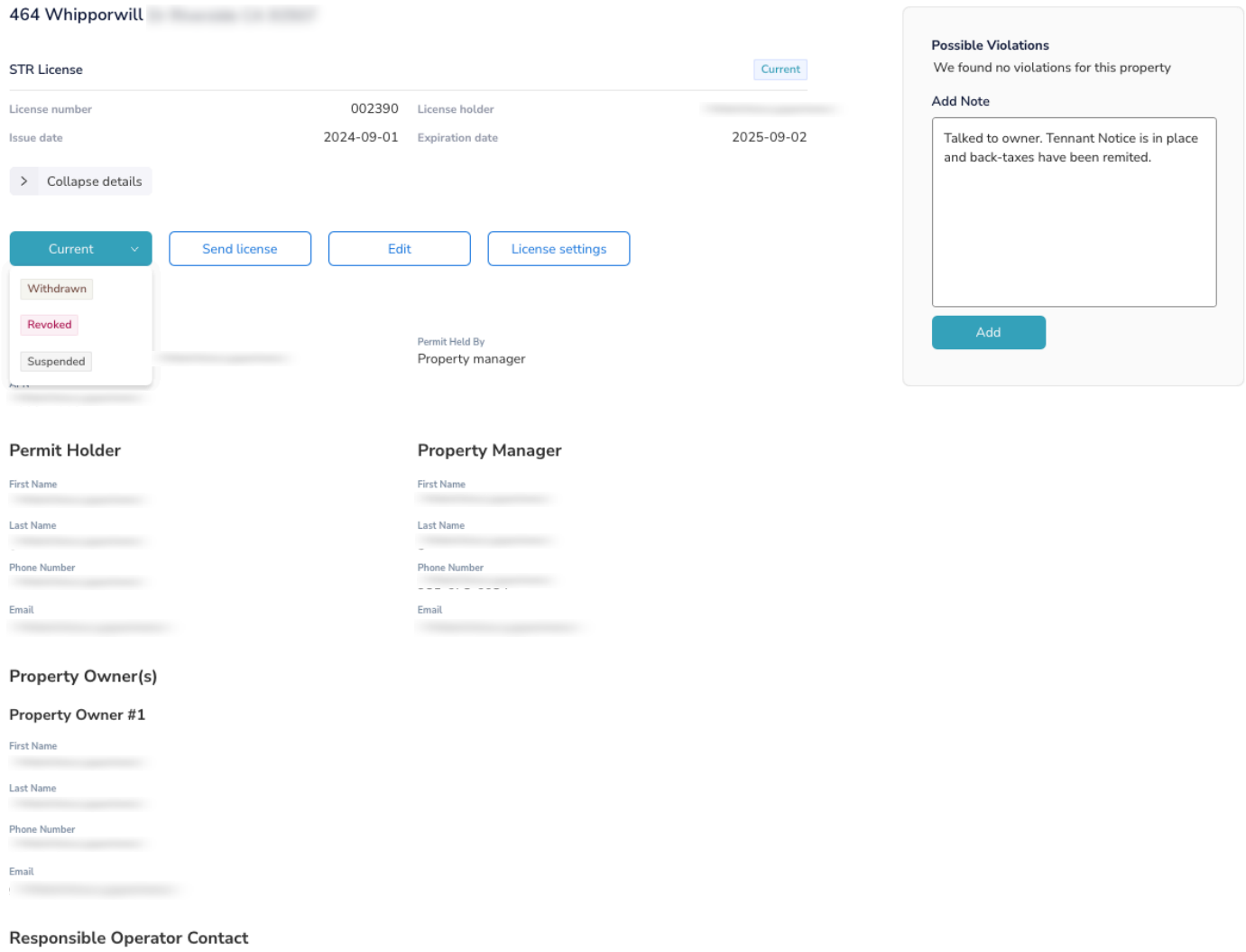


Figure 13: ***Rentalscape Permit Details Screen showing notes, permit status and details of all permits***

Tax Payment Portal

The **Tax Payment Portal** can be used to collect taxes from STR operators on a monthly, quarterly, or yearly basis. The Rentalscape Tax Payment system gathers information on the number of nights available for booking and the number of nights booked.

The Rentalscape Tax Payment system is configurable for each jurisdiction and includes automatic calculation of tax due based on the City's tax rate, automatic calculation of late fees and penalties, and the ability to apply leniency on a per-property basis for late fees if needed.

The Rentalscape Tax Payment system uses Stripe for payment processing, allowing payments by credit card or ACH. Payments are remitted directly to the City. Our existing customers have seen an increase in tax payments after adopting this system due to the ease of use of the portal. The Rentalscape Tax Payment system generates nightly reports that are delivered to the City facilitating easy reconciliation of transactions. This system reduces the manual work required when processing paper forms.

Figure 14 below shows the Placer County Tax Payment system showing Placer County specific fields. The Rentalscape staff will work with the City of Hawthorne to configure the Tax Payment system as needed.

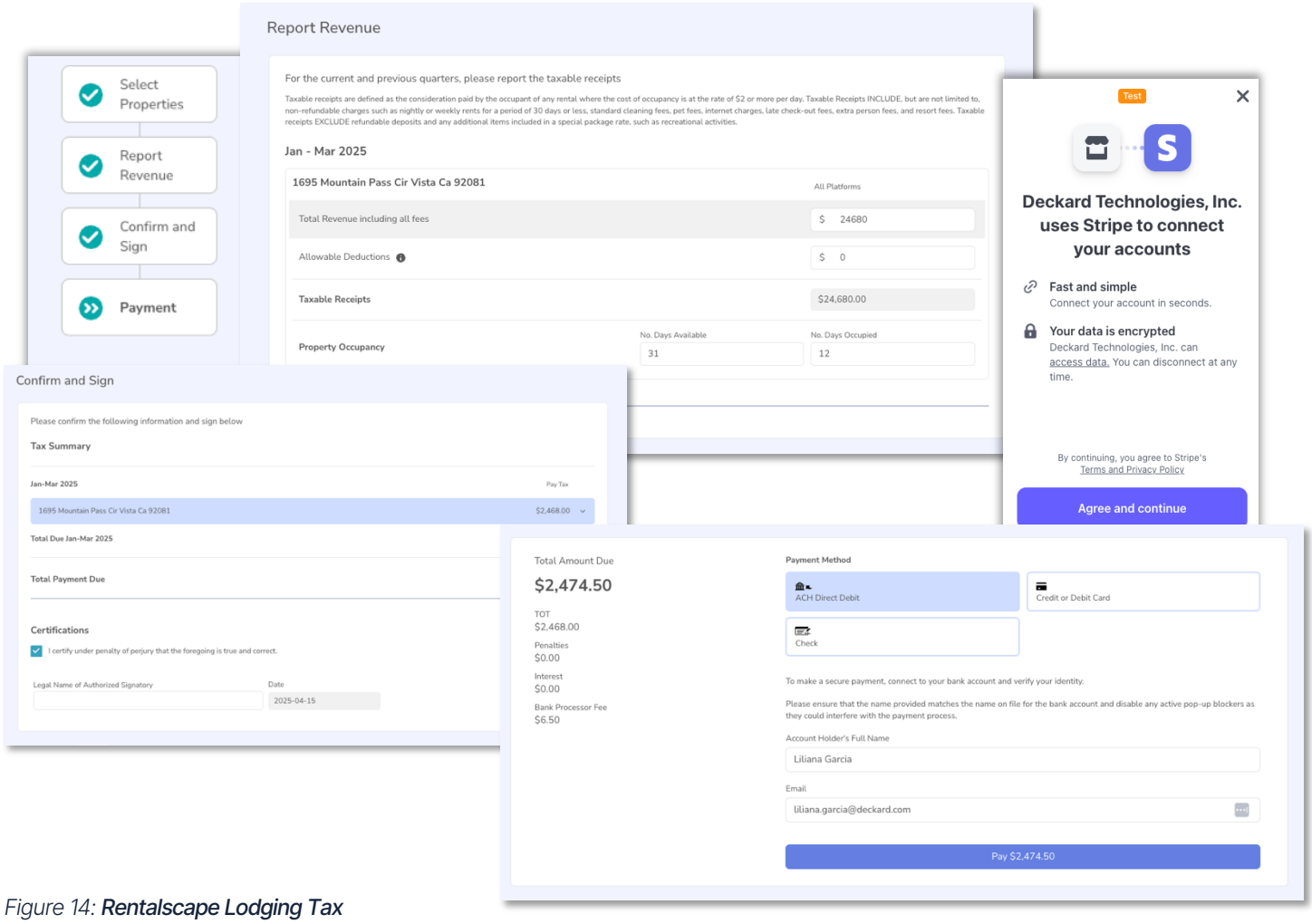


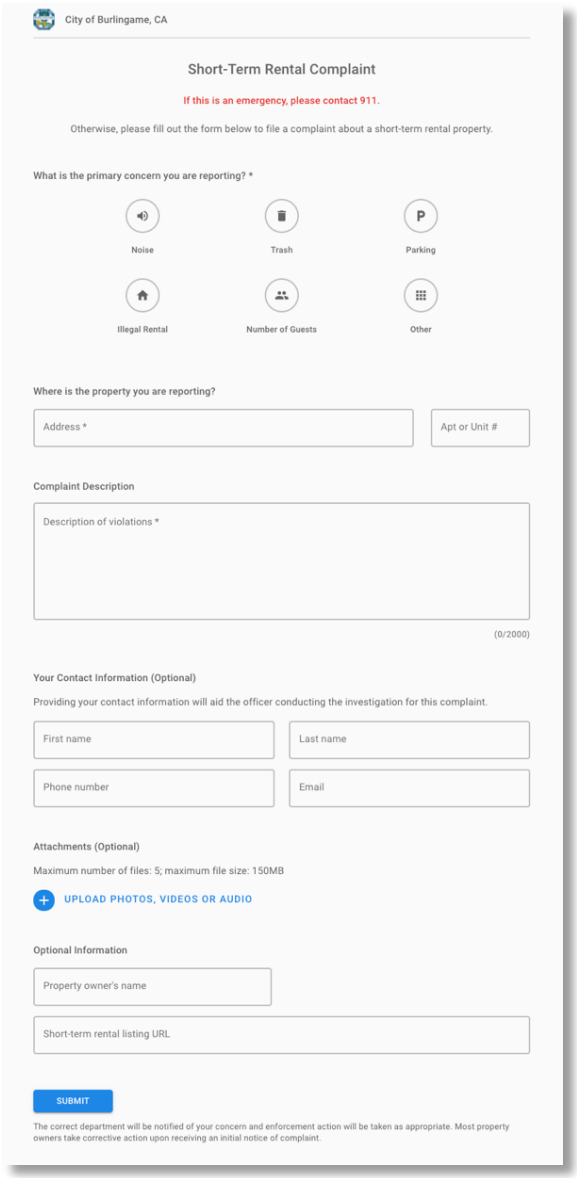
Figure 14: ***Rentalscape Lodging Tax Payment System***

Additional Products

24/7 Complaint Line & Online Form Option

The Rentalscape 24/7 Complaint Line is available to field complaints from the public related to short-term rentals. The Complaint Line operates 24/7 with live, U.S.-based bilingual call takers. The call taker collects the necessary information (e.g., address, property owner, type of incident, date of incident, etc.) and contacts the designated City contact and/or the emergency contact for the owner/host.

Rentalscape Online Complaint Form is also included. Neighbors can report and provide evidence for non-emergency concerns. The Complaint Form is configurable with your logo. All complaints are logged and reported to the appropriate staff/department.



Complaint Line services are offered at 3 different levels:

Basic - Standard call flow. Information is taken and forwarded to the client. Calls are referred to the appropriate staff without follow up required.

Classic - Call Center will contact the local contact when information is available (permitted properties), notify them of the complaint then forward the information to the local city contact.

Premier - Premium call flow. Dispatcher will attempt to get a complaint resolution. The local contact can be contacted up to 3 times before referring caller out to appropriate staff.

Figure 15: ***Rentalscape Online Complaint Form***

STR Constituent Portal Option

The Constituent Portal helps promote transparency by allowing residents to see which short-term rentals are legally registered and compliant with City regulations. This visibility builds public trust and demonstrates that the City is proactively managing the short-term rental market while prioritizing community standards.

By displaying only registered short-term rentals, the portal serves as a valuable tool for both residents and prospective renters. Residents concerned about noise, parking, or safety can verify whether a nearby rental is registered, while travelers can confirm that a property is operating legally and responsibly within the City.

The portal can also reduce call volume and administrative workload by providing easy access to commonly requested information. Constituents can search for STRs by address, neighborhood, or owner name, and view contact information for complaints or emergency situations when authorized. This self-service access empowers the public while allowing City staff to focus on higher-priority tasks.

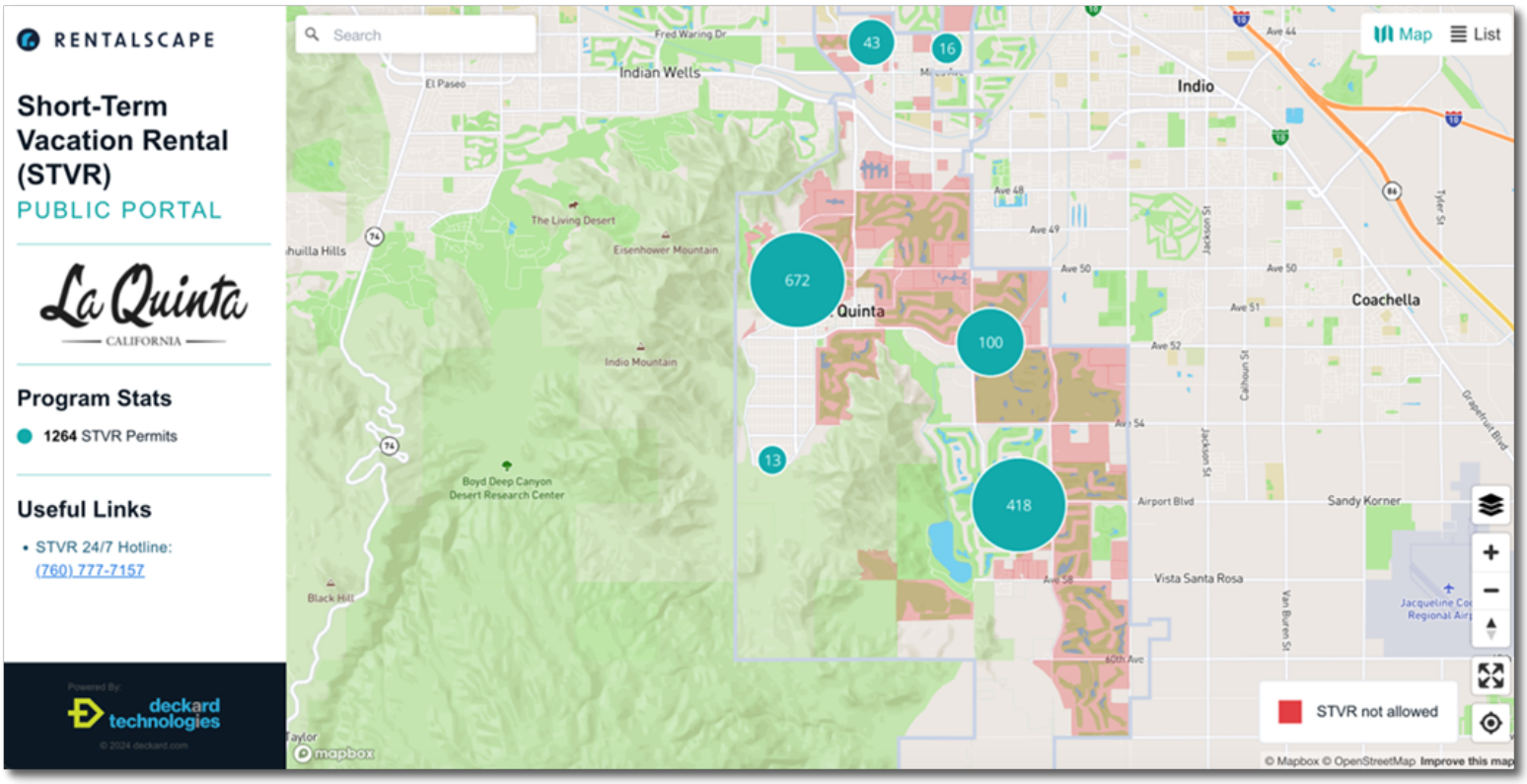


Figure 16: ***Rentalscape STR Constituent Portal***

Rentalscape Inspection Module Option

The Rentalscape Inspection Module is an integral part of our comprehensive solution for managing short-term rental markets. This module is designed to streamline the inspection process, making it more efficient and effective for field agents and City staff alike. It is a web-enabled system that allows agents to conduct and record health and safety inspections directly in the field. With mobile capability, agents can make notes, comments, and even create complaints or tickets (in PDF format) on-site.

This module not only enhances the efficiency of inspections but also improves communication between code enforcement and short-term rental owners. Actions taken in the field can be easily stored or sent via email to both property owners and City staff, ensuring that everyone involved is informed of any necessary changes before the property can be approved. By linking seamlessly with the greater Rentalscape system, this module helps maintain a cohesive and organized approach to managing the Hawthorne short-term rental market.

The Rentalscape Inspection Module is user-friendly and designed to support the specific needs of municipalities. It fosters a proactive approach to code compliance, allowing issues to be addressed promptly and thoroughly. This add-on module ensures that short-term rental properties are maintained to the highest standards, ultimately contributing to a safer and more well-regulated market.

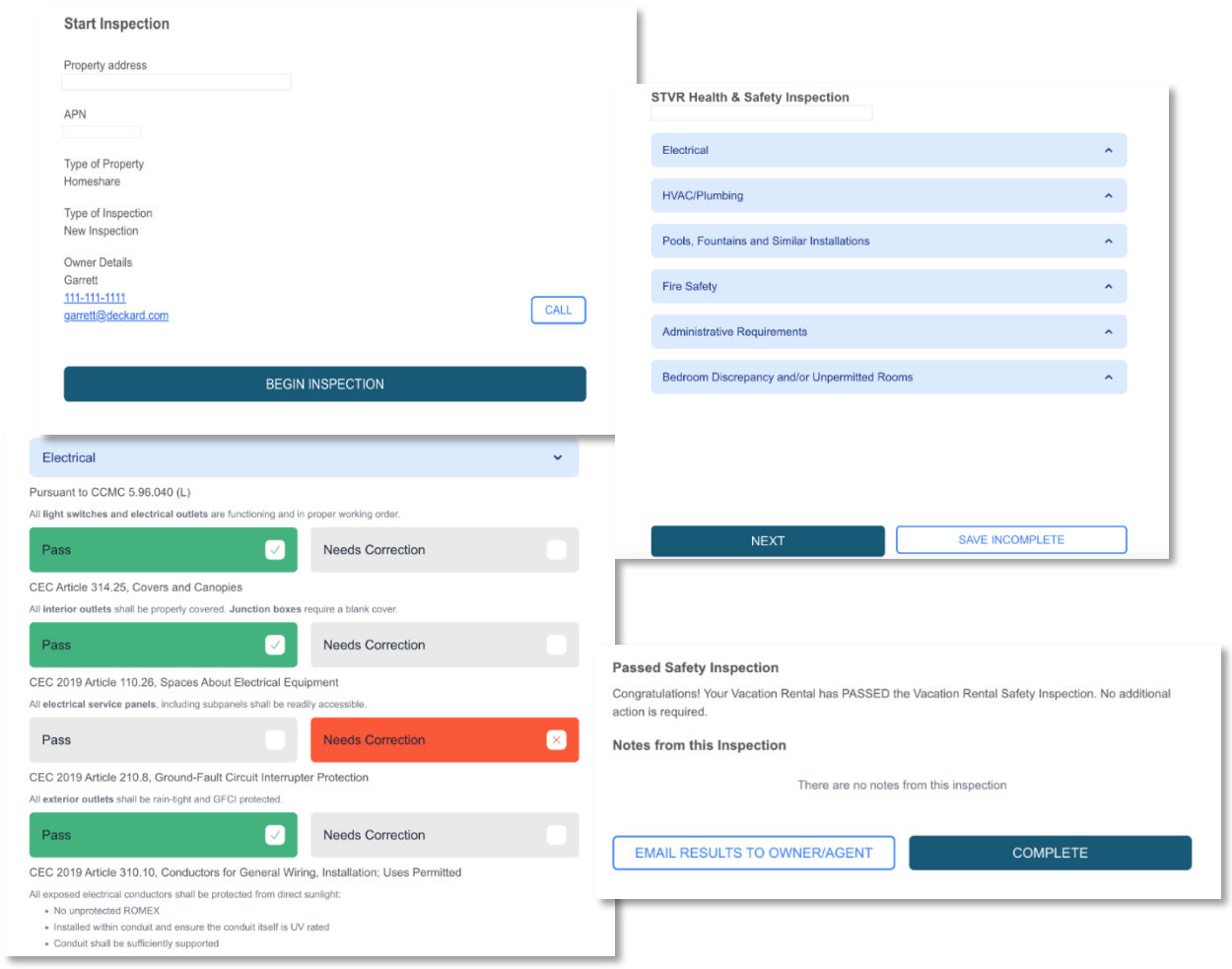


Figure 17: ***Rentalscape Inspection Module***

5. References

We believe that **continuous innovation** is essential to meeting the challenges of today and tomorrow. We are proud of our achievements and solutions, which enable cities and counties to manage short-term rental activities and ensure that local rules and ordinances are enforced for the betterment of local residents.

The following References are examples of successful partnerships between Deckard Technologies and its clients.

City of Mission Viejo, CA

CHERYL DYAS
DIRECTOR OF ADMIN SERVICES/CITY TREASURER

cdyas@cityofmissionviejo.org
949-470-3082

PRODUCT:
RENTALSCAPE

Kern County, CA

JORDAN KAUFMAN
TREASURER AND TAX COLLECTOR

jkaufman@kerncounty.com
661-868-3417

PRODUCT:
RENTALSCAPE , OUTREACH CAMPAIGN, REGISTRATION, TAX PORTAL

City of Gardena, CA

LISA KRANITZ
ASSISTANT CITY ATTORNEY

lkranitzlaw@gmail.com
310-450-9585

PRODUCT:
RENTALSCAPE

City of Vista, CA

Lisa Hand
Senior account clerk

lhand@vista.gov
760-643-5364

PRODUCT:
RENTALSCAPE, OUTREACH CAMPAIGN, REGISTRATION PORTAL, TAX PORTAL, PUBLIC FACING PORTAL, 24/7 HOTLINE

City of San Buenaventura, CA

LEE SHERMAN
MANAGEMENT ANALYST II

lsherman@cityofventura.ca.gov
805-658-4718

PRODUCT:
RENTALSCAPE

City of Lake Elsinore, CA

Joanne Jackson
Account Specialist Business Licensing

jjackson@lake-elsinore.org
951-674-3124 ext 302

PRODUCT:
RENTALSCAPE, OUTREACH CAMPAIGN, REGISTRATION PORTAL, TAX PORTAL

6. Implementation Cost Proposal

Upon signing the contract, Deckard will assign the City of Hawthorne a dedicated Account Manager who will work with the City to develop best practices based on Deckard's experiences with other clients. The Account Manager will ensure that the implementation process proceeds efficiently and will serve as the main point of contact for any questions, suggestions, training, or concerns. Your Account Manager will also participate in periodic calls with City staff throughout project deployment and then monthly on an on-going basis, as requested.

Since Rentalscape is cloud-based, no hardware or software installation is required.

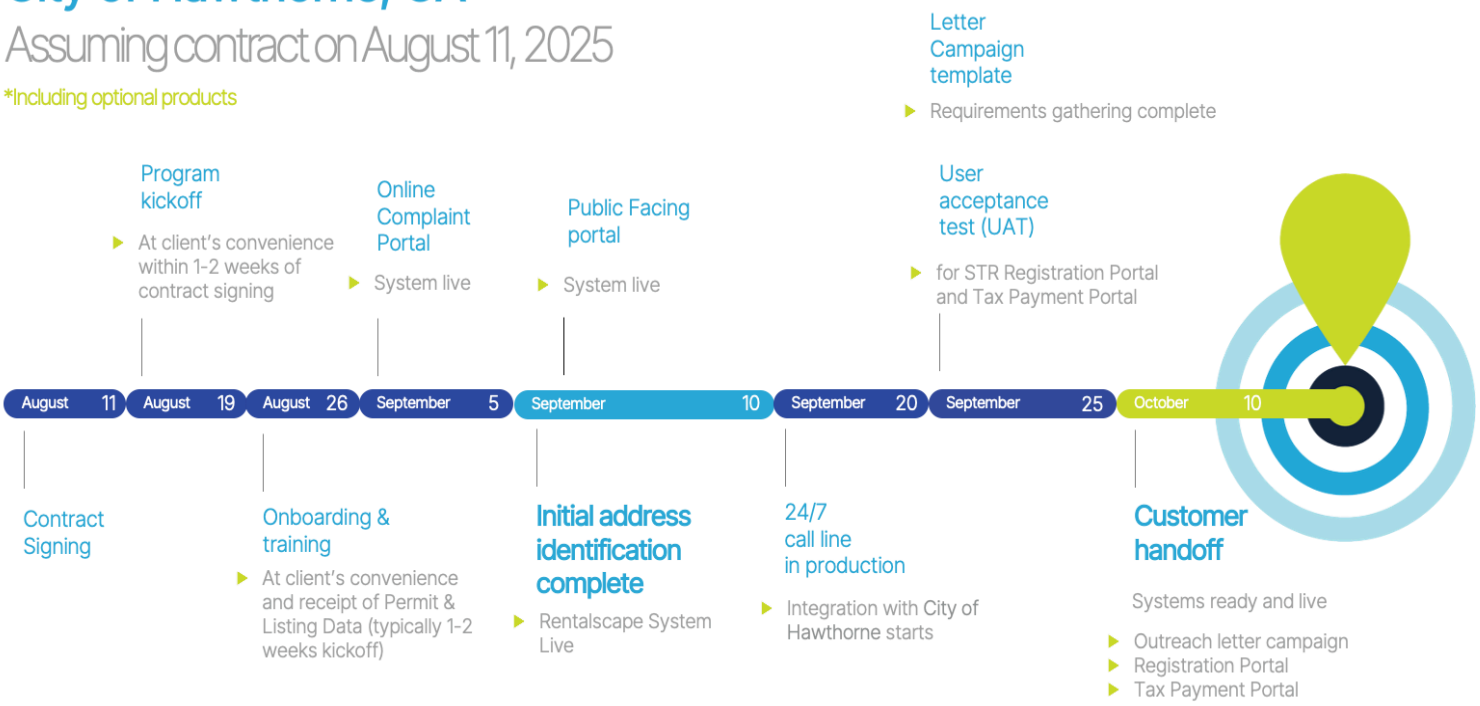
Most jurisdictions are up and running with Rentalscape within a couple of weeks, with Address Identification completed within four weeks of receiving the permit and listing data. Assuming the contract is awarded in August, we fully expect system deployment, initial address mapping, and user training to be completed well before the end of October 2025.

Feedback from our customers indicates that our competitors take months to bring systems online and begin address mapping. In contrast, our automated property identification systems are already running in City, allowing us to have your system up and running extremely quickly.

City of Hawthorne, CA

Assuming contract on August 11, 2025

*Including optional products



Pricing Proposal

Currently, Rentalscape is showing close to **426 live STR listings in the City of Hawthorne.** Based on the number of live STR listings, we estimate there are **165+ short-term rental properties in the City**, advertised on one or more platforms.

Deckard Technologies can provide a comprehensive, all-inclusive system that meets the requirements specified in the RFP. Alternatively, each of our products is available for individual purchase as standalone items, allowing for tailored solutions to meet specific needs.

We only **charge fees on a per property, not per listing, basis.** Since a single property can have multiple listings, we feel it is unfair to charge fees based on listing count. Finally, we do not charge one fee for compliance monitoring and another for rental activity monitoring as, in our view, these are the same service.

RENTALSCAPE

Base Product Pricing

ADDRESS IDENTIFICATION, COMPLIANCE MONITORING, & RENTAL ACTIVITY REPORTING	Price
• Identify property & address • Identify property owner address • Real-time reporting of all new listings & frequent calendar monitoring • 10,000+ websites monitored daily, worldwide • FutureCast™ - Identify future bookings as they are made on the rental platform • See page 25 – The Rentalscape Portal	$7,475 Annually
OUTREACH CAMPAIGN	
• Letter campaign to inform STR illegal operators regarding compliance requirements and procedures • All letter templates will receive City approval pre-campaign • Campaign includes one Introductory letter and two additional escalation letters • See page 29 – Letter Campaign	INCLUDED
STR REGISTRATION PORTAL	
• Online, intuitive portal for registration and renewal • Fields configurable to meet City needs • Identify properties that need registration fee • Provide daily reports on new and modified permits • See page 30– Registration Portal	$6,250
TAX PAYMENT PORTAL	
• Easy to use online tax payment portal • Configurable tax, late fee and interest rates on a per-property basis • Provide daily reports on tax payments and remittances to the City • See page 33– Tax Payment Portal	$6,250
REPORTING & ANALYSIS	
• On demand, dynamic reporting, offering multiple ad hoc reports • Filters allowing users to focus on specific segments of the STR population	INCLUDED
DEDICATED ACCOUNT MANAGER	
• Single Point of Contact for City staff for all matters • Ensures the City is following Industry best practices • Shepherds the implementation process from start to finish • Periodic meetings/calls throughout the life of the account	INCLUDED
UNLIMITED ACCOUNTS & TRAINING SESSIONS	
• No limit on the number of Rentalscape user accounts • No per-session training costs • Single Sign-On (SSO) available • Dedicated client support staff available to assist with costumer request	INCLUDED,
TOTAL YEAR ONE	**$19,975**

Note: Pricing valid for 90 days
Note 2: Pricing Confidential

Optional Products Pricing-Yearly Basis

COMPLAINT 24/7 HOTLINE & ONLINE FORM

- 24/7 US bilingual (upon request) call center with live agents – **Classic**
- Online complaint form (Complaint Form only $2,000)
- See page 34 - 24/7 Complaint Line & Online Form

$3,500
(OPTIONAL)

CONSTITUENT PORTAL

- Public facing portal (Link placed on Jurisdiction's website)
- Permit/Licensing Data and Responsible Party Contact Info for every STR Property (Standard)
- See page 35 – STR Constituent Portal

$5,000
(OPTIONAL)

INSPECTION MODULE

- Enables field agents to create notes, comments, complaints, or tickets directly from the field during the inspections (mobile enabled)
- Record inspection data, including notes and complaints
- E-mail inspection results to property owners and City staff
- See page 36 – Inspection Module

$5,000
(OPTIONAL)

LONG TERM RENTAL REGISTRATION PORTAL

- Increase LTR compliance to best-in-class rates with identification & validation of properties
- Enhance outreach and communication with both landlords and renters
- Streamline LTR registration with a configurable portal configured to City ordinances

$12.50 per property
$2/unit
(OPTIONAL)

7. Ongoing Costs

All modules provided as part of our solution are priced on an annual basis, which means there are no ongoing or unexpected costs outside of the agreed annual fee. The City will have full access to the selected modules and their associated features for the duration of the contract term. Additional costs would only be incurred if the City chooses to expand its scope by adding new modules or services beyond those included in the original agreement. This transparent pricing structure ensures predictability and simplifies budget planning year over year.

[Remainder of this page intentionally left blank]

8. Respondent's Affidavit, Signed

Docusign Envelope ID: C0B8B6C6-8531-4B4A-A9A8-B9F0C419DE65

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:

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.

DocuSigned by:
Thomas E. Hemmings
04F712E8F9F84B6...
Signature

7/15/2025
Date

Thomas E. Hemmings Chief Financial Officer
Print name and title

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:
Accepting the Grant of Funds from the U.S. Department of Homeland Security, Federal Emergency Management Agency to Update the City of Hawthorne's Hazard Mitigation Plan.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant award in the amount of $165,000, encumber for the same and approve the blanket purchase order for a yet to be determined consultant.

DISCUSSION:
The Emergency Preparedness Coordinator, Samuel English, made a grant application to the U.S. Dept. of Homeland Security, FEMA, for the purpose of updating the City's Hazard Mitigation Plan that would meet the most current FEMA guidance. FEMA has approved the grant application and will fund the City $165,000 of the total $220,000 expected cost for the project. The grant fund would be used for a consultant on the update of the City's Hazard Mitigation Plan.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
n/a

FISCAL IMPACT:
The grant fund of $165,000 is to be applied to the total expected cost of $220,000, with the balance of $55,000 in matching funds to be drawn from the General Fund.

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

AGENDA ITEM NO. 15.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #8 in the amount of $784,411.91 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 #8 and Change Order #5 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 materials 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 placed 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.

Exterior and interior CMU walls for the west 1st floor addition and the existing east 1st floor are 100% completed and the 1st floor ceiling and floor/deck for the 2nd floor are being prepped for slab on grade. Elevator pit and walls on the existing portion of the project were completed. Underground utilities are ~90% completed and the contractor is currently working on completing the new main electrical box installation with Edison.

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 $784,411.91 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 #8

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

14-Oct-25
Council Date

RE: PROGRESS PAYMENT NO. 8 FOR CITY OF HAWTHORNE SENIOR CENTER (Project#24-03)
The following is a detailed breakdown of Progress Payment No. 8 due to PCN3 Inc. 10591 HURMBOLT STREET UNIT A. LOS ALAMITOS. CA. 90720 for work done on the subject project through August 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
	EXISTING CONDITIONS (SITEWORKS)									
a.	**DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)**									
i.	sawcut (E) concrete paving	61	LF	$ 11.80	$ 719.80	100%	0%	$ -	100%	$ 719.80
ii.	remove (E) concrete paving & base	2587	SF	$ 3.54	$ 9,157.98	100%	0%	$ -	100%	$ 9,157.98
iii.	REMOVE (E) TREE	1	EA	$ 5,310.00	$ 5,310.00	100%	0%	$ -	100%	$ 5,310.00
iv.	REMOVE (E) 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.	**DEMO @ EAST PARKING LOT (HAULING INCLUDED)**									
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) 6'L 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	$ 236.00	$ 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) 36" CONCRETE V-GUTTER	48	LF	$ 2.36	$ 113.28	100%	0%	$ -	100%	$ 113.28
c.	**DEMO @ NORTH PARKING LOT (HAULING INCLUDED)**									
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-AISLE 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
d.	**MISC. SITE DEMO**									
i.	MISC. SITE DEMO & PROTECTION WORK	1	LS	$ 8,260.00	$ 8,260.00	100%	0%	$ -	100%	$ 8,260.00
	EARTHWORK/ SITE PREPARATION (SITEWORK)									
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 - PER 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	48%	0%	$ -	48%	$ 25,000.00
e.	BUILDING PAD OVEREXCAVATION - WEST ADDITION	2,822	SF	$ 23.60	$ 66,599.20	100%	0%	$ -	100%	$ 66,599.20
f.	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	221	SF	$ 47.20	$ 10,431.20	100%	0%	$ -	100%	$ 10,431.20
g.	SCARIFY & COMPACT U/S 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
	EXTERIOR IMPROVEMENTS (SITEWORK)									
a.	**SENIOR CENTER SITE**									
I.	HARDSCAPE					0%			0%	$ -
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%	$ -
II.	BRICK PAVERS					0%	0%	$ -	0%	$ -
i.	JOIN CONCRETE	103	LF	$ 11.80	$ 1,215.40	0%	0%	$ -	0%	$ -
ii.	BRICK PAVERS + SUBSTRATE + AGG. BASE	2,516	SF	$ 47.20	$ 118,755.20	2%	0%	$ -	2%	$ 2,500.00
iii.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	208	LF	$ 5.90	$ 1,227.20	0%	0%	$ -	0%	$ -
III.	LANDSCAPE					0%	0%	$ -	0%	$ -
i.	SHRUBS + PLANTING SOIL + IRRIGATION	2,458	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%	$ -
IV.	SITE WALLS					0%	0%	$ -	0%	$ -
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%	$ -
V.	ORNAMENTAL STEEL FENCING & GATES									
i.	12'H STEEL FENCE + PAINT	31	LF	$ 731.60	$ 22,679.60	0%	0%	$ -	0%	$ -
ii.	STEEL AWNING GATE, 3'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	$ 13,357.60	$ 13,357.60	0%	0%	$ -	0%	$ -
b.	**EAST PARKING LOT**									
i.	ASPHALT PAVING + AGG. BASE	2,186	SF	$ 9.44	$ 20,635.84	0%	0%	$ -	0%	$ -
ii.	CONCRETE CURB	46	LF	$ 118.00	$ 5,428.00	0%	0%	$ -	0%	$ -
iii.	24" 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.	SLURRY SEAL (E) AC PAVING - ALLOWANCE	12,312	SF	$ 1.18	$ 14,528.16	0%	0%	$ -	0%	$ -
vii.	SHRUBS + 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%	$ -
c.	**NORTH PARKING LOT**									
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%	$ -
d.	**SIGNAGE**									
i.	STREET ADDRESS INDENTIFICATION SIGN	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
e.	**MISCELLANEOUS**									
i.	MISC SITE IMPROVEMENTS/SIGNAGE ALLOWANCE	1	LS	$ -	$ -	0%	0%	$ -	0%	
UTILITIES (SITEWORK)										
a.	**STORM DRAINS**									
i.	6" AREA DRAIN	2	EA	$ 1,475.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ii.	SDR 35 PIPE - ASSUME 4"	168	LF	$ 94.40	$ 10,195.20	100%	0%	$ -	100%	$ 10,195.20
iii.	POC TO EXISTING - ON SITE	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
iv.	POTHOLING DOMESTIC WATER	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
v.	3" DOMESTIC WATER METER	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
vi.	3" RPBFP ASSEMBLY	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
vii.	3" SCH 80 PVC PIPE	525	LF	$ 94.40	$ 49,560.00	100%	0%	$ -	100%	$ 49,560.00
viii.	BUILDING POC	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
ix.	POC TO EXISTING - STREET	1	EA	$ 11,800.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
x.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
xi.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
xii.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xiii.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	100%	0%	$ -	100%	$ 28,674.00
xiv.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	100%	0%	$ -	100%	$ 14,160.00
xv.	TRAFFIC CONTROL	3	DAY	$ 2,950.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
b.	**FIRE WATER**									
i.	6" FIRE WATER METER	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ii.	6" DDCV ASSEMBLY	1	EA	$ 8,850.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
iii.	FDC 1 EA	1	EA	$ 17,700.00	$ 17,700.00	100%	0%	$ -	100%	$ 17,700.00
iv.	6" C900 PVC PIPE	530	LF	$ 177.00	$ 93,810.00	100%	0%	$ -	100%	$ 93,810.00
v.	BUILDING POC	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	POC TO EXISTING - STREET	1	EA	$ 17,700.00	$ 17,700.00	100%	0%	$ -	100%	$ 17,700.00
vii.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
viii.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
ix.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
x.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	100%	0%	$ -	100%	$ 28,674.00
xi.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	100%	0%	$ -	100%	$ 14,160.00
xii.	TRAFFIC CONTROL	3	LS	$ 2,950.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
c.	**SANITARY SEWER**									
i.	4" SDR 35 PIPE	95	LF	$ 94.40	$ 8,968.00	100%	0%	$ -	100%	$ 8,968.00
ii.	6" SDR 35 PIPE	25	LF	$ 141.60	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
iii.	BUILDING POC	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
iv.	ALLOWANCE FOR SEWER CLEANOUT	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
v.	SITE POC (TO EXISTING 6" VCP)	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
vii.	CUT & PATCH (E) CONCRETE PAVING	115	LF	$ 118.00	$ 13,570.00	100%	0%	$ -	100%	$ 13,570.00
d.	**NATURAL GAS**									
i.	SEISMIC SHUT-OFF VALVE TO (E) INCOMING GAS	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
e.	**PRIMARY/SECONDARY POWER SERVICE**									
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	24%	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
f.	**ELECTRIC VEHICLE CHARGING STATION**									
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	28%	0%	$ -	28%	$ 1,500.00
g.	**SITE LIGHTING**									
i.	ALLOWANCE FOR SITE LIGHTING - TYPE L19 DECO POLE LIGHT + FOOTING, COMPLETE W/ CIRCUITS	5	EA	$ 8,260.00	$ 41,300.00	21%	0%	$ -	21%	$ 8,500.00
ii.	REMOVE (E) EAST PARKING POLE LIGHT & RELOCATE + NEW FOOTING & EXTEND/POC CIRCUIT, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	25%	0%	$ -	25%	$ 1,500.00
h.	**MISCELLANEOUS**									
i.	MISC. SITE UTILITY SYSTEM/TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)**									
i.	REMOVE (E) EXT. DOOR/FRAME, PER LEAF	6	EA	$ 295.00	$ 1,770.00	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) 3'W x 4'D EXT. WINDOW OPENING TO CREATE A NEW 9'W x 6'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL COMPLETE	4	EA	$ 1,180.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
v.	ENLARGE (E) 4'W x 2'D EXT. WINDOW OPENING TO CREATE A NEW 8'W x 3'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
vi.	SAWCUT/REMOVE PORTION OF (E) EXT. WALL TO CREATE A NEW 8'W x 7'D WINDOW OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
vii.	SAWCUT/REMOVE 6.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DUAL-LEAF DOOR OPENING	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
viii.	SAWCUT/REMOVE 3.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW SINGLE DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ix.	REMOVE (E) EXT. WALL - CEMENT PLASTER/LATH, SHEATHING, WOOD STUD & GWB/BATT, COMPLETE	1,818	SF	$ 5.90	$ 10,726.20	100%	0%	$ -	100%	$ 10,726.20
x.	REMOVE (E) ROOF MATERIAL & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,002	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 COLUMN & 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 6.33'W x 7.25'H PORTION OF (E) INT. WALL FOR NEW DUAL DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	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	8,055	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	GSF	$ 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) 3' 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	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
h.	**PLUMBING DEMOLITION**									
i.	REMOVE (E) RESTROOM PLUMBING FIXTURES (ASSUME 8 FIXTURES @ EXISTING MEN & WOMEN RESTROOM) & ALL ASSOCIATED PIPING, COMPLETE	272	SF	$ 17.70	$ 4,814.40	100%	0%	$ -	100%	$ 4,814.40
c.	**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	GSF	$ 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
d.	**ELECTRICAL DEMOLITION**							$ -		
i.	MISC. HVAC DEMO & PROTECTION WORK	8,600	GSF	$ 0.24	$ 2,029.60	100%	0%	$ -	100%	$ 2,029.60
ii.	REMOVE (E) ELECTRICAL EQUIPMENT & PANELS EXCLUDING PANEL "K", PANEL "L", & XFMR "T3"	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
iii.	POD/REMOVE (E) PANEL "K" FEEDER	100	LF	$ 29.50	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
iv.	POD/REMOVE (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	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
vi.	REMOVE (E) LIGHTING SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
vii.	REMOVE (E) COMMUNICATIONS SYSTEM	8,600	GSF	$ 0.55	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
viii.	REMOVE (E) FIRE ALARM SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
ix.	REMOVE (E) SECURITY SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**FOUNDATION**									
i.	INCLUDED PER SEPARATE ADDITION	0	0	$ -	0	0%	0%	$ -	0%	
b.	**ELEVATOR PIT**									
i.	BULK EXCAVATION	47	CY	$ 376.59	$ 17,699.50	100%	0%	$ -	100%	$ 17,699.50
ii.	WALL FOOTING	5	CY	$ 1,180.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
iii.	8" CONCRETE RETAINING WALL	210	SF	$ 295.00	$ 61,950.00	100%	0%	$ -	100%	$ 61,950.00
iv.	12" CONCRETE SLAB + V.B. + AB	106	SF	$ 44.84	$ 4,753.04	100%	0%	$ -	100%	$ 4,753.04
v.	EXTRA FOR SUMP PIT + PUMP/PIPING, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	WATERPROOFING	326	SF	$ 324.50	$ 105,787.00	100%	0%	$ -	100%	$ 105,787.00
vii.	BACKFILL & COMPACT	20	CY	$ 236.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
viii.	HAUL/EXPORT SURPLUS + 15% SWELL VOLUME	31	CY	$ 70.80	$ 2,194.80	100%	0%	$ -	100%	$ 2,194.80
ix.	TEMP. SHORING, 6.75'D + REMOVAL			$ -	$ -	100%	0%	$ -	100%	$ -
c.	**SLAB-ON-GRADE/CURBS 55 LF**									
i.	REPLACEMENT SLAB-ON-GRADE + V.B./AB, 5'/4"	1,216	SF	$ 35.40	$ 43,046.40	100%	0%	$ -	100%	$ 43,046.40
ii.	EXTENDED SLAB-ON-GRADE + V.B./AB, 5"/4"	221	SF	$ 35.40	$ 7,823.40	100%	0%	$ -	100%	$ 7,823.40
iii.	REPAIR/PATCH (E) SLAB-ON-GRADE - @ RESTROOM	272	SF	$ 47.20	$ 12,838.40	100%	0%	$ -	100%	$ 12,838.40
iv.	THICKENED SLAB OVER FOOTING	11	CY	$ 590.00	$ 6,490.00	100%	0%	$ -	100%	$ 6,490.00
v.	THICKENED SLAB EDGE	1	CY	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
vi.	JOIN SLAB TO EXISTING	545	LF	$ 35.40	$ 19,293.00	100%	0%	$ -	100%	$ 19,293.00
vii.	CONCRETE CURB, 4" - 6"W x 6"H	165	LF	$ 35.40	$ 5,841.00	100%	0%	$ -	100%	$ 5,841.00
viii.	CONCRETE CURB, 12"W x 6"H	15	LF	$ 42.48	$ 637.20	100%	0%	$ -	100%	$ 637.20
ix.	CONCRETE CMU STARTER, 8"W x 18"H	65	LF	$ 35.40	$ 2,301.00	100%	0%	$ -	100%	$ 2,301.00
x.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	100%	0%	$ -	100%	$ 566.40
MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR CMU WALL**									$ -
i.	8" BURNISHED FACE CMU WALL	519	SF	$ 77.88	$ 40,419.72	100%	0%	$ -	100%	$ 40,419.72
b.	**INTERIOR CMU WALL**									$ -
i.	8" CMU WALL - PARTITION/LOAD BEARING	677	SF	$ 86.14	$ 58,316.78	100%	0%	$ -	100%	$ 58,316.78
ii.	12" CMU WALL - PARTITION/LOAD BEARING	291	SF	$ 95.58	$ 27,813.78	100%	0%	$ -	100%	$ 27,813.78
iii.	12" CMU WALL - ELEVATOR SHAFT	714	SF	$ 95.58	$ 68,244.12	100%	0%	$ -	100%	$ 68,244.12
METALS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**PERFORATED METAL PANEL SYSTEM**									$ -
i.	PERFORATED METAL PANEL O/ PLASTER WALL	208	SF	$ 265.50	$ 55,224.00	69%	0%	$ -	69%	$ 38,000.00
ii.	PERFORATED METAL PANEL O/ GLAZING	494	SF	$ 265.50	$ 131,157.00	56%	0%	$ -	56%	$ 73,000.00
b.	**MISC. METALS**									$ -
i.	ELEVATOR PIT LADDER + PAINT	1	EA	$ 4,720.00	$ 4,720.00	8%	0%	$ -	8%	$ 393.33
ii.	ACCESS LADDER TO MECH. WELL, +/-3'H	1	EA	$ 3,540.00	$ 3,540.00	11%	0%	$ -	11%	$ 393.33
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	11%	0%	$ -	11%	$ 393.33
iv.	MISC. METALS ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FINISH CARPENTRY**									$ -
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKSPLASH	48	LF	$ 1,180.00	$ 56,640.00	3%	0%	$ -	3%	$ 1,699.20
ii.	32"W WALL-MOUNTED COMPUTER COUNTER	34	LF	$ 590.00	$ 20,060.00	3%	0%	$ -	3%	$ 601.80
iii.	27"W PASS-THRU COUNTER	10	LF	$ 590.00	$ 5,900.00	3%	0%	$ -	3%	$ 177.00
iv.	14"W WALL-MOUNTED COUNTER + 4"H BACKSPLASH	9	LF	$ 590.00	$ 5,310.00	3%	0%	$ -	3%	$ 159.30
v.	12"W x 24"H CASEWORK W/ (3) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
vi.	12"W x 24"H CASEWORK W/ (4) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
vii.	12"W x 24"H CASEWORK W/ (5) UPPER SHELVES	12	LF	$ 590.00	$ 7,080.00	3%	0%	$ -	3%	$ 212.40
viii.	18"W x 24"H CASEWORK	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
ix.	20"W x 18"H BUILT-UP SEATWALL CUSTOM LOBBY COUNTER	17	LF	$ 885.00	$ 15,045.00	3%	0%	$ -	3%	$ 451.35
x.	COUNTERTOP, CUSTOM 3.5'H CURVED LOW WALL - 3 5/8" METAL STUD W/ WOOD VENEER	22	SF	$ 1,770.00	$ 38,940.00	3%	0%	$ -	3%	$ 1,168.20
xi.	GWB BOTH SIDES + CAP 2.5'H PLAM UPPER CABINET	6	LF	$ 590.00	$ 3,540.00	3%	0%	$ -	3%	$ 105.95
xii.	MISC. FINISH CARPENTRY ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
b.	**ROUGH CARPENTRY**									$ -
i.	EXT. WOOD STUD, 2" x 6" - INFILLS	82	SF	$ 47.20	$ 3,870.40	43%	15%	$ 580.56	58%	$ 2,258.56
ii.	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	245	LF	$ 177.00	$ 43,365.00	55%	15%	$ 6,504.75	70%	$ 30,355.50
iii.	WOOD POST, 6" x 6"	274	LF	$ 354.00	$ 96,996.00	65%	14%	$ 13,579.44	79%	$ 76,927.24
iv.	PLYWOOD SHEATHING	82	SF	$ 11.80	$ 967.60	55%	12%	$ 116.11	67%	$ 648.29
v.	ROOF BEAM, 4" x 12"	92	LF	$ 590.00	$ 54,280.00	64%	11%	$ 6,071.68	75%	$ 40,925.68
vi.	POST HOLDOWN	17	EA	$ 295.00	$ 5,015.00	55%	11%	$ 551.65	66%	$ 3,309.90
vii.	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH + 1/2" ROOF PLYWOOD SHEATHING	86	SF	$ 47.20	$ 4,059.20	55%	11%	$ 446.51	66%	$ 2,679.07
viii.	3/4" CD APA-RATED ROOF SHEATHING @ SLOPE + 2X WOOD FRAMES/NAILERS	688	SF	$ 17.70	$ 12,177.60	55%	11%	$ 1,339.54	66%	$ 8,037.22
ix.	PREP (E) ROOF PLYWOOD SHEATHING FOR NEW ROOFING MATERIAL INSTALLATION	8,314	SF	$ 0.30	$ 2,452.63	55%	11%	$ 269.79	66%	$ 1,618.74
x.	ALLOWANCE FOR 5% ROOF SHEATHING REPLACEMENT	416	SF	$ 11.80	$ 4,908.80	55%	11%	$ 539.97	66%	$ 3,239.81
xi.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ROOFING**									$ -
i.	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	$ 11.59	$ 95,435.470	10%	0%	$ -	10%	$ 10,000.00
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	$ 8,257.360	0%	0%	$ -	0%	$ -
iv.	2" thk RIGID 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**									$ -

i.	MISC. CAULKING & SEALANTS ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
ii.	MISC. FIRESTOPPING ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07'W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 9,440.00	$ 9,440.00	36%	0%	$ -	36%	$ 3,437.50
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	24%	0%	$ -	24%	$ 3,437.50
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	58%	0%	$ -	58%	$ 6,875.00
viii.	PAINT TO HM DOOR/FRAME, PER LEAF EXTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	0%	$ -
b.	**WINDOWS**									$ -
i.	STOREFRONT/CURTAIN WALL SYSTEM	3,948	SF	$ 29.50	$ 116,466.00	1%	6%	$ 7,500.00	7%	$ 8,500.00
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, 6.25'W x 3'H INTERIOR	1	EA	$ 679.68	$ 679.68	0%	0%	$ -	0%	$ -
v.	FRITTED GLASS	282	SF	$ 332.76	$ 93,838.32	1%	8%	$ 7,500.00	9%	$ 8,500.00
c.	**DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	60%	0%	$ -	60%	$ 2,056.74
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	$ 3,744.14	$ 3,744.14	60%	0%	$ -	60%	$ 2,246.48
iii.	HM DOOR/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	62%	0%	$ -	62%	$ 11,717.22
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	59%	0%	$ -	59%	$ 22,456.36
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	60%	0%	$ -	60%	$ 8,496.00
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	60%	0%	$ -	60%	$ 8,496.00
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	60%	0%	$ -	60%	$ 2,832.00
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	$ 188.80	$ 2,832.00	60%	0%	$ -	60%	$ 1,699.20
ix.	PAINT TO FRAME, PER LEAF INTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	0%	$ -
d.	**WINDOWS**									$ -
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	15%	0%	$ -	15%	$ 2,500.00
FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR WALLS**									$ -
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	984	SF	$ 47.20	$ 46,444.80	0%	0%	$ -	0%	$ -
ii.	CEMENT PLASTER + LATH/V.B. - RIBBED FINISH	200	SF	$ 47.20	$ 9,440.00	0%	0%	$ -	0%	$ -
iii.	2" RIGID R12 INSULATION	1,184	SF	$ 5.90	$ 6,985.60	0%	0%	$ -	0%	$ -
iv.	GLASSMAT SHEATHING	1,102	SF	$ 4.72	$ 5,201.44	0%	0%	$ -	0%	$ -
v.	PAINT TO CEMENT PLASTER	1,184	SF	$ 4.13	$ 4,889.92	0%	0%	$ -	0%	$ -
vi.	PATCH/PAINT TO (E) PLASTER WALL	5,064	SF	$ 4.13	$ 20,914.32	0%	0%	$ -	0%	$ -
vii.	6" x 20 GA. METAL STUD WALL	1,102	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.	PATCH/PAINT 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**									$ -
i.	7/8" FURRING CHANNEL	1,485	SF	$ 23.60	$ 35,046.00	0%	0%	$ -	0%	$ -
ii.	3 5/8" 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 5/8" x 20 GA. METAL STUD - LOW WALL	60	SF	$ 23.60	$ 1,416.00	0%	0%	$ -	0%	$ -
v.	3 5/8" 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 5/8" x 20 GA. METAL STUD WALL	293	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	10,747	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'H 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%	$ -
c.	**FLOOR FINISHES**									$ -
i.	WALK-OFF MAT (RECESSED)	100	SF	$ 59.00	$ 5,900.00	0%	0%	$ -	0%	$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	492	SF	$ 29.50	$ 11,859.00	0%	0%	$ -	0%	$ -
iii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-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	1,080	SF	$ 8.26	$ 8,920.80	0%	0%	$ -	0%	$ -
vi.	LINOLEUM FLOORING, PATTERNED	4,670	SF	$ 14.18	$ 66,237.41	0%	0%	$ -	0%	$ -
vii.	WALL BASE - @ VINYL/CARPET FLOOR	720	LF	$ 3.81	$ 2,744.21	0%	0%	$ -	0%	$ -
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	570	LF	$ 5.90	$ 3,363.00	0%	0%	$ -	0%	$ -
d.	**CEILING FINISHES**									$ -
i.	2' x 2' ACT T-BAR CEILING	2,870	SF	$ 11.10	$ 31,867.91	0%	0%	$ -	0%	$ -
ii.	DECO ACOUSTICAL CEILING PANEL + FRAMES	1,334	SF	$ 24.26	$ 32,363.91	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 U/S SLAB DECK	196	SF	$ 5.90	$ 1,156.40	0%	0%	$ -	0%	$ -
vi.	PAINT TO U/S STAIR	1	LS	$ 4,956.00	$ 4,956.00	0%	0%	$ -	0%	$ -
e.	**VERTICAL SOFFITS**									$ -
i.	6" x 20 GA. METAL STUD	1,787	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%	$ -
f.	**EXTERIOR SOFFIT**									$ -
i.	PAINT (E) PLASTER SOFFIT	313	SF	$ 2.36	$ 738.68	0%	0%	$ -	0%	$ -
g.	**MISCELLANEOUS**									$ -
i.	MISC. FINISHES/PAINT/TOUCH-UP ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**RESTROOM SPECIALTIES**									$ -
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 72"H	2	EA	$ 590.00	$ 1,180.00	0%	0%	$ -	0%	$ -
ix.	BEVELED EDGE MIRROR, ROUND TOP, 2.33'W x 3.67'H	6	EA	$ 1,019.52	$ 6,117.12	0%	0%	$ -	0%	$ -
x.	BABY CHANGING STATION	2	EA	$ 158.12	$ 316.24	0%	0%	$ -	0%	$ -
b.	**MISC. SPECIALTIES**									$ -
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	GSF	$ 2.48	$ 20,835.02	0%	0%	$ -	0%	$ -
iv.	MISC. SPECIALTIES ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ALL EQUIPMENT - N.I.C.**									$ -
FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**WINDOW SHADES**									$ -
i.	WINDOW SHADES, MOTORIZED	1,721	SF	$ 11.80	$ 20,307.80	0%	0%	$ -	0%	$ -

ii.	WINDOW SHADES, MANUAL	460	SF	$ 7.08	$ 3,256.80	0%	0%	$ -	0%	$ -
h.	**FURNISHINGS**									$ -
i.	ALL FF & E - N.I.C.			$ -	0	0%	0%	$ -	0%	$ -
SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
	THIS SECTION NOT APPLICABLE			$ -	0	0%	0%	$ -	0%	$ -
CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
				$ -	0	0%	0%	$ -	0%	$ -
FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FIRE SPRINKLER SYSTEM**									$ -
i.	FIRE SPRINKLER WET SYSTEM + RISER, COMPLETE 8,408 GSF	8408	GSF	$ 14.42	$ 121,240.00	5%	5%	$ 6,500.00	10%	$ 12,000.00
PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**PLUMBING EQUIPMENT**									$ -
i.	INCLUDED PER SEPARATE ADDITION ESTIMATE	0		$ -	0	0%	0%	$ -	0%	$ -
b.	**PLUMBING FIXTURES**									$ -
i.	WATER CLOSET, WALL HUNG	5	EA	$ 1,770.00	$ 8,850.00	16%	0%	$ -	16%	$ 1,415.00
ii.	URINAL	1	EA	$ 1,180.00	$ 1,180.00	14%	0%	$ -	14%	$ 167.00
iii.	LAVATORY SINK, WALL	6	EA	$ 1,180.00	$ 7,080.00	2%	0%	$ -	2%	$ 167.00
iv.	COUNTER SINK	2	EA	$ 1,180.00	$ 2,360.00	7%	0%	$ -	7%	$ 167.00
v.	HI-LO DRINKING FOUNTAIN	1	EA	$ 5,900.00	$ 5,900.00	3%	0%	$ -	3%	$ 167.00
vi.	ROUGH-INS AT	15	EA	$ 590.00	$ 8,850.00	16%	0%	$ -	16%	$ 1,417.00
c.	**COLD WATER**									$ -
i.	1/2" TPW PIPE + INSULATION - BELOW SLAB	10	LF	$ 88.50	$ 885.00	29%	0%	$ -	29%	$ 259.71
ii.	1/2" CW PIPE	104	LF	$ 47.20	$ 4,908.80	26%	0%	$ -	26%	$ 1,265.66
iii.	3/4" CW PIPE	48	LF	$ 59.00	$ 2,832.00	26%	0%	$ -	26%	$ 746.46
iv.	1" CW PIPE	20	LF	$ 70.80	$ 1,416.00	28%	0%	$ -	28%	$ 392.46
v.	1 1/2" CW PIPE	80	LF	$ 94.40	$ 7,552.00	26%	0%	$ -	26%	$ 1,926.46
vi.	2" CW PIPE	95	LF	$ 118.00	$ 11,210.00	49%	0%	$ -	49%	$ 5,488.07
vii.	2 1/2" CW PIPE	25	LF	$ 141.60	$ 3,540.00	31%	0%	$ -	31%	$ 1,100.46
viii.	HOSE BIBB, 3/4"	2	EA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 392.46
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 392.46
x.	TRAP PRIMER	1	EA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 215.46
xi.	POC 1" CW PIPE TO WATER HEATER	1	EA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 215.46
xii.	WALL ACCESS PANEL	3	EA	$ 590.00	$ 1,770.00	32%	0%	$ -	32%	$ 569.46
xiii.	EXT. WALL PENETRATION, 3" PIPE	1	EA	$ 118.00	$ 118.00	30%	0%	$ -	30%	$ 35.40
d.	**HOT WATER**									$ -
i.	1/2" HW PIPE	98	LF	$ 47.20	$ 4,625.60	1%	0%	$ -	1%	$ 62.50
ii.	3/4" HW/HWR PIPE	220	LF	$ 59.00	$ 12,980.00	21%	0%	$ -	21%	$ 2,750.00
iii.	1" HW PIPE	20	LF	$ 70.80	$ 1,416.00	4%	0%	$ -	4%	$ 62.50
iv.	PIPE INSULATION, 1/2" PIPE	98	LF	$ 5.90	$ 578.20	11%	0%	$ -	11%	$ 62.50
v.	PIPE INSULATION, 3/4" PIPE	220	LF	$ 5.90	$ 1,298.00	5%	0%	$ -	5%	$ 62.50
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%	$ -
e.	**SANITARY SEWER & VENT**									$ -
i.	1 1/2" VENT PIPE - WALL/CEILING	184	LF	$ 59.00	$ 10,856.00	73%	0%	$ -	73%	$ 7,924.88
ii.	2" VENT PIPE - WALL/CEILING	94	LF	$ 70.80	$ 6,655.20	73%	0%	$ -	73%	$ 4,858.30
iii.	3" VENT PIPE - WALL/CEILING	16	LF	$ 82.60	$ 1,321.60	73%	0%	$ -	73%	$ 964.77
iv.	2" WASTE PIPE - WALL	22	LF	$ 82.60	$ 1,817.20	73%	0%	$ -	73%	$ 1,326.56
v.	4" WASTE PIPE - WALL	10	LF	$ 94.40	$ 944.00	73%	0%	$ -	73%	$ 689.12
vi.	1 1/4" VENT PIPE - BELOW SLAB	6	LF	$ 88.50	$ 531.00	73%	0%	$ -	73%	$ 387.63
vii.	2" WASTE PIPE - BELOW SLAB	52	LF	$ 94.40	$ 4,908.80	73%	0%	$ -	73%	$ 3,583.42
viii.	4" WASTE PIPE - BELOW SLAB	104	LF	$ 118.00	$ 12,272.00	73%	0%	$ -	73%	$ 8,958.56
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	73%	0%	$ -	73%	$ 1,722.80
x.	2" WCO	1	EA	$ 590.00	$ 590.00	73%	0%	$ -	73%	$ 430.70
xi.	4" WCO	1	EA	$ 590.00	$ 590.00	73%	0%	$ -	73%	$ 430.70
xii.	2" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	73%	0%	$ -	73%	$ 215.35
xiii.	3" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	73%	0%	$ -	73%	$ 215.35
xiv.	CUT & PATCH (E) SLAB-ON-GRADE	150	LF	$ 118.00	$ 17,700.00	73%	0%	$ -	73%	$ 12,930.46
xv.	EXT. STEM WALL PENETRATION, 4" PIPE	1	EA	$ 1,180.00	$ 1,180.00	73%	0%	$ -	73%	$ 861.40
f.	**CONDENSATE DRAINS**									$ -
i.	3/4" CD PIPE	230	LF	$ 59.00	$ 13,570.00	2%	0%	$ -	2%	$ 250.00
ii.	PIPE INSULATION, 3/4" PIPE	230	LF	$ 5.90	$ 1,357.00	9%	0%	$ -	9%	$ 125.00
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%	$ 125.00
g.	**ROOF DRAINS**									$ -
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT					0%			0%	$ -
h.	**NATURAL GAS**									$ -
i.	EXTEND & POC (E) GAS PIPE TO NEW ROOFTOP UNIT "AC-1" at MECH. WELL, COMPLETE	1	EA	$ 590.00	$ 590.00	30%	0%	$ -	30%	$ 177.00
i.	**MISCELLANEOUS**									$ -
i.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	30%	0%	$ -	30%	$ 354.00
ii.	MISC. PLUMBING SYSTEM	8,408	GSF	$ 0.12	$ 992.14	30%	0%	$ -	30%	$ 297.64
iii.	MISC./TESTING	1	LS	$ 590.00	$ 590.00	29%	0%	$ -	29%	$ 171.36
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
HVAC (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ROOFTOP AC UNIT**									$ -
i.	AC1 - GAS-ELECTRIC RTU, 12.5 TON, 5000 CFM	1	EA	$ 11,800.00	$ 11,800.00	2%	0%	$ -	2%	$ 230.77
ii.	EXTRA FOR MODULATING ECONOMIZER	1	EA	$ 1,770.00	$ 1,770.00	13%	0%	$ -	13%	$ 230.77
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%	$ 230.77
v.	DUCTWORK	2,150	LBS	$ 41.30	$ 88,795.00	4%	0%	$ -	4%	$ 3,576.92
vi.	DUCT INSULATION	1,585	SF	$ 4.72	$ 7,481.20	3%	0%	$ -	3%	$ 230.77
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	$ 79.06	$ 474.36	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**									$ -
i.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 2,360.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
ii.	FC1 - 5.0 TON, CEILING MOUNT 1 EA	1	EA	$ 3,540.00	$ 3,540.00	4%	0%	$ -	4%	$ 150.00
iii.	FC6 - CEILING CASSETTE, 1.5 TON	1	EA	$ 1,770.00	$ 1,770.00	8%	0%	$ -	8%	$ 150.00
iv.	FC7 - CEILING CASSETTE, 1.0 TON	2	EA	$ 1,180.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
v.	FC8 - CEILING CASSETTE, 0.75 TON	2	EA	$ 1,180.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
vi.	FC9 - CEILING CASSETTE, 0.5 TON	2	EA	$ 1,180.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
vii.	FC/OSA DUCTWORK	695	LBS	$ 41.30	$ 28,703.50	3%	0%	$ -	3%	$ 900.00
viii.	DUCT INSULATION	510	SF	$ 5.90	$ 3,009.00	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" + 1 3/8" + INSULATION	8	LF	$ 118.00	$ 944.00	16%	0%	$ -	16%	$ 150.00
xv.	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 118.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
xvi.	REFRIGERANT PIPING - (3) PIPES + INSULATION	70	LF	$ 118.00	$ 8,260.00	2%	0%	$ -	2%	$ 150.00

xviii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	250	LF	$ 118.00	$ 29,500.00	6%	0%	$ -	6%	$ 1,650.00
xviii.	BRANCH SELECTOR BOX	3	EA	$ 1,180.00	$ 3,540.00	4%	0%	$ -	4%	$ 150.00
xix.	EXT. WALL PENETRATION - (3) 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%	$ -
c.	**MINI SPLIT SYSTEM**									
i.	CU3 - 13.7ft KBTUH COOLING, 22.1ft KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,130.00	$ 4,130.00	0%	0%	$ -	0%	$ -
ii.	CU4 - 13.7ft KBTUH COOLING, 13.7ft 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%	$ -
d.	**EXHAUST FAN**									
i.	CEILING EXHAUST FAN, 190 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%	$ 61.88
e.	**CONTROLS**									
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	$ 590.00	$ 1,180.00	9%	0%	$ -	9%	$ 106.20
iv.	CEILING EXHAUST FAN	2	EA	$ 590.00	$ 1,180.00	9%	0%	$ -	9%	$ 106.20
v.	EXTRA FOR THERMOSTAT	11	EA	$ 389.40	$ 4,283.40	8%	0%	$ -	8%	$ 362.80
vi.	EMS SYSTEM	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
f.	**MISCELLANEOUS**									
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%	$ -
ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ELECTRICAL EQUIPMENT & PANELS**									
i.	MAIN SWITCHBOARD "MSB", 800A-277/480V-3PH-4W, NEMA-1 W/ UG SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	75%	0%	$ -	75%	$ 8,903.63
ii.	TRANSFORMER "T3"	1	EA	$ 11,800.00	$ 11,800.00	75%	0%	$ -	75%	$ 8,903.63
iii.	PANEL BOARD "K"	1	EA	$ 11,800.00	$ 11,800.00	77%	0%	$ -	77%	$ 9,112.73
iv.	PANEL BOARD "L"	1	EA	$ 7,080.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
b.	**PANEL "K" FEEDER**									
i.	1 1/2" EMT CONDUIT W/ 4 #1 + 1 #6 GND	200	LF	$ 63.72	$ 16,567.20	80%	0%	$ -	80%	$ 13,205.00
ii.	POC TO NEW SWITCHBOARD	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
c.	**BRANCH POWER**									
i.	DUPLEX RECEPTACLE	49	EA	$ 128.62	$ 6,302.38	76%	0%	$ -	76%	$ 4,812.58
ii.	DUPLEX RECEPTACLE, FLUSH SLAB	3	EA	$ 394.12	$ 1,182.36	76%	0%	$ -	76%	$ 898.59
iii.	DOUBLE DUPLEX RECEPTACLE	3	EA	$ 175.82	$ 527.46	76%	0%	$ -	76%	$ 400.87
iv.	DUPLEX RECEPTACLE, GFI	6	EA	$ 194.70	$ 1,168.20	77%	0%	$ -	77%	$ 899.51
v.	DUPLEX RECEPTACLE, GFI, WP	4	EA	$ 206.50	$ 826.00	76%	0%	$ -	76%	$ 627.76
vi.	DUPLEX RECEPTACLE, GFI, WP - @ MECH. WELL	2	EA	$ 206.50	$ 413.00	76%	0%	$ -	76%	$ 313.88
vii.	BRANCH POWER CIRCUIT, EMT CONDUIT/CU WIRES	1,340	LF	$ 15.30	$ 20,508.16	77%	0%	$ -	77%	$ 15,791.28
viii.	ALLOWANCE FOR WP-GFI RECEPTACLE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 944.00	$ 944.00	76%	0%	$ -	76%	$ 717.44
ix.	EXT. WALL PENETRATION - 3/4" CONDUIT	1	EA	$ 118.00	$ 118.00	76%	0%	$ -	76%	$ 89.68
x.	ROOF PENETRATION - 3/4" CONDUIT 1 EA	1	EA	$ 590.00	$ 590.00	76%	0%	$ -	76%	$ 448.40
d.	**HVAC/PLUMBING EQUIPMENT POWER**									
i.	DISC. SWITCH, 60A/3P, WP - AC1	1	EA	$ 1,770.00	$ 1,770.00	21%	0%	$ -	21%	$ 371.70
ii.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU3 & CU4	2	EA	$ 1,770.00	$ 3,540.00	21%	0%	$ -	21%	$ 743.40
iii.	DISC. SWITCH - ASSUME 30A/3P FOR FC1	1	EA	$ 1,770.00	$ 1,770.00	21%	0%	$ -	21%	$ 371.70
iv.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	$ 590.00	$ 5,310.00	21%	0%	$ -	21%	$ 1,115.10
v.	60A/3P POWER CIRCUIT	120	LF	$ 185.56	$ 22,266.60	21%	0%	$ -	21%	$ 4,675.99
vi.	30A/3P POWER CIRCUIT	70	LF	$ 15.85	$ 1,109.32	21%	0%	$ -	21%	$ 232.96
vii.	30A/2P POWER CIRCUIT	140	LF	$ 14.15	$ 1,980.75	21%	0%	$ -	21%	$ 415.96
viii.	20A/1P POWER CIRCUIT	360	LF	$ 132.29	$ 47,624.33	24%	0%	$ -	24%	$ 11,305.02
ix.	CEILING EXHAUST FAN POWER	2	EA	$ 236.00	$ 472.00	21%	0%	$ -	21%	$ 99.12
x.	ELECTRIC HAND DRYER POWER	4	EA	$ 590.00	$ 2,360.00	21%	0%	$ -	21%	$ 495.60
xi.	EXT. WALL PENETRATION - 3/4" CONDUIT	2	EA	$ 118.00	$ 236.00	21%	0%	$ -	21%	$ 49.56
xii.	ROOF PENETRATION - 1 1/2" CONDUIT	1	EA	$ 590.00	$ 590.00	21%	0%	$ -	21%	$ 123.90
e.	**LIGHTING**									
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	38	EA	$ 1,180.00	$ 44,840.00	11%	0%	$ -	11%	$ 5,000.00
ii.	L4 - 6'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iii.	L4 - 10'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iv.	L4 - 12'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,416.00	$ 1,416.00	0%	0%	$ -	0%	$ -
v.	L4 - 16'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,888.00	$ 1,888.00	0%	0%	$ -	0%	$ -
vi.	L4C - 14'L WALL ARM MOUNT WALL WASHER W/ WING RAIL, 13W/FT	1	EA	$ 1,652.00	$ 1,652.00	0%	0%	$ -	0%	$ -
vii.	L5 - 10'L PENDANT INDIRECT LED FIXTURE, 20W/FT	4	EA	$ 1,180.00	$ 4,720.00	0%	0%	$ -	0%	$ -
viii.	L5 - 12'L PENDANT INDIRECT LED FIXTURE, 20W/FT	1	EA	$ 1,416.00	$ 1,416.00	0%	0%	$ -	0%	$ -
ix.	L5 - 20'L PENDANT INDIRECT LED FIXTURE, 20W/FT	5	EA	$ 3,068.00	$ 15,340.00	0%	0%	$ -	0%	$ -
x.	L5A - 5'L SURFACE LINEAR LED FIXTURE, 13W/FT	5	EA	$ 1,180.00	$ 5,900.00	0%	0%	$ -	0%	$ -
xi.	L5A - 10'L SURFACE LINEAR LED FIXTURE, 13W/FT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -	0%	$ -
xii.	L6 - LOBBY CIRCULAR RECESSED / MUDIN TRIMLESS LED FIXTURE, 17/4W	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 - 6'L UNDERCABINET LED FIXTURE, 6W/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 - 54'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 7,080.00	$ 7,080.00	0%	0%	$ -	0%	$ -
xvii.	L14A - 4'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	0%	0%	$ -	0%	$ -
xviii.	L14A - 6'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	0%	0%	$ -	0%	$ -
xix.	L14B - 11'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	2	EA	$ 1,298.00	$ 2,596.00	0%	0%	$ -	0%	$ -
xx.	L14B - 13'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 1,534.00	$ 1,534.00	0%	0%	$ -	0%	$ -
f.	**EXT**									
i.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	10	EA	$ 708.00	$ 7,080.00	13%	0%	$ -	13%	$ 944.00
ii.	LED EXIT FIXTURE - ALLOWANCE	7	EA	$ 708.00	$ 4,956.00	13%	0%	$ -	13%	$ 660.80
iii.	JUNCTION BOX/PULL BOX	33	EA	$ 65.25	$ 2,153.38	13%	0%	$ -	13%	$ 287.12
iv.	DIMMER SWITCH, SINGLE	4	EA	$ 227.74	$ 910.96	13%	0%	$ -	13%	$ 121.46
v.	DIMMER SWITCH, 2-GANG	1	EA	$ 389.40	$ 389.40	13%	0%	$ -	13%	$ 51.92
vi.	DIMMER SWITCH, 4-GANG	1	EA	$ 778.80	$ 778.80	13%	0%	$ -	13%	$ 103.84
vii.	VACANCY SENSOR - WALL	14	EA	$ 175.62	$ 2,461.48	13%	0%	$ -	13%	$ 328.20
viii.	VACANCY SENSOR - CEILING	6	EA	$ 549.88	$ 3,299.28	13%	0%	$ -	13%	$ 439.90
ix.	SWITCHPACK - CEILING	6	EA	$ 704.46	$ 4,226.76	13%	0%	$ -	13%	$ 563.57
x.	INTERIOR PHOTOCEL - CEILING	2	EA	$ 549.88	$ 1,099.76	13%	0%	$ -	13%	$ 146.63
xi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	2,610	EA	$ 106.20	$ 277,182.00	13%	5%	$ 15,000.00	18%	$ 51,195.23
xii.	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 1,180.00	$ 1,180.00	13%	0%	$ -	13%	$ 157.33
g.	**MISCELLANEOUS**									
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%	$ -
COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**SIGNAL SYSTEM**									
i.	TELEPHONE/DATA W/ MDF	8,408	GSF	$ 7.67	$ 64,489.36	1%	0%	$ -	1%	$ 500.00
ii.	EXTRA FOR POC/EXTEND (E) MAIN PATHWAY	120	LF	$ 41.30	$ 4,956.00	10%	0%	$ -	10%	$ 500.00

iii.	PUBLIC ADDRESS/CC/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%	$ -
ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**FIRE ALARM**									
i.	FIRE ALARM SYSTEM, COMPLETE	8,408	GSF	$ 11.80	$ 99,214.40	20%	0%	$ -	20%	$ 20,000.00
b.	**SECURITY**									
i.	SECURITY SYSTEM, COMPLETE	8,408	GSF	$ 14.16	$ 119,057.28	0%	0%	$ -	0%	$ -
EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**EAST COURT**									
i.	YARD ROUGH GRADING	376	SF	$ 1.18	$ 443.68	0%	0%	$ -	0%	$ -
ii.	CUT TOPSOIL, ASSUME 3'D avg.	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 U/S SITE PAVING	311	SF	$ 1.18	$ 366.98	0%	0%	$ -	0%	$ -
v.	EXPORT/HAUL DIRT SURPLUS + 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, 36" 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	$ 236.00	$ 2,124.00	0%	0%	$ -	0%	$ -
xiii.	XTRA FOR CONCRETE FOOTING	9	LF	$ 236.00	$ 2,124.00	0%	0%	$ -	0%	$ -
xiv.	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	376	SF	$ -	$ -	0%	0%	$ -	0%	$ -
xv.	MISC.	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
	SEE SEPARATE SITEWORK FOR SITE DEMOLITION					0%			0%	$ -
CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FOUNDATION**									
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 F68	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**									
i.	SLAB-ON-GRADE + V.B./AB, 5"/4" 2,	822	SF	$ 35.40	$ 29,098.80	100%	0%	$ -	100%	$ 29,098.80
ii.	EXTERIOR SLAB-ON-GRADE + V.B./AB, 5"/4"	142	SF	$ 35.40	$ 5,026.80	100%	0%	$ -	100%	$ 5,026.80
iii.	EXTRA FOR DEPRESSED SLAB - @ DANCE ROOM	1,002	SF	$ 35.40	$ 35,470.80	100%	0%	$ -	100%	$ 35,470.80
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, 8"W x 18"H	182	LF	$ 35.40	$ 6,442.80	100%	0%	$ -	100%	$ 6,442.80
ix.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	100%	0%	$ -	100%	$ 566.40
c.	**CONCRETE COLUMN**									
i.	CONCRETE COLUMN, 18" dia.	139	LF	$ 590.00	$ 82,010.00	100%	0%	$ -	100%	$ 82,010.00
ii.	CONCRETE COLUMN, 16" square	278	LF	$ 590.00	$ 164,020.00	100%	0%	$ -	100%	$ 164,020.00
d.	**SUSPENDED CONCRETE SLAB & BEAMS**									
i.	8" thk 2-WAY SUSP. SLAB - 2ND FLOOR	630	SF	$ 53.10	$ 33,453.00	14%	86%	$ 28,869.67	100%	$ 33,453.00
ii.	12" thk 2-WAY SUSP. SLAB - 2ND FLOOR	4,478	SF	$ 56.64	$ 253,633.92	3%	97%	$ 244,941.59	100%	$ 253,633.92
iii.	14" thk 2-WAY SUSP. SLAB - 2ND FLOOR	634	SF	$ 64.90	$ 41,146.60	11%	89%	$ 36,563.27	100%	$ 41,146.60
iv.	8" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	190	SF	$ 53.10	$ 10,089.00	45%	0%	$ -	45%	$ 4,583.33
v.	9" thk 2-WAY SUSP. DROPPED SLAB - OUTDOOR DECK	1,140	SF	$ 53.10	$ 60,534.00	8%	0%	$ -	8%	$ 4,583.33
vi.	14" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	1,625	SF	$ 64.90	$ 105,462.50	5%	9%	$ 9,388.48	14%	$ 14,388.48
vii.	EXTRA FOR COLUMN CAPITALS (DROP PANELS)	8	EA	$ 590.00	$ 4,720.00	88%	0%	$ -	88%	$ 4,166.67
viii.	CONCRETE TOPPING, 7.5" thk avg @ GREEN DECK	1,140	SF	$ 47.20	$ 53,808.00	59%	0%	$ -	59%	$ 31,487.33
ix.	CONCRETE BEAM, 12"W x 12"D - ABOVE CMU WALL	38	SF	$ 531.00	$ 20,178.00	23%	0%	$ -	23%	$ 4,583.33
x.	CONCRETE BEAM, 24"W x 24"D	150	LF	$ 531.00	$ 79,650.00	56%	44%	$ 35,241.67	100%	$ 79,650.00
xi.	CONCRETE BEAM, 24"W x 30"D	52	LF	$ 531.00	$ 27,612.00	67%	33%	$ 9,222.67	100%	$ 27,612.00
xii.	CONCRETE BEAM, 24"W x 42"D	152	LF	$ 531.00	$ 80,712.00	56%	44%	$ 35,772.67	100%	$ 80,712.00
e.	**MISC. CONCRETE**									$ -
i.	6"H EQUIPMENT PAD	119	SF	$ 59.00	$ 7,021.00	0%	0%	$ -	0%	$ -
MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										$ -
a.	**EXTERIOR CMU WALL**									$ -
i.	8" BURNISHED FACE CMU WALL	2,892	SF	$ 77.88	$ 225,228.96	100%	0%	$ -	100%	$ 225,228.96
ii.	12" BURNISHED FACE CMU WALL INTERIOR CMU WALL	320	SF	$ 101.48	$ 32,473.60	100%	0%	$ -	100%	$ 32,473.60
iii.	8" CMU WALL - PARTITION/LOAD BEARING	623	SF	$ 86.14	$ 53,665.22	100%	0%	$ -	100%	$ 53,665.22
METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**STRUCTURAL STEEL**									
I.	CONCENTRIC BRACED FRAMES (SCBF)									
i.	-W-SECTION COLUMN	5,373	LBS	$ 5.90	$ 31,700.70	13%	87%	$ 27,726.34	100%	$ 31,700.70
ii.	W-SECTION BEAM	3,406	LBS	$ 5.90	$ 20,095.40	20%	80%	$ 16,121.04	100%	$ 20,095.40
iii.	WSS BRACE	5,955	LBS	$ 5.90	$ 35,134.50	11%	89%	$ 31,160.14	100%	$ 35,134.50
iv.	DETAIL STEEL	1,473	LBS	$ 5.90	$ 8,690.70	46%	0%	$ -	46%	$ 3,974.36
v.	EXTRA FOR (2) HSS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 2/S501	5	EA	$ 3,923.50	$ 19,617.50	20%	25%	$ 4,992.47	46%	$ 8,966.83
vi.	EXTRA FOR WF COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	9	EA	$ 1,786.52	$ 16,078.68	25%	0%	$ -	25%	$ 3,974.36
vii.	EXTRA FOR MOMENT CONNECTION	10	EA	$ 5,664.00	$ 56,640.00	7%	0%	$ -	7%	$ 3,974.36
II.	GRAVITY FRAMES						0%	$ -		
i.	HSS COLUMN	22,252	LBS	$ 4.72	$ 105,029.44	37%	0%	$ -	37%	$ 38,589.75
ii.	- PIPE COLUMN	432	LBS	$ -	$ -	0%	0%	$ -	0%	$ -
iii.	- HSS BEAM	966	LBS	$ 8.26	$ 7,979.16	35%	0%	$ -	35%	$ 2,820.52
iv.	- W-SECTION BEAM	936	LBS	$ 8.26	$ 7,731.36	36%	0%	$ -	36%	$ 2,820.52
v.	- DETAIL STEEL	2,459	LBS	$ 5.90	$ 14,508.10	27%	0%	$ -	27%	$ 3,974.36
vi.	EXTRA FOR HSS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	24	EA	$ 1,451.40	$ 34,833.60	11%	0%	$ -	11%	$ 3,974.36
b.	**EXTERIOR METAL STAIR**									
i.	STRAIGHT/FLIGHT, 5.33'W x 35 P/CAST TREADS + 30 SF P/CAST MID-LANDING ON GALV. & PAINTED STEEL STRINGER & RISERS, COMPLETE	1	FLT	$ 64,900.00	$ 64,900.00	9%	5%	$ 3,000.00	14%	$ 9,000.00
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 U/S STAIR	178	SF	$ 118.00	$ 21,004.00	10%	14%	$ 3,000.00	24%	$ 5,000.00
c.	**METAL PAN STAIR, INTERIOR**									
i.	MULTI-SWITCHBACK, 5.17'W x 35 TREADS + 27 SF 1ST LANDING, 59 SF 2ND LANDING, & 57 3RD LANDING	1	FLT	$ 138,687.76	$ 138,687.76	7%	0%	$ -	7%	$ 10,000.00
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
d.	**EXTERIOR SCREEN SYSTEM**									
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	1,328	SF	$ 413.00	$ 465,864.00	26%	11%	$ 50,000.00	37%	$ 170,083.33
iv.	PERFORATED METAL PANEL + METAL FRAMES - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	936	SF	$ 413.00	$ 386,568.00	30%	8%	$ 30,000.00	37%	$ 144,833.33
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	69%	21%	$ 20,000.00	90%	$ 85,333.33

e.	**MISC. METALS**									
i.	19H ROOF ACCESS LADDER W/ 12'H CAGE	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
ii.	GUARDRAIL W/ PERFORATED METAL PANEL INFILL + PAINT - OUTDOOR DECK	282	LF	$ 436.60	$ 123,121.20	15%	0%	$ -	15%	$ 18,000.00
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	0%	0%	$ -	0%	$ -
iv.	SEISMIC JOINT + 2.33'H STUD/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	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FINISH CARPENTRY**									
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4'H BACKSPLASH	70	LF	$ 1,180.00	$ 82,600.00	2%	0%	$ -	2%	$ 1,833.30
ii.	2.5'H PLAM UPPER CABINET	8	LF	$ 590.00	$ 4,720.00	1%	0%	$ -	1%	$ 47.20
iii.	12"W x 7'H x 5-TIER WALL-MOUNTED STACK	26	LF	$ 1,180.00	$ 30,680.00	1%	0%	$ -	1%	$ 306.80
iv.	12"W x 8.33'H 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 8'H 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 8'H W/ VENTED DOOR	1	EA	$ 2,950.00	$ 2,950.00	1%	0%	$ -	1%	$ 29.50
vii.	MISC. FINISH CARPENTRY ALLOWANCE	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
b.	**ROUGH CARPENTRY**									
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 1/8" x 24"	328	LF	$ 59.00	$ 19,352.00	1%	0%	$ -	1%	$ 227.27
iv.	GLU-LAM BEAM, 5 1/8" x 30"	166	LF	$ 59.00	$ 9,794.00	2%	0%	$ -	2%	$ 227.27
v.	GLU-LAM BEAM, 5 1/8" x 33"	136	LF	$ 59.00	$ 8,024.00	3%	0%	$ -	3%	$ 227.27
vi.	ROOF DECK STRUCTURAL PANEL - 12' x 4' TECTUM-V + WOOD NAILERS, COMPLETE	6,504	SF	$ 23.60	$ 153,494.40	20%	16%	$ 25,000.00	36%	$ 55,454.55
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 GLB/STEEL POST CONNECTION	26	EA	$ 295.00	$ 7,670.00	3%	0%	$ -	3%	$ 227.27
x.	EXTRA FOR GLB/STEEL BEAM CONNECTION	5	EA	$ 295.00	$ 1,475.00	15%	0%	$ -	15%	$ 227.27
xi.	P.T. ROOF EDGE NAILER, 3" x 2"	402	LF	$ 5.90	$ 2,843.80	8%	0%	$ -	8%	$ 227.27
xii.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**ROOFING**									
i.	SINGLE-PLY ROOFING MEMBRANE	6,504	SF	$ 11.59	$ 75,365.75	1%	0%	$ -	1%	$ 625.00
ii.	ROOF BOARD	6,504	SF	$ 0.91	$ 5,909.53	5%	0%	$ -	5%	$ 312.50
iii.	2" dik 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 x 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	6%	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.	**WATERPROOFING**									
i.	WATERPROOFING - PORTION OF STAIR O/ 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	2,955	SF	$ 29.96	$ 88,532.39	2%	0%	$ -	2%	$ 1,375.00
c.	**MISCELLANEOUS**									
i.	MISC. SHEET METALS ALLOWANCE	8,564	GSF	$ -	0	0%	0%	$ -	0%	$ -
ii.	MISC. CAULKING & SEALANTS ALLOWANCE	8,564	GSF	$ -	0	0%	0%	$ -	0%	$ -
iii.	MISC. FIRESTOPPING ALLOWANCE	8,564	GSF	$ -	0	0%	0%	$ -	0%	$ -
OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EXTERIOR DOORS + H.W.**									
i.	ALUM/GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	9%	5%	$ 156.25	14%	$ 468.75
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	9%	5%	$ 156.25	14%	$ 468.75
iii.	ALUM/GLASS DOOR/ALUM FRAME, (2) - 3.07"W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	5%	2%	$ 78.13	7%	$ 234.38
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	5%	2%	$ 78.13	7%	$ 234.38
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 4,720.00	$ 4,720.00	7%	3%	$ 156.25	10%	$ 468.75
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	31%	15%	$ 2,182.50	46%	$ 6,547.50
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	37%	18%	$ 2,182.50	55%	$ 6,547.50
viii.	PAINT TO HM DOOR/FRAME, PER LEAF	3	EA	$ 188.80	$ 566.40	4%	2%	$ 10.00	5%	$ 30.00
b.	**EXTERIOR WINDOWS**									
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 4'H	1	EA	$ 1,155.22	$ 1,155.22	43%	0%	$ -	43%	$ 500.00
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	5%	66%	$ 10,000.00	71%	$ 10,750.00
iv.	TRANSOM, 6.25'W x 3'H	1	EA	$ 679.68	$ 679.68	0%	0%	$ -	0%	$ -
v.	FRITTED GLASS	308	SF	$ 50.46	$ 15,540.69	3%	64%	$ 10,000.00	68%	$ 10,500.00
c.	**INTERIOR DOORS + H.W.**									
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	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/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	3%	0%	$ -	3%	$ 555.56
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	21%	13%	$ 5,000.00	35%	$ 13,055.56
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	55%	18%	$ 2,500.00	73%	$ 10,277.78
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	55%	18%	$ 2,500.00	73%	$ 10,277.78
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	6%	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%	$ -
d.	**INTERIOR WINDOWS**									
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	15%	0%	$ -	15%	$ 2,500.00
FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EXTERIOR WALLS**									
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	5,806	SF	$ 47.20	$ 274,043.20	0%	0%	$ -	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%	$ -
ix.	(2) - 6" x 20 GA. METAL STUD WALL	1,480	SF	$ 23.60	$ 34,928.00	0%	0%	$ -	0%	$ -
x.	6" x 20 GA. METAL STUD WALL	1,518	SF	$ 23.60	$ 35,824.80	0%	0%	$ -	0%	$ -
xi.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	2,466	SF	$ 23.60	$ 58,197.60	0%	0%	$ -	0%	$ -
xii.	5/8" GWB + PAINT - INT. OF EXT.	8,272	SF	$ 14.16	$ 117,131.52	0%	0%	$ -	0%	$ -
xiii.	BATT INSULATION, 6"	6,944	SF	$ 1.18	$ 8,193.92	0%	0%	$ -	0%	$ -
xiv.	BATT INSULATION, 8" - 10"	2,380	SF	$ 1.77	$ 4,230.30	0%	0%	$ -	0%	$ -
b.	**INTERIOR WALLS**									
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	2,296	SF	$ 23.60	$ 52,769.60	0%	0%	$ -	0%	$ -
v.	6" x 20 GA. METAL STUD WALL	2,608	SF	$ 23.60	$ 61,548.80	0%	0%	$ -	0%	$ -
vi.	8" x 20 GA. METAL STUD WALL	416	SF	$ 23.60	$ 9,817.60	0%	0%	$ -	0%	$ -
viii.	(2) - 6" x 20 GA. METAL STUD WALL	890	SF	$ 23.60	$ 21,004.00	0%	0%	$ -	0%	$ -
ix.	6" C-H STUD	368	SF	$ 23.60	$ 8,684.80	0%	0%	$ -	0%	$ -
x.	6" C-H STUD + 6" x 20 GA. METAL STUD	120	SF	$ 23.60	$ 2,832.00	0%	0%	$ -	0%	$ -
xi.	5/8" GWB + PAINT	12,244	SF	$ 14.16	$ 173,375.04	0%	0%	$ -	0%	$ -
xii.	1" GWB LINER	488	SF	$ 11.80	$ 5,758.40	0%	0%	$ -	0%	$ -
xiii.	BATT INSULATION	7,822	SF	$ 1.18	$ 8,993.96	0%	0%	$ -	0%	$ -
xiv.	WALL TILE + CEMENT BOARD	1,782	SF	$ 47.20	$ 84,110.40	0%	0%	$ -	0%	$ -
xv.	9'H WOOD WALL PANEL	495	SF	$ 59.00	$ 29,205.00	0%	0%	$ -	0%	$ -

xvi.	PAINT TO CONCRETE COLUMNS	287	SF	$ 5.90	$ 1,693.30	0%	0%	$ -	0%	$ -
xvii.	PAINT TO CMU WALLS	623	SF	$ 4.72	$ 2,940.56	0%	0%	$ -	0%	$ -
xviii.	PAINT TO EXPOSED STEEL COLUMN/BRACE	120	LF	$ 23.60	$ 2,832.00	0%	0%	$ -	0%	$ -
c.	**FLOOR FINISHES**									
i.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	1,188	SF	$ 29.50	$ 35,046.00	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	988	SF	$ 8.26	$ 8,243.48	0%	0%	$ -	0%	$ -
v.	LINOLEUM FLOORING, PATTERNED	226	SF	$ 14.18	$ 3,205.49	0%	0%	$ -	0%	$ -
vi.	WOOD FLOORING + SUBSTRATE	1,802	SF	$ 28.32	$ 28,376.64	0%	0%	$ -	0%	$ -
viii.	WALL BASE - @ VINYL/CARPET FLOOR	250	LF	$ 3.81	$ 952.85	0%	0%	$ -	0%	$ -
ix.	WALL BASE - @ SEALED CONCRETE FLOOR	702	LF	$ 5.90	$ 4,141.80	0%	0%	$ -	0%	$ -
x.	WALL BASE - @ WOOD FLOORING	140	LF	$ 5.90	$ 826.00	0%	0%	$ -	0%	$ -
xi.	TILE BASE	198	LF	$ 47.20	$ 9,345.60	0%	0%	$ -	0%	$ -
d.	**CEILING FINISHES**									
i.	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"W ACOUSTIC PANEL ATTACHED TO U/S 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%	$ -
viii.	PAINT TO GWB CEILING	1,282	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	3,826	SF	$ 1.18	$ 4,514.68	0%	0%	$ -	0%	$ -
e.	**VERTICAL SOFFITS**									
i.	6" x 20 GA. METAL STUD	1,663	SF	$ 47.20	$ 78,493.60	0%	0%	$ -	0%	$ -
ii.	5/8" GWB + PAINT	1,448	SF	$ 14.16	$ 20,503.68	0%	0%	$ -	0%	$ -
f.	**EXTERIOR SOFFIT/FASCIA**									
i.	CEMENT PLASTER SOFFIT + STUD FRAMES	78	SF	$ 70.80	$ 5,522.40	0%	0%	$ -	0%	$ -
ii.	12"H CEMENT PLASTER FASCIA	484	LF	$ 118.00	$ 57,112.00	0%	0%	$ -	0%	$ -
iii.	PAINT TO CEMENT PLASTER	562	SF	$ 4.13	$ 2,321.06	0%	0%	$ -	0%	$ -
iv.	PAINT TO U/S 2ND FLOOR SLAB DECK	2,905	SF	$ 1.18	$ 2,955.90	0%	0%	$ -	0%	$ -
v.	PAINT TO 14"H 2ND FLOOR SLAB FASCIA	202	LF	$ 4.72	$ 953.44	0%	0%	$ -	0%	$ -
SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**RESTROOM SPECIALTIES**									
i.	TOILET PARTITION, ADA	2	EA	$ 4,852.16	$ 9,704.32	0%	0%	$ -	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, WASTE DISPOSAL, & TOILET TISSUE DISPENSER/COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER	2	EA	$ 613.60	$ 1,227.20	0%	0%	$ -	0%	$ -
viii.	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 x 4.17'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**									
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.	SIGNAGE - INT./EXT.	8,964	GSF	$ 2.48	$ 21,221.59	0%	0%	$ -	0%	$ -
iv.	EXTRA FOR EXTERIOR SIGNAGE - 30"H ILLUMINATED LETTERS TO READ "HAWTHORNE"	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
v.	MISC. SPECIALTIES ALLOWANCE	8,964	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EQUIPMENT**									
i.	ALL EQUIPMENT - N.I.C.			$ -		0%	0%	$ -	0%	$ -
FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**WINDOW SHADES**									
i.	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,521	SF	$ -		0%	0%	$ -	0%	$ -
b.	**FURNISHINGS**									
i.	ALL FF & E - N.I.C.			$ -		0%	0%	$ -	0%	$ -
SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**OUTDOOR DECK PEDESTAL SYSTEM**									
i.	PAVERS ON PEDESTAL SYSTEM, COMPLETE	2,385	SF	$ 79.12	$ 188,698.82	1%	0%	$ -	1%	$ 2,500.00
b.	**OUTDOOR GREEN DECK**									
i.	FIBERGLASS POTS + SOIL + PLANTING	44	EA	$ 2,478.00	$ 109,032.00	2%	0%	$ -	2%	$ 2,500.00
CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**PASSENGER ELEVATOR**									
i.	ELEVATOR CAB, 2-STOP	1	EA	$ 160,480.00	$ 160,480.00	56%	0%	$ -	56%	$ 90,000.00
FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FIRE SPRINKLER SYSTEM**									
i.	FIRE SPRINKLER WET SYSTEM + RISER COMPLETE	8,964	GSF	$ 14.42	$ 123,489.45	10%	5%	$ 6,250.00	15%	$ 18,750.00
PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**PLUMBING EQUIPMENT**									
i.	GAS-FIRED WATER HEATER , 80 GAL, 120000 BTUH + SEISMIC ANCHORAGE + FLUE THRU 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**									
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	6%	0%	$ -	6%	$ 150.00
iii.	LAVATORY SINK, WALL	8	EA	$ 1,180.00	$ 9,440.00	6%	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
c.	**COLD WATER**									
i.	1/2" CW PIPE	184	LF	$ 47.20	$ 8,684.80	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
viii.	3" CW PIPE	52	LF	$ 177.00	$ 9,204.00	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
d.	**HOT WATER**									
i.	1/2" HW PIPE	140	LF	$ 47.20	$ 6,608.00	45%	0%	$ -	45%	$ 3,000.00
ii.	3/4" HW/THW PIPE	440	LF	$ 59.00	$ 25,960.00	19%	0%	$ -	19%	$ 5,000.00
iii.	PIPE INSULATION, 1/2" PIPE	140	LF	$ 5.90	$ 826.00	0%	0%	$ -	0%	$ -
iv.	PIPE INSULATION, 3/4" PIPE	440	LF	$ 7.08	$ 3,115.20	32%	0%	$ -	32%	$ 1,000.00
e.	**SANITARY SEWER & VENT**									
i.	1 1/2" VENT PIPE - WALL/CEILING	428	LF	$ 59.00	$ 25,252.00	51%	16%	$ 4,000.00	67%	$ 16,937.50
ii.	2" VENT PIPE - WALL/CEILING	240	LF	$ 70.80	$ 16,992.00	42%	18%	$ 3,000.00	59%	$ 10,062.50
iii.	3" VENT PIPE - WALL/CEILING	20	LF	$ 82.69	$ 1,652.00	34%	0%	$ -	34%	$ 562.50

iv.	2" WASTE PIPE - WALL/CEILING	158	LF	$ 82.60	$ 13,050.80	57%	23%	$ 3,000.00	80%	$ 10,500.00
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%	14%	$ 3,000.00	67%	$ 14,250.00
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	66%	0%	$ -	66%	$ 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	64%	0%	$ -	64%	$ 375.00
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
f.	**CONDENSATE DRAINS**									
i.	3/4" CD PIPE	300	LF	$ 59.00	$ 17,700.00	0%	0%	$ -	0%	$ -
ii.	PIPE INSULATION, 3/4" PIPE 300 LF	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%	$ -
g.	**ROOF DRAINS**									
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT			$ -	0	0%	0%	$ -	0%	$ -
ii.	OUTDOOR DECK DRAIN SYSTEM NATURAL GAS	2,955	SF	$ -	$ -	0%	0%	$ -	0%	$ -
iii.	GAS CONNECTION TO NEW WATER HEATER, COMPLETE	30	LF	$ 88.50	$ 2,655.00	0%	0%	$ -	0%	$ -
h.	**MISCELLANEOUS**									
i.	VALVES & SPECIALTIES	1	LS	$ 590.00	$ 590.00	0%	0%	$ -	0%	$ -
ii.	MISC. PLUMBING SYSTEM	8,564	GSF	$ 0.12	$ 1,010.55	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%	$ -
HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**VRF SPLIT SYSTEM**									
i.	CU1 - 168 KBTUH COOLING, 189 KBTUH HEATING, (2) CONDENSER FANS, (2) COMPRESSORS, (1) MODULE	1	EA	$ 11,800.00	$ 11,800.00	3%	0%	$ -	3%	$ 400.00
ii.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 23,600.00	$ 23,600.00	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	6%	0%	$ -	6%	$ 400.00
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.	FC/OSA DUCTWORK	1,960	LBS	$ 41.30	$ 64,428.00	2%	0%	$ -	2%	$ 1,600.00
xi.	DUCT INSULATION	1,320	SF	$ 4.72	$ 6,230.40	6%	0%	$ -	6%	$ 400.00
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" + 7/8" + 1 1/8" + 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.	**MINI SPLIT SYSTEM**									
i.	CU5 - 13.78 KBTUH COOLING, 13.78 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,720.00	$ 4,720.00	11%	0%	$ -	11%	$ 500.00
ii.	FC13, 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%	$ -
c.	**EXHAUST FAN**									
i.	ROOF EXHAUST FAN, 1000 CFM + BDD + ROOF CURB	1	EA	$ 590.00	$ 590.00	10%	0%	$ -	10%	$ 59.00
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%	$ 35.40
d.	**CONTROLS**									
i.	VRF SYSTEM (11 FANCOILS)	1	LS	$ 2,360.00	$ 2,360.00	10%	0%	$ -	10%	$ 236.00
ii.	CONTROLS - MINI 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%	$ -
e.	**MISCELLANEOUS**									
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%	$ -
ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**ELECTRICAL EQUIPMENT**									
i.	MAIN SWITCHBOARD "MSB", 800A-277/480V-3PH-4W, NEMA-1 W/ U/G SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	55%	0%	$ -	55%	$ 6,500.00
ii.	TRANSFORMER, 75 KVA	1	EA	$ 11,800.00	$ 11,800.00	55%	0%	$ -	55%	$ 6,500.00
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**									
i.	PANEL BOARD, MLO-225A BUS-277/480V-3PH-4W, 42 CKT.BREAKER SPACES	2	EA	$ 2,360.00	$ 4,720.00	44%	0%	$ -	44%	$ 2,100.00
ii.	PANEL BOARD, MLO-225A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 2,360.00	$ 2,360.00	51%	0%	$ -	51%	$ 1,200.00
iii.	PANEL BOARD, MLO-100A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 1,770.00	$ 1,770.00	51%	0%	$ -	51%	$ 900.00
iv.	LIGHTING INVERTER	2	EA	$ 1,770.00	$ 3,540.00	51%	0%	$ -	51%	$ 1,800.00
c.	**SECONDARY FEEDER**									
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 #3/0 + 1 #6 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
d.	**BRANCH POWER**									
i.	DUPLEX RECEPTACLE	50	EA	$ 128.62	$ 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 WIRES	1,800	LF	$ 15.30	$ 27,548.28	49%	0%	$ -	49%	$ 13,600.00
e.	**HVAC/PLUMBING EQUIPMENT POWER**									
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 - 3/4" CONDUIT			$ -		0%	0%	$ -	0%	$ -
f.	**LIGHTING**									
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	25	EA	$ 708.00	$ 17,700.00	1%	6%	$ 975.61	7%	$ 1,219.51
ii.	L3 - 13'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
iii.	L3 - 15'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
iv.	L3 - 20'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
v.	L4 - 20'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
vi.	L4 - 26'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
vii.	L4 - 40'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
viii.	L4A - 7.5'L SUSPENDED WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
ix.	L5 - 4'L PENDANT INDIRECT LED, 20W/FT	13	EA	$ 708.00	$ 9,204.00	1%	5%	$ 487.80	7%	$ 609.76
x.	L5 - 6'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	6%	23%	$ 487.80	29%	$ 609.76
xi.	L5 - 10'L PENDANT INDIRECT LED, 20W/FT	2	EA	$ 708.00	$ 1,416.00	9%	34%	$ 487.80	43%	$ 609.76
xii.	L5 - 15'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	6%	23%	$ 487.80	29%	$ 609.76
xiii.	L5 - 24'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	6%	23%	$ 487.80	29%	$ 609.76
xiv.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 708.00	$ 4,956.00	2%	10%	$ 487.80	12%	$ 609.76
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	14	EA	$ 708.00	$ 9,912.00	1%	5%	$ 487.80	6%	$ 609.76
xvi.	L12 - 14" dia PENDANT GLOBE FIXTURE, 18W	10	EA	$ 708.00	$ 7,080.00	2%	7%	$ 487.80	9%	$ 609.76
xvii.	L13 - PENDANT LED CYLINDER, 15W	2	EA	$ 708.00	$ 1,416.00	9%	34%	$ 487.80	43%	$ 609.76
xviii.	L14 - 7.75'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xix.	L14 - 10.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xx.	L14 - 31'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxi.	L14A - 5.33'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	9%	34%	$ 487.80	43%	$ 609.76
xxii.	L14A - 7'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxiii.	L14A - 10.33'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxiv.	L14A - 14.5'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxv.	L14A - 20.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxvi.	L14B - 9'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxvii.	L14B - 19'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	17%	69%	$ 487.80	86%	$ 609.76
xxviii.	L16 - MUSHROOM BOLLARD FIXTURE W/ BASE, 8W, WP	14	EA	$ 708.00	$ 9,912.00	1%	5%	$ 487.80	6%	$ 609.76
xxix.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	3	EA	$ 708.00	$ 2,124.00	6%	23%	$ 487.80	29%	$ 609.76
xxx.	L20 - WALL SURFACE TOPO SCONCE, 8W	7	EA	$ 708.00	$ 4,956.00	2%	10%	$ 487.80	12%	$ 609.76
xxxi.	LED EXIT FIXTURE - ALLOWANCE	8	EA	$ 708.00	$ 5,664.00	2%	9%	$ 487.80	11%	$ 609.76
xxxii.	LIGHTING FIXTURE TO STORAGE ROOM 120	2	EA	$ 708.00	$ 1,416.00	9%	34%	$ 487.80	43%	$ 609.76
xxxiii.	JUNCTION BOX/PULL BOX	35	EA	$ 65.61	$ 2,296.28	5%	21%	$ 487.80	27%	$ 609.76
xxxiv.	SWITCH, SINGLE	2	EA	$ 118.00	$ 236.00	0%	0%	$ -	0%	$ -
xxxv.	DIMMER SWITCH, 2-GANG	5	EA	$ 389.40	$ 1,947.00	6%	25%	$ 487.80	31%	$ 609.76
xxxvi.	DIMMER SWITCH, 3-GANG	2	EA	$ 584.10	$ 1,168.20	10%	42%	$ 487.80	52%	$ 609.76
xxxvii.	VACANCY SENSOR - WALL	11	EA	$ 175.82	$ 1,934.02	6%	25%	$ 487.80	32%	$ 609.76
xxxviii.	VACANCY SENSOR - CEILING	11	EA	$ 549.88	$ 6,048.68	2%	8%	$ 487.80	10%	$ 609.76
xxxix.	SWITCHPACK - CEILING	11	EA	$ 704.46	$ 7,749.06	2%	6%	$ 487.80	8%	$ 609.76
xxxx.	INTERIOR PHOTOCEL - CEILING	3	EA	$ 549.88	$ 1,649.64	7%	30%	$ 487.80	37%	$ 609.76
xxxxi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	3,210	LF	$ 26.18	$ 84,051.28	0%	1%	$ 487.80	1%	$ 609.76
g.	**MISCELLANEOUS**									
i.	MISC. ELECTRICAL SYSTEM	8,564	GSF	$ -	$ -	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%	$ -
COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**SIGNAL SYSTEM**									
i.	TELEPHONE/DATA W/ (2) IDF ROOMS	8,564	GSF	$ 7.67	$ 65,685.88	4%	0%	$ -	4%	$ 2,500.00
ii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF1	240	LF	$ 41.30	$ 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/CC/CLOCK	8,564	GSF	$ 1.18	$ 10,105.52	0%	0%	$ -	0%	$ -
v.	AUDIO-VISUAL SYSTEM	8,564	GSF	$ 3.54	$ 30,316.56	0%	0%	$ -	0%	$ -
vi.	CTV	8,564	GSF	$ 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)										
a.	**FIRE ALARM**									
i.	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY, COMPLETE	8,564	GSF	$ 11.80	$ 101,055.20	30%	0%	$ -	30%	$ 30,000.00
b.	**SECURITY**									
i.	SECURITY SYSTEM, COMPLETE	8,564	GSF	$ 14.16	$ 121,266.24	0%	0%	$ -	0%	$ -
APPROVED CHANGE ORDERS										
CHANGE ORDER 001	Asbestos Abatement According to PS Report	1	LS	$ 137,865.00	$ 137,865.00	100%	0%	$ -	100%	$ 137,865.00
CHANGE ORDER 002	proper removal of existing cabinetry, 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 Foor Boxes (4) installation/connection tp Panel E including cutting & patching concrete slab-on-grade. Existing Storm Drain Line additional line and connections (10)/Rubbler at the end of line.	1	LS	$ 47,788.54	$ 47,788.54	100%	0%	$ -	100%	$ 47,788.54
CHANGE ORDER 004	Added demo & grading (South of Existing bldg), roof demo, additional walkway/pathway demo&grading, additional roof insulation, relocation of kitchen wall	1	LS	$ 78,958.29	$ 78,958.29	100%	0%	$ -	100%	$ 78,958.29
CHANGE ORDER 005	Added: structumral columns, addition mechanical equipment, additional demo (stucco, walls, restroom), extending elevator pit footing and rebars, additional lighting equipment, additional door opening, extending structure footing, and repairing water damage uncovered.	1	LS	$ 73,946.75	$ 73,946.75	0%	100%	$ 73,946.75	100%	$ 73,946.75
TOTAL CONTRACT PRICE					$ 14,587,865.00					
TOTAL								$ 825,696.75		$ 5,310,485.56
							LESS RETENTION	$ 41,284.84		$ 265,524.28
							LESS PREVIOUSLY PAID	$ -		$ 4,260,549.37
							TOTAL AMOUNT DATE	$ 784,411.91		$ 784,411.91

TOTAL AMOUNT DUE FOR THIS 8th PROGRESS PAYMENT:

ACCOUNT #:

330-6112-000-0-0-40514 784,411.91

German Franco

German Franco
Project Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **City of Hawthorne**
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT: **City of Hawthrone New Senior Center**

APPLICATION NO: **8**
PERIOD FROM: **9/1/2025**
PERIOD TO: **9/30/2025**

Distribution to:
- ☐ OWNER
- ☐ CM
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐ ENGINEER

FROM CONTRACTOR:
PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PROJECT NOS: **24-03**
CONTRACT NO: **24-03**
CONTRACT DATE: **8/28/2024**

CONTRACT FOR: 24-03

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		14,445,000.00
2. Net change by Change Orders		573,744.04
3. CONTRACT SUM TO DATE (Line 1 ± 2)		15,018,744.04
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		5,310,485.56
5. RETAINAGE:		
a. 5 % of Work Completed (Column D + E on G703)	$ 265,524.28	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		265,524.28
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		5,044,961.28
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		4,260,549.37
8. CURRENT PAYMENT DUE		784,411.91
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		9,973,782.76

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 532,948	$ -
Total approved this Month	$40,796.15	$ -
TOTALS	$ 573,744	$ -
NET CHANGES by Change Order	$ 573,744	

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: _____

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 . . . . . $ 784,412

(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.

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Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONSTRUCTION MANAGER:

By: _____

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthrone New Senior Center
CITY OF Hawthrone

Schedule of Values

APPLICATION NUMBER: 8
APPLICATION DATE: 9/30/2025

PERIOD TO: 9/30/2025

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
1.00	EXISTING CONDITIONS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1.a	DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)	38,406.64	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	25,000.00	0.00	0.00	0.00	$0.00	$25,000.00	48%	$27,204.38	$1,250.00
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	135,924.20	0.00	0.00	0.00	$0.00	$135,924.20	100%	$0.00	$6,796.21
4.b	FIRE WATER	203,904.00	203,904.00	0.00	0.00	0.00	$0.00	$203,904.00	100%	$0.00	$10,195.20
4.c	SANITARY SEWER	37,288.00	37,288.00	0.00	0.00	0.00	$0.00	$37,288.00	100%	$0.00	$1,864.40
4.d	NATURAL GAS	5,900.00	5,900.00	0.00	0.00	0.00	$0.00	$5,900.00	100%	$0.00	$295.00
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	208,904.34	0.00	0.00	0.00	$0.00	$208,904.34	100%	$0.00	$10,445.22

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
6.c	SLAB-ON-GRADE/CURBS	99,426.80	99,426.80	0.00	0.00	0.00	$0.00	$99,426.80	100%	$0.00	$4,971.34
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	40,419.72	0.00	0.00	0.00	$0.00	$40,419.72	100%	$0.00	$2,020.99
7.b	INTERIOR CMU WALL	154,374.68	154,374.68	0.00	0.00	0.00	$0.00	$154,374.68	100%	$0.00	$7,718.73
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	111,000.00	0.00	0.00	0.00	$0.00	$111,000.00	60%	$75,381.00	$5,550.00
8.b	MISC. METALS	11,800.00	1,180.00	0.00	0.00	0.00	$0.00	$1,180.00	10%	$10,620.00	$59.00
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	140,000.00	30,000.00	0.00	0.00	$0.00	$170,000.00	75%	$58,092.23	$8,500.00
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	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	5%	$176,857.25	$500.00
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	27,500.00	0.00	0.00	0.00	$0.00	$27,500.00	55%	$22,178.00	$1,375.00
11.b	WINDOWS	227,364.76	2,500.00	15,000.00	0.00	0.00	$0.00	$17,500.00	8%	$209,864.76	$875.00
11.c	DOORS + H.W.	100,250.44	60,000.00	0.00	0.00	0.00	$0.00	$60,000.00	60%	$40,250.44	$3,000.00
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	5,500.00	6,500.00	0.00	0.00	$0.00	$12,000.00	10%	$109,240.00	$600.00
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	3,500.00	0.00	0.00	0.00	$0.00	$3,500.00	10%	$30,720.00	$175.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19.c	COLD WATER	37,771.80	13,000.00	0.00	0.00	0.00	$0.00	$13,000.00	34%	$24,771.80	$650.00
19.d	HOT WATER	21,428.80	3,000.00	0.00	0.00	0.00	$0.00	$3,000.00	14%	$18,428.80	$150.00
19.e	SANITARY SEWER & VENT	62,315.80	45,500.00	0.00	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	4,500.00	0.00	0.00	0.00	$0.00	$4,500.00	4%	$110,723.46	$225.00
20.b	VRF SPLIT SYSTEM	92,712.60	4,500.00	0.00	0.00	0.00	$0.00	$4,500.00	5%	$88,212.60	$225.00
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	32,000.00	0.00	0.00	0.00	$0.00	$32,000.00	75%	$10,480.00	$1,600.00
21.b	PANEL "K" FEEDER	16,862.20	13,500.00	0.00	0.00	0.00	$0.00	$13,500.00	80%	$3,362.20	$675.00
21.c	BRANCH POWER	32,579.56	25,000.00	0.00	0.00	0.00	$0.00	$25,000.00	77%	$7,579.56	$1,250.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	20,000.00	0.00	0.00	0.00	$0.00	$20,000.00	22%	$69,028.99	$1,000.00
21.e	LIGHTING	111,156.00	5,000.00	0.00	0.00	0.00	$0.00	$5,000.00	4%	$106,156.00	$250.00
21.f	EXT	305,717.82	40,000.00	15,000.00	0.00	0.00	$0.00	$55,000.00	18%	$250,717.82	$2,750.00
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	20,000.00	0.00	0.00	0.00	$0.00	$20,000.00	20%	$79,214.40	$1,000.00
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	246,030.00	0.00	0.00	0.00	$0.00	$246,030.00	100%	$0.00	$12,301.50
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	180,000.00	400,000.00	0.00	0.00	$0.00	$580,000.00	75%	$190,999.02	$29,000.00
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	311,367.78	0.00	0.00	0.00	$0.00	$311,367.78	100%	$0.00	$15,568.39
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	80,000.00	80,000.00	0.00	0.00	$0.00	$160,000.00	45%	$198,039.14	$8,000.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
28.b	EXTERIOR METAL STAIR	108,896.30	10,000.00	6,000.00	0.00	0.00	$0.00	$16,000.00	15%	$92,896.30	$800.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	15,000.00	0.00	0.00	0.00	$0.00	$15,000.00	7%	$191,183.76	$750.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	320,000.00	100,000.00	0.00	0.00	$0.00	$420,000.00	41%	$600,169.00	$21,000.00
28.e	MISC. METALS	187,195.20	18,000.00	0.00	0.00	0.00	$0.00	$18,000.00	10%	$169,195.20	$900.00
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	32,500.00	25,000.00	0.00	0.00	$0.00	$57,500.00	25%	$174,853.80	$2,875.00
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	10,000.00	5,000.00	0.00	0.00	$0.00	$15,000.00	33%	$29,958.00	$750.00
31.b	EXTERIOR WINDOWS	149,067.13	2,500.00	20,000.00	0.00	0.00	$0.00	$22,500.00	15%	$126,567.13	$1,125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	25,000.00	10,000.00	0.00	0.00	$0.00	$35,000.00	35%	$65,250.44	$1,750.00
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	90,000.00	0.00	0.00	0.00	$0.00	$90,000.00	56%	$70,480.00	$4,500.00
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	6,250.00	0.00	0.00	$0.00	$18,750.00	15%	$104,739.45	$937.50
39	PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
39.a	PLUMBING EQUIPMENT	20,650.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$20,650.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
39.b	PLUMBING FIXTURES	59,000.00	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	13,000.00	0.00	0.00	$0.00	$60,000.00	63%	$34,588.80	$3,000.00
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	13,000.00	0.00	0.00	0.00	$0.00	$13,000.00	51%	$12,665.00	$650.00
41.b	PANEL BOARD	12,390.00	6,000.00	0.00	0.00	0.00	$0.00	$6,000.00	48%	$6,390.00	$300.00
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	20,000.00	0.00	0.00	$0.00	$25,000.00	12%	$176,952.16	$1,250.00
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	#DIV/0!	$0.00	$0.00
43.a	FIRE ALARM	101,055.20	30,000.00	0.00	0.00	0.00	$0.00	$30,000.00	30%	$71,055.20	$1,500.00
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
1	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
2	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
3		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5	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
6		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7	Change Order # 7 - Structural Columns Clarification	37,075.78	0.00	3,700.00	0.00	0.00	$0.00	$3,700.00	10%	$33,375.78	$185.00
8	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
9	Change Order #9 - Voltage Reading	8,399.33	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$8,399.33	$0.00
10	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
11		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13	Change Order #13 - Added Demolition & Grading - South Of Existing Building	62,452.85	32,452.85	0.00	0.00	0.00	$0.00	$32,452.85	52%	$30,000.00	$1,622.64
14		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	Change order #16 - Storm drain	27,060.80	27,060.80	0.00	0.00	0.00	$0.00	$27,060.80	100%	$0.00	$1,353.04
17		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
18		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19	Change Order #19 - Hose Bibb Clarification	1,081.73	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,081.73	$0.00
20	Change order #20 - Electrical Floor Boxes	20,727.74	20,727.74	0.00	0.00	0.00	$0.00	$20,727.74	100%	$0.00	$1,036.39

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
21		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
22		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
25		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27	Change Order #27 - Post Bid Addendum 1 - Mechanical Changes	25,413.19	0.00	12,650.00	0.00	0.00	$0.00	$12,650.00	50%	$12,763.19	$632.50
28		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30	Change Order #30 - Existing Communications Conduit	2,177.74	0.00	2,177.74	0.00	0.00	$0.00	$2,177.74	100%	$0.00	$108.89
31		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32	Change Order #32 - ASI 014 Roof Demolition Scope Clarification	25,355.20	25,355.20	0.00	0.00	0.00	$0.00	$25,355.20	100%	$0.00	$1,267.76
33	Change Order #33 - Clarification of Demolition Scope in between Senior Center and Memorial Center	7,682.43	7,682.43	0.00		0.00	$0.00	$7,682.43	100%	$0.00	$384.12
34		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35	Change Order #35 - Stucco Barrier Behind Existing Wall	1,591.35	0.00	1,591.35	0.00	0.00	$0.00	$1,591.35	100%	$0.00	$79.57
36	Change Order #36 - Removal of (E) Roof Insulation where New 2nd Floor Called out Above	1,185.70	1,185.70	0.00		0.00	$0.00	$1,185.70	100%	$0.00	$59.29
37		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38	Change Order #38 - Elevator Pit Clarifications	4,224.54	0.00	4,224.54	0.00	0.00	$0.00	$4,224.54	100%	$0.00	$211.23
39		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
40	Change Order #40 - Relocation of Existing Kitchen Wall	12,282.11	12,282.11	0.00		0.00	$0.00	$12,282.11	100%	$0.00	$614.11
41		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42	Change Order #42 - Post Bid Addendum 1 - Changes to Light Fixtures	80,078.32	0.00	20,000.00	0.00	0.00	$0.00	$20,000.00	25%	$60,078.32	$1,000.00
43		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
44	Change Order #44 - Added Tile in WC-108	2,476.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$2,476.59	$0.00
45	Change Order #45 - Existing Foundation Extended Beyond Bid Set Drawings	18,999.99	0.00	18,999.99	0.00	0.00	$0.00	$18,999.99	100%	$0.00	$950.00
46	Change Order #46 - Existing Trees in front of N Storefront Door	875.73	0.00	875.73	0.00	0.00	$0.00	$875.73	100%	$0.00	$43.79
47	Change Order #47 - Existing Catch Basin Clash with New Foundation	3,301.27						$0.00	0%	$3,301.27	$0.00
48	Change Order #48 - Plywood Water Damage at (E) East Elevation	5,895.53	0.00	5,895.53	0.00	0.00	$0.00	$5,895.53	100%	$0.00	$294.78
49			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
50			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
51			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
52			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
53			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
54			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
55			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
56			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
57			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
58	Change Order #58 - (E) Overflow Drain on East Wall	1,417.07	0.00	1,417.07	0.00	0.00	$0.00	$1,417.07	100%	$0.00	$70.85
59			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
60	Change Order #60 - Wall Type for (E) Door Opening Missing	1,646.08	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,646.08	$0.00
61			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
62	Change Order #62 - Level 1 Bathroom Demolition and Wall Finishing	2,414.80	0.00	2,414.80	0.00	0.00	$0.00	$2,414.80	100%	$0.00	$120.74
63			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
64			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
65			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
66			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
67			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
68			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
69			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
70			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
71			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
72			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
73			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
74			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
75			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
76			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
77			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
78								$0.00	#DIV/0!	$0.00	$0.00
	TOTALS	15,018,744.04	4,484,788.81	825,696.75	0.00	0.00	0.00	5,310,485.56	35.36%	9,703,311.13	265,037.91

AGENDA ITEM NO. 16.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

Agreement between the City of Hawthorne ("City") and Constant and Associates, Inc. ("Consultant") to update the City's Local Hazaard Mitigation Plan.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Agreement and authorize the City Manager (or his designee) to enter into and execute the Agreement on the City's behalf.

DISCUSSION:

On May 23, 2025, the City issued a Request for Proposal to retain a consultant to assist the City with an update of its Local Hazard Mitigation Plan ("Plan"). The Plan works as a guidebook to ensure that the City has assessed all the potential hazards in the event of an emergency, e.g., an earthquake. The City's current plan expired in April 2025. The City's Plan requires approval by the Federal Emergency Management Agency ("FEMA") and allows the City to request reimbursement for costs resulting from disaster recovery. The City received seven proposals and, after careful review and an interview conducted by staff, "Constant and Associates, Inc." was chosen as the most qualified proposer.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

Funds for this project in teh amount of $220,000 are available in the adopted 2025-2026 fiscal year budget and will be paid with approved allocated FEMA funds.

NOTICING PROCEDURE:

72 hours posted notice pursaunt to the Ralf M. Brown Act.

ATTACHMENTS

RFP, Scope of Work, and Contract

CITY OF HAWTHORNE

REQUEST FOR PROPOSALS

LOCAL HAZARD MITIGATION PLAN UPDATE PREPARATION AND SUPPORT

PROPOSALS DUE: May 27, 2025

LOCAL HAZARD MITIGATION PLAN UPDATE PREPARATION AND SUPPORT

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LOCAL HAZARD MITIGATION PLAN UPDATE PREPARATION AND SUPPORT

PROPOSAL SUBMITTAL INFORMATION

PLACE: CITY OF HAWTHORNE
CITY CLERK'S OFFICE
ATTN: Samuel English
4455 West 126th Street
Hawthorne, CA 90250

DEADLINE: **Before 4:00 P.M. PST**

DATE: Tuesday, May 27, 2025

ONE (1) ORIGINAL PLUS TWO (2) ADDITIONAL HARD COPIES AND AN ELECTRONIC COPY IN PDF FORMAT ON THUMB-DRIVE of the proposal must be submitted in a sealed envelope and marked with the Request for Proposal Title: **Local Hazard Mitigation Plan Update Preparation and Support**

PROPOSALS MAY BE MAILED OR HAND DELIVERED. NO EMAILED OR FAXED PROPOSALS WILL BE ACCEPTED. LATE PROPOSALS WILL NOT BE ACCEPTED.

All responses must include the following components:

- Proposer's Response (Section IV of the document.) In addition to your proposal, you must submit your response on the forms provided. (If additional space is required, please attach additional pages.)
- Proposer's Affidavit (Attachment 1)
- Insurance Requirements (Attachment 2)

Any questions regarding this proposal should be directed to: Samuel English, Legal Risk Specialist via email at senglish@cityofhawthorne.org. No response shall be given to verbal questions. **Written questions are accepted before and until May 16, 2025**, any questions received after that date will not be accepted. Responses to the submitted written questions will be emailed to all proposers receiving the Request for Proposal (RFP).

LOCAL HAZARD MITIGATION PLAN UPDATE PREPARATION AND SUPPORT

SECTION I – REQUEST FOR PROPOSAL (RFP) INSTRUCTIONS AND INFORMATION

Notice is hereby given that sealed proposals will be received in the City of Hawthorne City Hall, City Clerk's Office, Attn: Samuel English, 4455 West 126th Street, Hawthorne, CA, before 4:00 P.M. PST on Tuesday, May 27, 2025. One (1) original plus two (2) additional copies of each proposal and an electronic copy in PDF format must be submitted in a sealed envelope and clearly marked: **Local Hazard Mitigation Plan Update Preparation and Support.** *Note: The PDF file must be delivered as an unlocked (Thumb-Drive) file.*

Proposal Form:

The proposal must include the form provided in Section IV, with all attachments, enclosed in a sealed envelope, and addressed to City of Hawthorne, City Clerk's Office, Attn: Samuel English, 4455 West 126th Street, Hawthorne, CA 90250. If the proposal is made by an individual, it must be signed by that individual, and must be signed by the person(s) authorized to execute agreements and bind the entity to contracts. A full business address, telephone (and fax number if available) must be given. No telegraphic, fax or telephonic proposal will be considered.

Blank spaces in the proposal form must be filled in, using ink, indelible pencil, or typewriter, and the text of the proposal form must not be changed. No additions to the form may be made. Any unauthorized conditions, limitations, or provisos attached to a proposal will render it informal and may cause its rejection. Alterations by erasure or interlineations must be explained or noted in the proposal form over the signature of the Proposer.

Disadvantaged Business Enterprises

This consulting services project has a participation of Disadvantaged Business Enterprise (DBE) participation. Consultants shall submit the required DBE information with their proposal.

Reservation:

The City reserves the right to revise or amend these specifications prior to the date set for opening proposals. Revisions and amendments, if any, will be announced by addendum to this RFP. If the revisions require additional time to enable Proposers to respond, the City may postpone the opening date accordingly. In such case, the addendum will include an announcement of the new bid opening date.

All addenda must be attached to the proposal. Failure to attach any addendum may render the proposal non-responsive and cause it to be rejected by the City.

The City of Hawthorne reserves the right to reject any and all proposals received, to take all proposals under advisement for a period not to exceed ninety (90) days after the date of the

opening, to waive any informality on any proposal, to be the sole judge of the relative merits of the material and or service mentioned in the respective proposals received, and rejected, in its entirety, this request for proposals and restart the process again with a new proposal due date.

The City reserves the right to reject any proposal not accompanied with all data information required.

Once submitted, proposals, including the compositions of the consulting staff, cannot be changed without prior written consent of the City.

This Request for Proposal (RFP) does not commit the City to award a contract or to pay any cost incurred in the preparation proposal. All responses to this RFP document become the sole property of the City of Hawthorne.

Affidavit:

An affidavit form is enclosed. It must be completed signifying that the proposal is genuine and not collusive or made in the interest or on behalf of any person not named in the proposal, that the Proposer has not directly or indirectly induced or solicited any other Proposer to put in a sham proposal or any other person, firm, or corporation to refrain from proposing, and that the proposer has not in any manner sought by collusion to secure for itself an advantage over any other Proposer. Any proposal submitted without an affidavit or in violation of this requirement will be rejected.

Schedule:

The estimated schedule for this project:

Key Milestone	Schedule
RFP Issued	April 17, 2025
Deadline to Submit Questions	May 16, 2025, EOB
Deadline to Submit Proposals	May 27, 2025, before 4:00 PM PST
Notice of Award	June 3, 2025
Tentative Project Start Date	June 16, 2025

Standards for Evaluation of Proposals:

Proposal will be evaluated based on their responses to all provision of this RFP. The evaluation of proposals and recommendations of how to proceed with any contract award will be carried out by members of an evaluation team and may involve further discussions what the proposers to clarify items contained in the written proposal. The City must be the sole determiner of suitability to the City's need.

Proposals will be rated according to their completeness and understanding of the City's needs, based upon the following criteria:

a. Project Approach – 20%

b. Staffing and Project Organization – 20%
c. Experience 20%
d. Innovation and Relationships 20%
e. Cost Effectiveness – 20%

The City reserves the right to interview any, and all respondents submitting a proposal. Although interviews may take place, the proposal should be comprehensive and complete when submitted. The City reserves the right to request clarifying information subsequent to submission of the proposal. The City is not liable for any damages or costs incurred by the Proposer in preparing the Proposal.

General Proposal Terms and Conditions are part of this RFP. Submittal of a proposal by the Proposer signifies that the Proposer understands, and will abide by, these Terms and Conditions.

SECTION II - TECHNICAL REQUIREMENTS

Introduction:

The City of Hawthorne hereinafter referred to as the ("City") is seeking responses from qualified consultants, hereinafter referred to as ("Consultant") regarding their qualifications to assist the City in the update of its existing Local Hazard Mitigation Plan ("LHMP"). The update will include all elements required by the Federal Emergency Management Agency ("FEMA") and the California Governor's Office of Emergency Services ("CalOES"). Completion of the LHMP update shall result in formal approval of the document by CalOES and FEMA.

This RFP is intended to be as descriptive as possible. However, the Proposers may not take advantage of omissions or oversights in the document. Proposers must provide services that meet or exceed the requirements of this RFP. In the event of a dispute over performance, the needs of the City of Hawthorne will govern.

Scope of Work:

This proposal shall include preparation and support for the update of the existing Local Hazard Mitigation Plan for the City of Hawthorne. ***It is the goal of the City to submit the completed LHMP to CalOES before December 2025.*** The plan must be updated in accordance with federal, state and local guidelines. The City will be the lead author and procure a consultant to support the update of its Local Hazard Mitigation Plan (LHMP) to focus on natural and man-made hazards. The Consultant shall perform all necessary planning, administration, professional analysis, supporting documents, and work required for the preparation and adoption of the City of Hawthorne's Local Hazard Mitigation Plane Update in full conformance with the requirements of the Disaster Mitigation Act of 200, 44 CFR 201 (Planning) and Part 206 (Projects), and in title 2 of the Code of Federal Regulations (2 CFR), Part 200.231, and the FEMA Local Mitigation Planning Policy Guide, April 2025 The City of Hawthorne will adopt the final LHMP into the Safety Element of the City's General Plan to comply with AB 2140.

It is to be understood that City staff have begun the update process and consultant is to assist as needed with specific update tasks. These tasks include but are not limited to:

- Ensure the updated LHMP is in conformance with current FEMA-approved plans and standards for the region.
    a. City will assemble planning team to work with consultant to update it identified hazards by conducting an evaluation of a full range of natural and man-made hazards and determining the subset of hazards that are significant for inclusion in the LHMP. Within the identification process of these hazards the City will prioritize the natural hazards that have occurred in the past such as flood, wind, earth movement, firs and other man-made hazards that contributes to natural disasters. The City will use GIS hazard mapping to create new maps and utilize the same mapping software from its prior plan as a basis for updating existing and new hazards.

b. The Consultant and city planning team review the California State Hazard Mitigation Plan, the County Hazard Mitigation Plan, the State's CalOES, MyHazards tool and federal systems such as FEMA's National Risk Index for Natural Hazards and NOAA's National Centers for Environmental Information Storm Events Database as guidance for updating the City's LHMP.
c. The City and Consultant will update its risk assessment from the prior plan. During the risk assessment phase, each identified hazard will be profiled to describe the hazard history, probability, vulnerability, and impacts. Each step of the risk assessment will be described as follows: the planning team will describe the vulnerability of each community asset, system, and population hazard. The planning team will assess the damage estimates for each hazard to assets in the hazard areas.
d. The City and Consultant will rely on a full spectrum of possible Mitigation actions that will be evaluated and there will be a prioritization process for how the range will be narrowed to a final list of mitigation actions. The result of the risk assessment will be used to analyzed the mitigation strategy development and the updated LHMP will include a review of previous mitigation actions and their status. The current mitigation action is improved by identified vulnerabilities in the risk assessment and will help us develop a thorough analysis of a range of actions and projects that would address these vulnerabilities.
e. The general public and key stakeholders (i.e., neighboring communities, local and regional agencies involved in hazard mitigation activities and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests as well as socially vulnerable communities) will be given opportunities to participate throughout the plan development timeline (during the drafting stage and prior to LHMP approval). The City's consultant will have the primary responsibility for documenting each step of the planning phase which includes, scheduling meeting, documenting discussion of action items that are needed and what approach need to resolve each item.
f. The City and Consultant with conduct public outreach and conduct meetings to incorporate key stakeholders and community members feedback and comments which will document and incorporate into the LHMP.
g. The City and consultant will coordinate to submit the LHMP to the California Office of Emergency Services, and FEMA for review.
h. The final deliverable will be a final LHMP approved by CALOES and FEMA.

The Consultant is responsible for completing all revision and addressing all comments issued by CalOES, FEMA, and the AREA G Disaster Management Area Coordinator ("DMAC") until final approval is received from these agencies.

A. Document Review

The Consultant shall conduct a document review on the following City documents, including but not limited to:

- Prior LHMP (2014)
- Hawthorne General Plan, Safety Element

- Hawthorne Municipal Code and other relevant City documents

B. Meeting Attendance

The Consultant shall include attendance at the following meetings, at a minimum, in their proposal. Should the proposer identify a meeting that they feel is necessary to achieve the results and is beyond the meetings described below, they shall describe them in their proposal.

- Kick-off meeting between consultant and City staff to review objectives of study, agree to methodology, and exchange information with City staff
- Review findings with City staff to provide information supporting findings to date and proposed fees
- City Council meeting to present a PowerPoint on the draft study report
- Final City Council meeting to follow up and present the final report

C. Additional Tasks

If the Consultant feels that additional tasks or deliverables are warranted, they must be clearly identified in the proposal. The City reserves the right to modify the scope of work before the contract is awarded depending on cost and the City's confidence in the selected Consultant.

Proposal Requirements:

The proposal shall clearly address all of the information requested herein. To achieve a uniform review process and obtain the maximum degree of comparability, it is required that proposed be typed, organized and concise, yet comprehensive. Expensive bindings, colored displays, promotional materials, etc. are neither necessary nor desired. Emphasis should be concentrated on conformance to the RFP instructions, responsiveness to the RFP requirements, defined scope of work, and on completeness and clarity of content.

A. Table of Contents
    1. Include a table of contents with identification of each section and page number.

B. Cover Letter
    1. Provide a cover letter with a maximum of one (1) page serving as an Executive Summary which shall include an understanding of the scope of services. The RFP shall be transmitted with a cover letter that must be signed by an official authorized to bind the proposer contractually. That letter accompanying the RFP shall also provide the name, title, address and telephone number of individuals with the authority to negotiate and contractually bind the proposer. The cover letter constitutes certification by the proposer, under penalty of perjury, that the proposer complies with nondiscrimination requirements of the State and Federal Government. An unsigned proposal or one signed by an individual unauthorized to bind the proposer may be rejected.
    2. Provide an introduction of the service proposal, including a statement of understanding for the types of services contemplated. Provide a discussion on how the objectives of the scope of services will be accomplished. Provide the name of the firm submitting the proposal, its mailing address, telephone number, and the name of the individual to contact if further information is required. Any participating firms and proposed sub-consultants shall be identified and included in the proposal (all sub-consultants must be approved by the City prior to signing the agreement with the City).

C. Key Project Staff and Qualifications
    1. Identify company and staff qualifications and experience in providing and implementing Local Hazard Mitigation Plan Update studies.
    2. Provide a project organization chart highlighting the key staff who will be assigned to prepare the work and any related information for the project manager and key personnel. Include each team member's availability, including all existing committed hours, and the ability of being able to complete the project on time and within budget.
    3. Provide a project schedule that includes all tasks, deliverables, milestones, and resources required. Please indicate any lead time that is needed before work can begin on the stud.
    4. Provide a description of the firm's approach to communicating effectively with City staff and officials, other jurisdictional stakeholders, and the public, to facilitate successful delivery of assigned tasks.

5. Any other information which should be considered, such as any special services or customer service philosophy which define your firm's practices.

D. References

Provide a minimum of three (3) references providing similar services being proposed from recent work (previous five years). The City prefers references from local government agencies with similar demographics. For each reference, provide the following information:

- Entity name
- Client contact information (name, title, email and telephone number)
- Scope of work identifying the services provided
- Project dates

E. Cost and Fee Schedule

1. Develop a cost and fee schedule for the services requested.
2. Submit itemized hourly fee schedule for additional services beyond the scope of work.
3. All costs incurred in the preparation of the proposal, or submission of additional information and/or in any other aspect of the proposal prior to award, will be borne by the proposer.

SECTION III - GENERAL PROPOSAL TERMS AND CONDITIONS

Modification or Withdrawal of Submittals - Any proposal received prior to the date and time specified for receipt of proposals may be withdrawn or modified by written request of the Proposer. To be considered, however, the modified proposal must be received by the time and date specified for final submission of proposals.

Property Rights - Prior to award of the contract, all proposals will be designated confidential to the extent permitted by the California Public Records Act. After award of the contract, or if not awarded, after rejection of all proposals, all responses will be regarded as public records and will be subject to review by the public. Any language purported to render confidential all or portions of the proposals will be regarded as non-effective and will be disregarded.

Amendments to Request for Proposals - The City reserves the right to amend the Request for Proposals by addendum prior to the final proposal submittal date.

The Contract - The Proposer to whom the award is made will be required to enter into a written contract with the City of Hawthorne, in the form attached, within eight (8) calendar days after notice of the award has been sent by mail to the proposer at the address given in the proposal. The contract shall commence on June 2, 2025, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of the contract.

Contract Assignment - The Proposer shall not assign, transfer, convey or otherwise dispose of the contract, or its right, title or interest, or its power to execute such a contract to any individual or business entity of any kind without prior written consent of the City.

Non-discrimination - In the performance of the terms of this contract, the Proposer agrees that it will not engage in, nor permit such subcontractors as it may employ to engage in, discrimination in employment of person because of age, race, color, sex, national origin or ancestry, or religion of such person(s).

Communications Regarding RFP - If a proposer is in doubt as the true meaning or intent of any part of the Request for Proposals, or discovers discrepancies in, or omissions from, the Request for Proposals, he/she may submit to Dweejal (DJ) Torado, Assistant Engineer, a written request for an interpretation or a correction thereof. Interpretation or corrections of the Request for Proposals shall be made only by addendum duly issued by the Director of Public Works, and a copy of such addendum will be mailed or delivered to each person receiving the Request for Proposals, and such addendum shall be considered a part of, and incorporated in, the Request for Proposals. All timely requests for information submitted in writing will receive a written response from the City. Telephone communications with the City staff are encouraged in order to expedite the submittal process. However, any such oral communication shall not be binding on the City.

Payment Terms - The City's payment terms are thirty (30) days from the receipt of an original invoice and City's acceptance of the quantity and quality of the services being billed.

Ownership of Reports and Data - The originals of all studies, reports, exhibits, documents, data and/or other work/material(s) prepared and/or used to comply with any section/condition of this Request for Proposals plus any copies of same required by the agreement to be furnished to the City, shall be deemed to be public records, which shall be open to inspection by the public and, shall become and remain the property of the City.

Non-Exclusive Contract - The City reserve the right to contract with other firms during the contract term.

Insurance - The Proposer shall obtain and maintain at its expense, until completion of performance and acceptance by the City, the following insurance placed with an insurer admitted to write insurance in California or a non-admitted insurer on California's List of Eligible Surplus Lines Insurers (LESLI) and having a rating of or equivalent to A: VIII by A.M. Best Company.

Commercial General Liability

Commercial General Liability (equivalent in coverage scope to Insurance Services office, Inc. (ISO) form CG 00 01 11 85 or 11 88) an amount not less than $2,000,000 per occurrence and $4,000,000 general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185).

Automobile Liability

Automobile Liability (equivalent in coverage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 (Any Auto). If an automobile is not used in connection with the services provided by the consultant, the consultant should provide you with a written request for waiver of this requirement.

Worker's Compensation and Employer's Liability

Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident.

REQUIRED INSURANCE DOCUMENTATION

a. Certificate of Insurance

   The contractor must provide you with a Certificate of Insurance evidencing the required insurance set forth above. The Certificate Holder must be the "City of Hawthorne", and the Certificate Holder's address must be the address of your department.

b. Endorsements

In addition to the Certificate of Insurance, the consultant must provide the following endorsements:

1) **Additional Insured endorsement to the general liability policy.** The "City of Hawthorne, its officials, employees, and agents" must be endorsed to the consultant's general liability policy as additional insureds on an endorsement equivalent to ISO forms CG 20 10 11 85 or CG 20 26 11 85.

2) **Cancellation notice endorsements.** Each policy must be endorsed to provide that the policy shall not be cancelled or non-renewed by either party or reduced in coverage or limits (except by paid claims) unless the insurer has provided the city with thirty (30) days prior written notice of cancellation ten (10) days for cancellation due to nonpayment of premium is acceptable.

3) **Primary and noncontributory coverage endorsements.** The general liability and professional liability policies must be endorsed to provide that each policy shall apply on a primary and noncontributing basis in relation to any insurance or self-insurance, primary or excess, maintained by or available to the City or its officials, employees, and agents.

4) If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the Entity requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

5) **Self-Insured Retentions.** Self-insured retentions must be declared to and approved by the Entity. At the option of the Entity, the Contractor shall provide coverage to reduce or eliminate such self-insured retentions as respects the Entity, its officers, officials, employees, and volunteers; or the Contractor shall provide evidence satisfactory to the Entity guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity.

Non-Commitment of City - This Request for Proposals does not commit the City to award a contract, to pay any costs incurred in the preparation of a Proposal for this request, or to procure or contract for services. The City reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified firm or to modify or cancel in part or in its entirety the Request for Proposals or the Sample Agreement, attached as Attachment 3, if it is in the best interest of the City to do so.

Public Domain - All products used or developed in the execution of any contract resulting from this Request for Proposals will remain in the public domain at the completion of the contract.

Conflicts of Interest - Proposer agrees to promptly notify the City whenever a client or the Proposer has an interest in any project referred to the Proposer for professional services. In particular, the Proposer shall disclose any financial interest or relationship with any construction company that might submit a bid on the resulting construction project. The City may withdraw such project with no compensation due, if the Proposer has a conflicting interest.

Conflict of Interest Disclosure - In accordance with California Government Code Section 87606, the Proposer awarded a contract may be required to file a Conflict of Interest Statement, Form 730. If such a requirement is made, the filing must be no later than 30 days after the execution of the contract, and within 30 days of termination of the contract. Failure to file any required statements will result in withholding payment for services rendered.

Termination – This Agreement may be terminated by the City or its Consultant at any time upon thirty (30) days prior written notice. In the event of termination, the Consultant shall be entitled to compensation for services performed to the effective date of termination, provided, however, that the City may condition payment of such compensation upon delivery to the City by the Consultant of any and all documents and materials prepared pursuant to this Agreement.

Failure to Perform – The City of Hawthorne, upon written notice to the Consultant, may immediately terminate this Service agreement should the Consultant fail to perform properly any of its obligations hereunder. In the event of such termination, the City may proceed with the work in any reasonable manner it chooses.

SECTION IV – PROPOSAL FORM

FAILURE TO COMPLETE ALL ITEMS IN THIS SECTION MAY INVALIDATE PROPOSAL

In accordance with your "Request for Proposal," the following proposal is submitted to the City of Hawthorne.

Proposal Submitted By:

_____
Name of Company

_____
Address

_____
City / State / Zip Code

_____
Printed Name / Title

_____
Telephone Number / Fax Number

_____
Professional Engineering License #

Form of Business Organization:

Please indicate the following (check one):

Corporation___ Partnership___ Sole Proprietorship___

Other: _____

Business History:

How long have you been in business under your current name and form of business organization?

_____years

If less than three (3) years and your company was in business under a different name, what was that name?

_____

_____

List any pending or previous litigation over the past five years related to your firm's work:

_____

_____

Contact for Additional Information:

Please provide the name of the individual at your company to contact for any additional information

_____
Name

_____
Title

_____
Telephone Number/Fax Number

Addenda Received:

Please indicate addenda information you have received regarding this proposal:

Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____

_____ No Addenda received regarding this proposal.

Attachment 1

PROPOSER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

_____ being first duly sworn, deposes and says:

1. That he/she is the _____ of _____
   (Title of Office) *(Name of Company)*
   Hereinafter called the "Proposer," who has submitted to the City of Hawthorne a proposal for Local Hazard Mitigation Plan Update.

2. That the proposal is genuine; that all statements of fact in the proposal are true;

3. That the proposal was not made in the interest of behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

4. That the Proposer did not, directly or indirectly, induce solicit or agree with anyone else to submit a false or sham proposal, to refrain from proposing, or to withdraw his proposal, to raise or fix the proposal price of the Proposer or of anyone else, or to raise or fix any overhead, profit or cost element of the Proposer's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Hawthorne, or of any other Proposer, or anyone else interested in the proposed contract;

5. That the Proposer has not in any other manner sought by collusion to secure for itself an advantage over the other Proposer or to induce action prejudicial to the interests of the City of Hawthorne. Or of any other Proposer or of anyone else interested in the proposed contract;

6. That the Proposer has not accepted any proposal from any subcontractor or materialman through any proposal depository, the bylaws, rules or regulations of which prohibit or prevent the Proposer from considering any proposal from any subcontractor or materialman, which is not processed through that proposal depository; or which prevent any subcontractor or materialman from proposing to any contractor who does not use the facilities of or accept proposals from or through such proposal depository;

7. That the Proposer did not, directly or indirectly, submit the Proposer's proposal price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, or to any individual or group of individuals, except to the City of Hawthorne, or to any person or persons who have a partnership or other financial interest with said Proposer in its business.

8. That the Proposer has not been debarred from participation in any State or Federal works project.

Dated the _____ day of _____, 20____.

_____ _____
(Proposer's Signature) *(Title)*

Attachment 2

INSURANCE REQUIREMENTS

Insurance Requirements:

Below you will find the City of Hawthorne's Insurance Requirements:

1) Commercial General Liability

Commercial General Liability (equivalent in coverage scope to Insurance Services office, Inc. (ISO) form CG 00 01 11 85 or 11 88) an amount not less than $2,000,000 per occurrence and $4,000,000 general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185).

2) Automobile Liability

Automobile Liability (equivalent in coverage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 (Any Auto). If an automobile is not used in connection with the services provided by the consultant, the consultant should provide you with a written request for waiver of this requirement.

3) Worker's Compensation and Employer's Liability

Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident.

SPECIAL INSURANCE REQUIREMENTS:

1. City of Hawthorne named as additional insured.
2. 30-day non-equivocal clause stating the insurance will not be cancelled or materially changed prior to written notification to the City Clerk of the City of Hawthorne.
3. Strike the equivocal line of your cancellation clause which reads "... endeavor to ..." and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company."

ENDORSEMENT:

Notwithstanding any inconsistent expression in the policy to which this endorsement is attached, or any other endorsement now or hereafter attached thereto, or made a part thereof, the protection afforded by said policy shall:

1. Include the City of Hawthorne as an additional insured covering all operations of the insured or contractors and subcontractors or anyone acting on their behalf under the contract with the City for work in or about the said City, whether liability is attributable

to the insured or the City. (To include the elected officials, appointed officials, and employees.)

2. Not be cancelled or changed, except by written notice to the City Clerk and City Attorney of the City of Hawthorne at least thirty (30) days prior to the date of such cancellation.

3. No exclusion relating to the risks of underground hazard, collapse, or explosion shall act to the limit the benefits of coverage, as they shall apply to the City of Hawthorne as provided in this endorsement.

4. The insurance afforded the City, Boards, Officers, Agents, and Employees shall be primary insurance and not contributing with any other insurance of the City.

If you should have any questions, please contact Samuel English at 310-349-2965.

Attachment 3

SAMPLE AGREEMENT

CITY OF HAWTHORNE

AGREEMENT FOR LOCAL HAZARD MITIGATION PLAN UPDATE

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

1. **TERM**

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

2. **SERVICES**

The Consultant shall perform the tasks described and set forth in the Scope of Work, described herein as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

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

4. **PAYMENT**

(a) The City agrees to pay the Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.

(b) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager or the Legal Risk Specialist. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the City Manager or the Legal Risk Specialist and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

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

5. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

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

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

6. DEFAULT OF CONSULTANT

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

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

7. OWNERSHIP OF DOCUMENTS

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All

such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

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

8. INDEMNIFICATION

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

9. INSURANCE

A) Commercial General Liability

Commercial General Liability (equivalent in coverage scope to Insurance Services Office, Inc., ("ISO") form CG 00 01 11 85 or 11 88) an amount not less than $2,000,000 per occurrence and $4,000,000 in the general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross-liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the ISO forms CG20 10 11 85 or CG 20 26 11 85.

B) Automobile Liability

Automobile Liability (equivalent in cove rage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 ("Any Automobile"). If an automobile is not used in connection with the services provided by the Consultant, the

Consultant should provide the City with a written request for waiver of this requirement.

C) **Workers' Compensation and Employer's Liability**

The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

D) **Certificates of Insurance.**

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

10. **INDEPENDENT CONSULTANT**

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

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

11. **LEGAL RESPONSIBILITIES**

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

12. **UNDUE INFLUENCE**

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

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

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

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

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

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this

Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

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

16. **LICENSES**

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

17. **GOVERNING LAW**

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

18. **ENTIRE AGREEMENT**

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

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

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

///
///

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

CITY OF HAWTHORNE:

_____

VONTRAY NORRIS
City Manager
City of Hawthorne

APPROVED AS TO FORM:

_____

NAME
TITLE
City of Hawthorne

Consultant:

By:_____

Title:

CONSTANT ASSOCIATES, INC.
21250 Hawthorne Blvd., Suite 400, Torrance, CA 90503
1800 Diagonal Rd., Suite 600, Alexandria, VA 22314
www.ConstantAssociates.com

CONSTANT ASSOCIATES

CITY OF HAWTHORNE

LOCAL HAZARD MITIGATION PLAN UPDATE PREPARATION AND SUPPORT

RESPONSE TO RFP

Due by Tuesday, May 27 at 4:00pm PT

Resilience is CONSTANT™

Proposal Form

SECTION IV – PROPOSAL FORM

FAILURE TO COMPLETE ALL ITEMS IN THIS SECTION MAY INVALIDATE PROPOSAL

In accordance with your "Request for Proposal," the following proposal is submitted to the City of Hawthorne.

Proposal Submitted By:

Constant and Associates, Inc.
Name of Company

1800 Diagonal Road, Suite 600
Address

Alexandria, VA 22314
City / State / Zip Code

Michelle Constant, Chief Executive Officer
Printed Name / Title

(424) 320-2580
Telephone Number / Fax Number

N/A - a Professional Engineering License is not required for Local Hazard Mitigation Plan services
Professional Engineering License #

Form of Business Organization:

Please indicate the following (check one):

Corporation X Partnership___ Sole Proprietorship___

Other: _____

Business History:

How long have you been in business under your current name and form of business organization?

20 years

If less than three (3) years and your company was in business under a different name, what was that name?

N/A

List any pending or previous litigation over the past five years related to your firm's work:

N/A

Contact for Additional Information:

Please provide the name of the individual at your company to contact for any additional information

Nicole Christensen
Name

Lead Proposal Writer
Title

(424) 320-2583
Telephone Number/Fax Number

Addenda Received:

Please indicate addenda information you have received regarding this proposal:

Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____

X___ No Addenda received regarding this proposal.

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Virginia: 1800 Diagonal Rd.,
Suite 600,
Alexandria, VA 22314
Los Angeles: 21250 Hawthorne Blvd.,
Suite 400
Torrance, CA 90503

Telephone: (800) 745-3057
Facsimile: (310) 347-4389
www.constantassociates.com/
www.linkedin.com/company/constantassociates

Cover Letter

May 27, 2025

Samuel English, Legal Risk Specialist
City of Hawthorne City Clerk's Office
4455 West 126th Street, Hawthorne, CA 90250.
RE: Local Hazard Mitigation Plan (LHMP) Update Preparation and Support

Dear Samuel English and the City of Hawthorne Evaluation Team,

Constant Associates, Inc. ("CONSTANT") appreciates the opportunity to submit this proposal to update the City of Hawthorne's LHMP. CONSTANT is an award-winning and highly reputable emergency management consulting firm with an office in Torrance.

Our proposal further explains our **expertise in crafting Federal Emergency Management Agency (FEMA) and California Governor's Office of Emergency Services (Cal OES)-approved LHMPs**. Mitigation planning is a core service of our business, and we bring exceptional experience and qualifications.

FEMA's LHMP guidance, stipulated by the *Local Mitigation Planning Policy Guide* and *Local Mitigation Planning Handbook*, spotlights key factors for LHMPs. Since its update in 2022, implementation in 2023, and now most recent update on April 11, 2025, many contractors and jurisdictions have struggled to seamlessly integrate these requirements within the planning process. To proactively address and implement requirements, **CONSTANT has established key relationships with Cal OES and FEMA Region 9** contacts who we have continuous outreach to, including recent **attendance at both the 2024 and 2025 Cal OES Hazard Mitigation Training for Contractors and a follow up training this month at the California Emergency Services Association (CESA) Conference.** Additionally, we have built best practices for hazard analysis, mitigation strategies, and FEMA and Cal OES approval processes. Finally, we bring **expertise in California-specific legislation,** including Assembly Bill (AB) 2140 and Senate Bill (SB) 379. Collectively, these qualifications enable us to structure the City's LHMP update to align directly with the requirements for approved plans stipulated by the Plan Review Tool (PRT) and provide us with **first-hand knowledge of how to navigate the evolving changes to hazard mitigation programs,** such as the updated *Local Mitigation Planning Policy Guide* dated April 11, 2025.

Based on experience with similar projects, CONSTANT represents a low-risk, high-value solution. I am authorized to represent and bind CONSTANT to all commitments made in this proposal and attest that information submitted is true and correct. Please contact Nicole Christensen, Lead Proposal Writer, at nicole@constantassociates.com or (424) 320-2583 for questions during proposal evaluation. CONSTANT has not received addenda. We meet all eligibility requirements, and the proposal shall remain valid for a period of not less than 120 days. **We request that any notice of award information is sent via email as well as mail to ensure prompt receipt.**

Michelle Constant, MBA, Chief Executive Officer, **CONSTANT AND ASSOCIATES, INC.**
D: (424) 320-2582 | E: michelle@constantassociates.com

Key Project Staff and Qualifications

Company and Staff Qualifications

About CONSTANT

Figure 1. CONSTANT's logo.

CONSTANT is an award-winning emergency management consulting firm. Since our company's inception in 2004, our focus has remained steadfast: *make the world a safer place.* We are committed to providing superior customer service and outstanding quality to our clients. We have experienced year-over-year growth, which led us to being awarded multiple recognitions on the Inc. 5000 list of fastest growing private companies and being named as a Great Place to Work. We employ 39 team members and have an office in Torrance, California.

CONSTANT has worked with all levels of the government across California and beyond. This includes planning, training, and exercise work performed for leading entities like FEMA, Cal OES, the Los Angeles County Office of Emergency Management, and the City of Los Angeles Emergency Management Department.

CONSTANT has successfully delivered LHMPs and Multi-Jurisdictional Hazard Mitigation Plans (MJHMPs) with and for Beach Cities Health District, the cities of Hawthorne, Manhattan Beach, Hermosa Beach, Torrance, Lynwood, Victorville, and Artesia, San Bernardino County, Clark County, NV (Las Vegas), and Coconino County, AZ. We bring a demonstrated track record of completing LHMPs and MJHMPs on time and within budget, including expedited plan updates for entities like San Bernardino County.

In addition to our LHMP expertise, CONSTANT provides broader emergency management expertise, with plans, after action reports (AARs), training, and/or exercises. We are a trusted contractor to organizations across California and provide expertise in nuances like the Standardized Emergency Management System (SEMS).

Experience with Similar Projects

CONSTANT provides thousands of hours of experience writing LHMPs or MJHMPs. A select list of our relevant experience is provided in the following table with detailed project descriptions provided in References. Each of these projects involved collaborative efforts, bringing together multi-disciplinary stakeholders working together toward common goals. They also involved management of complex timelines and deliverables over the project's lifespan.

Each project listed aligns with similarities to the Hawthorne LHMP across several elements including plan writing, written for the public sector, written for emergency managers, developed with a multi-agency stakeholder group, and developed for a jurisdiction in the West. All projects incorporate **knowledge of the Stafford Act, the Code of Federal Regulations (CFR) 200, and CFR 44 and are LHMPs or MJHMPs that have been approved by FEMA.**

Table 1. CONSTANT has a significant portfolio of past and current MJHMP/LHMP performance.

		Similarities to the City of Hawthorne LHMP				
Project	**Client**	**Plan Writing**	**Public Sector**	**EM**	**Stake-holders**	**West**
LHMP	City of Hawthorne	✓	✓	✓	✓	✓
LHMP	City of Manhattan Beach	✓	✓	✓	✓	✓
LHMP	Beach Cities Health District*	✓	✓	✓	✓	✓
LHMP	City of Torrance	✓	✓	✓	✓	✓
LHMP	City of Hermosa Beach	✓	✓	✓	✓	✓
LHMP	City of Artesia	✓	✓	✓	✓	✓
LHMP	City of Palos Verdes Estates	✓	✓	✓	✓	✓
LHMP	City of Victorville	✓	✓	✓	✓	✓
MJHMP	San Bernardino County, CA	✓	✓	✓	✓	✓
MJHMP	Clark County, NV	✓	✓	✓	✓	✓
MJHMP	Coconino County, AZ	✓	✓	✓	✓	✓

*Those marked with (*) are in progress at time of writing.

We detail project descriptions for the Torrance and Manhattan Beach LHMPs and the San Bernardino MJHMP in References. Below, we provide two (2) additional project descriptions.

Clark County, NV MJHMP

Figure 2. CONSTANT supported a large MJHMP for Clark County, NV (home of Las Vegas).

CONSTANT led the Clark County, NV MJHMP project, collaborating with the Clark County Office of Emergency Management and Planning Team representatives from five (5) participating jurisdictions and two (2) tribal nations. This effort included the review and organization of County resources, coordination with a planning team, assessment of risks to the County, outreach to the community and solicitation of stakeholder involvement, development of mitigation strategies for risks, provision of training and technical assistance opportunities to ensure the mitigation project was up to date, creation of plan maintenance procedures, ensuring compliance with Disaster Mitigation Act (DMA) 2000 requirements, completion of a thorough capabilities assessment, and facilitation of plan reviews by the County and community stakeholders. The MJHMP was approved by FEMA and the Nevada Department of Emergency Management in alignment with FEMA's updated guidelines for MJHMPs.

Beach Cities Health District LHMP

CONSTANT is currently supporting a first-of-its-kind LHMP for the Beach Cities Health District. As part of this effort, CONSTANT is authoring a new LHMP and supporting the process necessary for a Special District's LHMP review by Cal OES and FEMA. CONSTANT's scope covers seven (7) tasks including the planning process, hazard identification and risk assessment, mitigation strategy, planning maintenance, plan update, plan adoption, and additional state requirements. At time of writing, CONSTANT is compiling information, including hazard profiles, the risk assessment, capability assessment, mitigation action plan, and more within the administrative draft. We have supported conduct of public and stakeholder outreach to meet FEMA planning requirements and position the Beach Cities Health District for implementation.

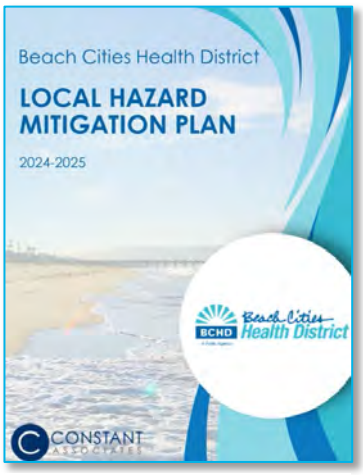

Figure 3. CONSTANT is currently authoring a first-of-its-kind LHMP for the Beach Cities Health District.

Staff Qualifications

Our team members have worked together on Cal OES and FEMA approved LHMPs/MJHMPs. Key features of our team include:

- **A tailored team who will be dedicated to the City's LHMP update.** Unlike larger contractors who are working on dozens of LHMPs and MJHMPs simultaneously and proposing large teams to overly segment efforts, the CONSTANT team will provide efficiencies to the City as we excel in adaptability, communication, and engagement. The City will have direct communication lines with our key staff, receive support from highly engaged team members with key project roles, and experience the fruits of strong collaboration. The team members listed on this proposal are the exact team members who Hawthorne would work with, rather than a representation of resources that are usually concentrated toward larger MJHMPs, and they will provide personalized attention for Hawthorne.
- **Experience leading LHMP and MJHMP development/update processes in California, with numerous plans successfully approved under the latest FEMA and Cal OES guidelines.** Our team members bring expert understanding of the *Local Mitigation Planning Policy Guide* and *Local Mitigation Planning Handbook* and their potential evolutions from the federal perspective, coupled with knowledge of California-specific mandates like AB 2140 and SB 379, 747, and 100.
- **Established relationships with key Cal OES and FEMA Region 9 contacts.** This ensures the City benefits from best practices and means that we will have open dialogue with Cal OES and FEMA through both the plan development and plan review processes. When Cal OES receives the City's LHMP for review, this will not be the first time that the agency views plan elements as our team will remain in communication with Cal OES throughout to vet our approach.
- **Inclusion of California expert Mona Bontty as Executive Sponsor.** As a former Regional Administrator for Cal OES and as Course Manager for the California Specialized Training Institute's (CSTI) Mitigation for Emergency Managers course, she brings extensive expertise, relationships, and knowledge specific to California.

Project Organization Chart

Key Personnel

CONSTANT provides a highly qualified team to support the City of Hawthorne with developing its LHMP. Our proposed team members provide hands-on experience working on projects of similar scale. Our team members include Executive Sponsor/Subject Matter Expert (SME) Mona Bontty, MBA, MHRM (key personnel), Project Manager Dan Smith, MPS (key personnel), Deputy Project Manager Dylan Yates, and Project Support Nathan Carpenter, MEDM. Mr. Smith is the Project Manager who would provide day-to-day direction, managing the project and serving as Hawthorne's primary contact person. We provide resumes for each team member in the Appendix.

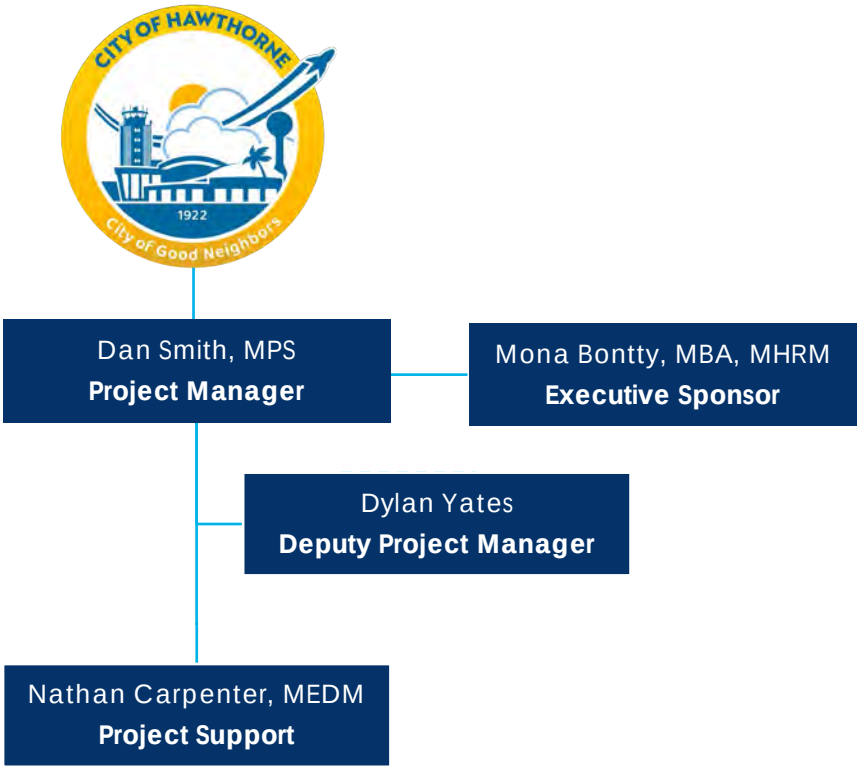

Figure 4. CONSTANT provides a comprehensive project team to update Hawthorne's LHMP.

Personnel Availability

Each team member proposed to support the City is available to support Hawthorne's LHMP. Between the proposed period of performance of June 16, 2025 and March 16, 2026, our team members have the following availability at time of writing:

- **Mona Bontty –** 77% availability
- **Dan Smith –** 44% availability
- **Dylan Yates –** 73% availability
- **Nathan Carpenter –** 42% availability

Timeline Management

CONSTANT's Project Management Plan (PMP) will detail the project timeline, including all key meeting and deliverable dates. Our Project Schedule is designed to integrate regular Project Team Meetings and iterative deliverables, which means that there are frequent checkpoints for monitoring project status and adherence to project timeline.

The expected timelines for the Cal OES and FEMA review processes are traditionally 45 days each, which is built into Project Schedule. The evolving nature of hazard mitigation planning at time of writing, including the updated *Local Planning Policy Guide* (as of April 11) could cause anticipated delays that are outside of a contractor's direct control. To proactively mitigate risks, however, we implement the following strategies:

- We employ a strong planning process directly aligned with the *Local Planning Policy Guide* and the PRT, which results directly in a better LHMP that is easier to review and results in quicker approval. This includes developing the LHMP's first draft directly against the PRT and completing the PRT after development of the first draft to proactively identify if there are any gaps that require remediation before the Public Review and Agency Submission Drafts. Our existing outline and template has been previously used for LHMPs that have passed LHMP review, providing confidence in CONSTANT's ability to meet FEMA's criteria. This outline also provides a guide for the information that needs to be gathered from the City and is essential to planning for success from project start to finish.
- We proactively and consistently communicate with the Cal OES's Hazard Mitigation Planning Division, with whom we have a strong, pre-existing relationship. From the start of the project, we engage Cal OES, setting up a shared folder and frequently asking questions to learn more about evolving expectations as we begin the project. This sets us up for a successful review near the end of the project where we have already field tested/validated our approach during the planning process. This ensures there are no surprises when Cal OES receives the LHMP and gives us a benefit of getting our plan near the top of the review list.
- We record thorough documentation to substantiate how information and data tailored to the City of Hawthorne is incorporated in the plan and how decisions were made to inform hazard identification and profiling, the risk assessment, and mitigation action plan. These elements are key to FEMA approval.
- We incorporate internal Quality Assurance/Quality Control (QA/QC) reviews at critical milestones, particularly following the completion of the risk assessment and mitigation strategy sections, to ensure continued alignment with FEMA's Planning Review Tool and crosswalk criteria. This proactive review process allows us to identify and resolve any discrepancies or gaps early, reducing the likelihood of major revisions during formal review. Early coordination with the HMPC and stakeholders also supports timely data collection and input, helping ensure the plan reflects current local conditions and meets documentation standards. These practices lead to a more complete, internally validated LHMP that is easier for Cal OES and FEMA to review, facilitating a more efficient approval process.
- We provide structured support for developing tailored mitigation actions through collaborative working sessions with the City and the HMPC. These sessions focus

on crafting actions that are specific, measurable, achievable, relevant, and time-bound (SMART), while also incorporating cost-benefit considerations and alignment with potential funding sources. This results in a more actionable and fundable mitigation strategy that meets FEMA criteria and supports successful long-term implementation.

- We also recommend intermediate steps to gain efficiencies, such as the advanced adoption allowance described in Element F: Plan Adoption.

Personnel Management

The complexity and duration of this contract necessitates comprehensive workload distribution from the corporate level to individual tasks. To ensure a workload distribution that optimizes quality and efficiency, CONSTANT relies on our standardized project management procedures and tools outlined herein. Internally, CONSTANT's Vice President of Operations, Jayson Kratoville, has visibility into company-wide workload and uses Unanet®, Work Breakdown Structures (WBSs), and regular check-ins with staff and management to anticipate bottlenecks across all company projects, to shift staff internally to support deadlines, and to hire proactively and bring in surge support to fill anticipated needs and allow personnel assigned to the City of Hawthorne to stay on the project for the contract duration.

During project initiation, CONSTANT's Project Manager will study the proposal, budget, and the contract to perform a preliminary WBS, where the identified staff from CONSTANT are matched with project tasks and available allocated time. CONSTANT's Project Manager will ensure that an adequate number of staff are assigned to support key team members with the completion of each task. The WBS will not be static – rather, additional qualified team members can be assigned to a task based on project needs and the Project Manager will ensure that there is coordination and synergy between and across staff working on various tasks for the duration of this project. Regular internal project meetings give our team an opportunity to ensure coordination of resources on deliverables and identify areas where additional surge support may be required. Our PMP will articulate how coordination will occur across deliverables, to include communication, best practice sharing, resource allocation, reporting to the City, and project dependencies.

CONSTANT's anticipated roles and responsibilities for key team members include:

Table 2. CONSTANT's key personnel responsibilities.

Key Personnel	Responsibilities for the Hawthorne LHMP
Mona Bontty, MBA, MHRM **Project Sponsor**	• Ensure that the project remains on budget and on schedule. • Oversee quality control for deliverables. • Ensure that the LHMP meets CONSTANT's standards of performance and the City's expectations. • Serve as SME in informing the LHMP update. • Provide in-person support for project activities and local knowledge of hazards given locality to the City of Hawthorne.

Key Personnel	Responsibilities for the Hawthorne LHMP
	• Coordinate communication with FEMA Region 9, Cal OES, and the Area G Disaster Management Area Coordinator.
Dan Smith, MPS **Project Manager**	• Serve as primary point of contact for the Hawthorne Project Manager and the HMPC. • Play leading role in completing and reviewing all deliverables, facilitating HMPC Meetings, providing regular progress updates, and ensuring that the project remains on budget and on schedule. • Plan and facilitate community outreach with support of Executive Sponsor, Deputy Project Manager, and Project Support.
Dylan Yates **Deputy Project Manager**	• Responsible for maintaining documentation for HMPC Meetings and drafting facilitation materials. • Contribute to the LHMP through research, editing, and drafting. • Design and distribute materials such as the online survey and social media collateral as part of the public outreach strategy. • Lead development of hazard maps and Hazus analysis.
Nathan Carpenter, MEDM **Project Support**	• Provide technical assistance and support to the project team. • Participate in HMPC Meetings, review draft deliverables, and contribute to content development.

Budget Management

In addition to company-wide financial management procedures, the Project Manager for each project is responsible for ensuring that a project is completed within the negotiated budget. Project Manager Dan Smith would be responsible for cost control for the City's LHMP. CONSTANT enacts project-specific controls such as:

- Data from the WBS described in Personnel Management is entered into Unanet® to streamline budget analysis.
- As the project progresses, the CONSTANT Project Manager can download time reports from Unanet® and track CONSTANT's billed time against the WBS.
- Based on these reports, the CONSTANT Project Manager can complete several analyses including a variance analysis, which compares a budgeted amount for a task or deliverable versus the actual time spent.
- The variance analysis enables the CONSTANT Project Manager to continuously monitor project budget health, identify causes and opportunities for any discrepancies, and discuss any opportunities or challenges with the client.

Ultimately, CONSTANT can control project costs to ensure all project work is completed within the negotiated budget by continuously monitoring project budget health and making adjustments based on analyses and as mutually permissioned.

Project Schedule

On the following pages, CONSTANT describes all tasks, deliverables, and resources required to update the City of Hawthorne's LHMP along with key milestones. We begin with a description of the approach to provide context, followed by the Project Timeline.

Tasks and Deliverables

Understanding

Hawthorne, located in southwest Los Angeles County, covers 6 square miles and serves as home to slightly over 88,000 residents. The City has a heavy presence in the space industry, housing SpaceX's former headquarters and a large number of aerospace companies. Hawthorne faces many natural hazards, including wildfires, earthquakes, flooding, drought, and landslides. Compared with both the broader U.S. and the State of California, Hawthorne faces a very high risk index according to the Federal Emergency Management Agency's (FEMA) National Risk Index.

As such, the City cannot afford to adopt a "cookie-cutter" plan that merely ticks boxes. Rather, it requires an LHMP that truly identifies the City's disaster risks and vulnerabilities, contains thoughtful long-term strategies to protect people, property, and the environment, and ultimately enables the City and its partners to strategically invest its resources toward implementing activities to mitigate hazard-related losses.

CONSTANT DELIVERED SIMILAR WORK FOR CLARK COUNTY, NV

CONSTANT recently supported Clark County, NV with its MJHMP update. The plan **straddled pre-2023 and post-2023 FEMA requirements**, and CONSTANT worked with Clark County to ensure FEMA and State approval.

Hawthorne knows firsthand the importance of mitigation as an investment in risk reduction having developed a FEMA and Cal OES approved LHMP in 2019. The City now seeks support of a trusted contractor who will update the LHMP in a way that reflects changes in development, hazards, and regulatory requirements while also strengthening the community and building partnerships.

CONSTANT's approach reflects FEMA and Cal OES requirements and prior experience updating LHMPs across California, includes hands-on dependable project management and consistent communication with City leadership, integrates our knowledge of the nuances of Hawthorne's community, encourages community engagement strategies to support whole community resilience, and ultimately seeks to position the City with a realistic mitigation strategy. We remain committed to supporting Hawthorne as **hazard mitigation practices continue to evolve because of shifting federal guidelines, like FEMA's advisory dated April 9, 2025 titled "FEMA Waiving Certain Requirements for LHMPs" and FEMA's updated *Local Mitigation Planning Policy Guide* effective April 11, 2025.**

In Work Plan, CONSTANT describes our approach to updating the City of Hawthorne's LHMP in accordance with the eight (8) elements stipulated by *Local Mitigation Planning Policy Guide* and *Local Mitigation Planning Handbook.*

Summary of Approach

CONSTANT is adept at using FEMA's *Local Mitigation Planning Guide* and the PRT to craft an updated LHMP that is compliant with the Stafford Act, the DMA, and the requirements under 44 CFR Part 201, §201.6, Part 60, 60.3, Part 77, and Part 206 Subpart N, and other applicable State (e.g., Government Code section 65302, AB 2140, SB 379, SB 1000, SB 1241, AB 162) and Federal requirements and guidance. Furthermore, CONSTANT has tenured relationships with Cal OES's Hazard Mitigation Section and FEMA Region 9, allowing us to work with these entities throughout the planning process to both meet basic requirements and position the City for implementation. Our three (3) critical best practices for LHMP development include:

Figure 5. CONSTANT's three (3) core best practices for LHMP development and implementation.

Below, we further detail our approach features and their benefits for the City of Hawthorne:

Table 3. Our approach provides benefits to Hawthorne whilst reducing risk of unsuccessful performance.

Features of CONSTANT's Approach	Benefits to the City of Hawthorne
CONSTANT brings **expertise in public input processes.** Our Public Involvement Strategy is based on **Cal OES and FEMA feedback**, and includes public workshops, direct outreach strategies, accessible materials, public attendance at HMPC Meetings, surveys, and public review and presentation of the LHMP.	Hawthorne gets **engagement strategies** that reflect the specific needs of City leadership, stakeholders, and community, and go beyond baseline requirements. The strategy is a value-added deliverable that ensures **compliance with all public outreach requirements** and integration of meaningful feedback.
CONSTANT and its team members have current and past experience updating LHMPs and MJHMPs for local California governments, including **approved plans under the new FEMA HMP guidelines for Torrance and Manhattan Beach** by FEMA Region 9. Executive Sponsor Mona Bontty is a Los Angeles County resident.	Hawthorne gains a partner who ensures federal and California-specific regulatory compliance and brings expertise in Los Angeles County hazards and communities, **expediting plan development and approval**.
CONSTANT's expansive corporate and staff experience developing other emergency management plans supports **holistic LHMP updates across community lifelines.**	Our depth of knowledge ensures that the LHMP incorporates related plans. **The LHMP will not operate in a vacuum,** as our staff will ensure planning for enhanced community resilience.
CONSTANT implements **consistent project communication and commitment to client**	We offer tailored attention to Hawthorne's needs and concerns, which ensures our

Features of CONSTANT's Approach	Benefits to the City of Hawthorne
satisfaction through our project management process. Development of the updated LHMP will be **a priority project for CONSTANT,** and our team members will not be spread across multiple other LHMPs and MJHMPs.	unparalleled ability to pivot and **adjust to requirements stipulated by the City, Cal OES, or FEMA.** Our team members will be dedicated to Hawthorne's LHMP, shepherding it through the update process from start-to-finish.
CONSTANT provides rigorous QAQC practices for every deliverable at every stage of the project. We develop iterative drafts of LHMP content for continuous review by the City, the HMPC, the public, Cal OES, and FEMA. We work **with Cal OES** to vet planning concepts along the way to **expedite plan approval.**	CONSTANT ensures that the contents of the LHMP are expertly organized within the final plan and that the LHMP's structure is approved by Hawthorne and consistent with Cal OES and FEMA requirements prior to continued LHMP drafting. Hawthorne receives superior quality deliverables that require less time to review.
CONSTANT's relationship with Cal OES means that we stay consistently abreast of changes to the hazard mitigation program.	CONSTANT will **adjust our approach real-time** to be consistent with information such as the FEMA Advisory dated April 9, 2025 and the updated *Local Mitigation Planning Policy Guide.*

Work Plan Summary

CONSTANT will update Hawthorne's LHMP in accordance with the eight (8) elements stipulated by *Local Mitigation Planning Policy Guide,* including:

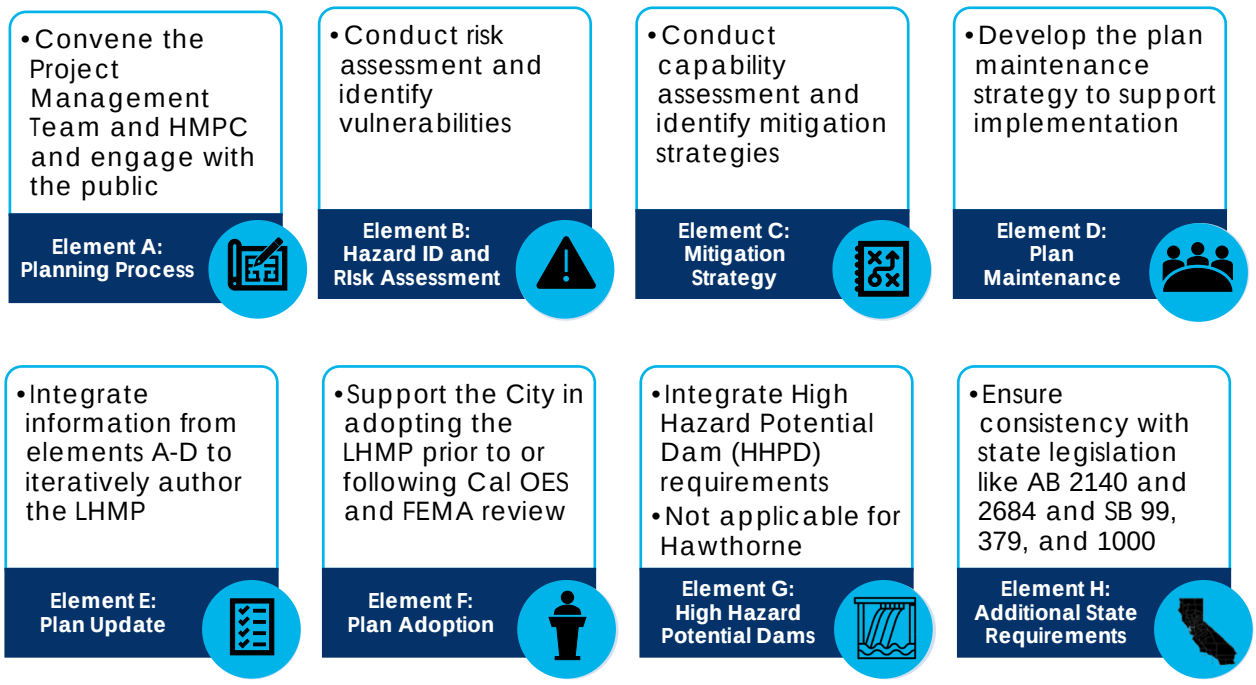

Figure 6. CONSTANT's LHMP update process is consistent with FEMA guidance.

This process, detailed on the following pages, will meet requirements for:

- CFR § 201.6
- DMA 2000
- Stafford Act
- National Flood Insurance Act
- FEMA's Hazard Mitigation Grant Program (HMGP)
- Flood Mitigation Assistance Program
- Severe Repetitive Loss Program
- Pre-Disaster Mitigation Grant Program
- Programs aligned with FEMA's 2023 guidance, including the Building Resilient Infrastructure and Communities (BRIC) Grant*
  - *At time of writing, the BRIC program has been halted and applications from FYs 20-23 have been cancelled.
- AB 2140, SB 379, 747, and 1000

Project Management

CONSTANT is committed to providing the City of Hawthorne with a consistent, continuous, and coordinated team for this important project. Our staff will use a proven project management approach that emphasizes applying knowledge, skills, tools, and best practices to LHMP development to exceed customer needs and expectations.

Our project management processes provide a direct link **between the CONSTANT Project Manager and the City Project Manager** while maintaining strong and consistent lines of communication between other stakeholders. We believe that this partnership will ensure that the City of Hawthorne gets the most robust access to resources, while maintaining agility and efficiency. Our project management processes are inclusive of the following core elements, which will each be embedded in the PMP.

Figure 7. CONSTANT's project management process is inclusive of multiple elements.

Project Management Plan

Through our 20 years of project management experience, CONSTANT has perfected our management approach, creating a strategy for success for each project – our PMP. As per our company's best practices and the Project Management Institute, the PMP will serve as our "road map" to carry out the effort, capturing the entire project end-to-end, covering all tasks. Our comprehensive PMP includes the Project Work Plan (i.e., schedule and approach), communication strategies, risk mitigation plan, and the like. Information from the PMP will also be available electronically via our online project management platform, SharePoint, to which the City Project Manager and other desired stakeholders will have 24/7 real-time access throughout the duration of the project.

Quality Assurance and Quality Control Plan

CONSTANT will ensure that all deliverables and services provided for this effort align with the City's standards and any quality assurance surveillance plans (QASPs). Our comprehensive QAQC Plan will be implemented at the deliverable level by our staff. QAQC efforts will address technical requirements (such as compliance with Federal and State mandates or guidance), project reporting channels, schedules and milestones, and other unique project requirements (e.g., grant requirements). Performance standards for timeliness, depth of content, professional quality, technical accuracy, data quality and accuracy, logistics (e.g., use of Microsoft Teams), and data and records management will be incorporated, and we will remain ready for Government inspection.

Figure 8. CONSTANT's Quality Management process.

This plan translates corporate-approved overarching quality assurance policies and procedures into specific guidance and procedures to enable the CONSTANT team project personnel to consistently deliver quality services and products.

As an ongoing part of our program management approach, we monitor specific metrics to support a commitment to total quality. The following are examples of key metrics that we monitor and track:

- **Timeliness –** Deliverables are submitted at the designated date and time.
- **Accuracy –** Deliverables comply with existing City plans, policy, and procedures.
- **Communication –** Project communications are conducted clearly and concisely.
- **Language –** Deliverables are consistent with spelling and grammatical standards.

Management Tools

CONSTANT proposes the following management tools for use throughout the project, however all elements of project management can be modified at the discretion and direction of the City of Hawthorne:

Table 4. CONSTANT will leverage the following project communication and management tools.

Tool/Method	Description
Microsoft SharePoint and Teams	• SharePoint serves as a communications tool and document share to allow for efficient document management. The site provides access to document versions and allows visibility into project status at any time. We also use SharePoint as a project management system to track tasks, milestones, and risks. • CONSTANT traditionally uses Teams for virtual meetings but also has access to other systems such as Zoom or Google Meet.

Tool/Method	Description
Unanet	• Unanet supports budget management and invoicing. The system tracks timekeeping, expenses, and budgets. All CONSTANT team members are required to complete daily timesheets coding their time to respective projects that are submitted bi-weekly for manager approval and processing.
Monthly Project Meetings	• In addition to the HMPC Meetings, CONSTANT will meet bi-weekly (every other week) with the City of Hawthorne Project Manager to maintain open lines of communication and to ensure schedule, cost, and other program goals are achieved. CONSTANT will also be accessible Monday through Friday for meetings, phone calls, or emails.
Monthly Status Reports	• Monthly, electronically delivered status reports will be crafted to accompany discussions during the monthly project meetings that provide a summary of accomplishments, risks, and needs.
Meeting Minutes	• CONSTANT will distribute minutes within five (5) business days of each formal event. The meeting minutes will also include a list of action items as a result of the meeting.
Project Calendar	• The calendar within the PMP will include all key meeting dates, deliverable due dates, target reviewers/contributors, and Hawthorne and CONSTANT primary points of contact.
Internal Meetings	• CONSTANT's team will meet internally to track and manage deliverables.
Secure Client Approval	• CONSTANT will ensure that the Hawthorne Project Manager reviews and approves all documentation prior to distribution and presentation.
Final Close-Out Report	• A final close-out report to include a summary of the project and recommended next steps.

Element A: Planning Process

Building from the implementation of project management, CONSTANT will identify activities that will be used throughout the planning effort. This task includes developing a process for updating the LHMP according to FEMA's *Local Mitigation Planning Policy Guide* and the PRT, establishing the Project Management Team and the HMPC, conducting HMPC meetings, documenting the planning process, and executing the Public Outreach Strategy. Activities within Element A, Planning Process, are segmented into: Organize Personnel Resources; Public Outreach Strategy; and Documenting the Planning Process. We understand that the City has begun the update process and that some of the below tasks may have been completed.

Organize Personnel Resources

The planning process requires consistent communication and coordination between the City and CONSTANT, oversight from the HMPC, and engagement with stakeholders and the public. Below, we identify how the Project Management Teams, HMPC, and community will participate in the LHMP update process.

Table 5. Our approach engages a diverse team of stakeholders as informed by FEMA guidelines.

Role of Hawthorne's LHMP Stakeholders	
CONSTANT/City Project Management Teams • **Composition:** CONSTANT's Executive Sponsor, Project Manager, and Deputy Project Manager and the City Project Manager • **Role:** Guide the planning, implementation, and tracking of the LHMP update process, including defining scope, determining resources, maintaining a project schedule, and serving as point of contacts • **Meetings:** Project Management Kickoff Meeting and Bi-Weekly Project Management Meetings • **Responsibilities:** Coordinate CONSTANT and Hawthorne engagement in the project, facilitate data collection and document review, and lead community engagement and LHMP adoption	**Hazard Mitigation Planning Committee** • **Composition:** Participating City departments with review and approval responsibilities, stakeholders with assets in the area, private agencies, neighboring jurisdictions, community leaders, elected officials, etc. • **Role:** Provide guidance, feedback, and local insights on needs, structures, recent events, and relationships • **Meetings:** Series of HMPC Meetings • **Responsibilities:** Participate in the planning process, attend meetings, and provide data, solicit input from the community, provide input on how threats and risks differ across the planning area, identify new/proposed mitigation projects, and review LHMP drafts
Hawthorne Community Members • **Role:** Provide insight and local perspective into community mitigation concerns and priorities, and knowledge of the local population • **Responsibilities:** Attend HMPC Meetings and public outreach meetings, respond to surveys, and review the LHMP draft prior to finalization	**Non-HMPC City Stakeholders** • **Role:** Participate in the planning process across community lifelines as individuals or groups who can implement or be affected by mitigation strategies • **Responsibilities:** Remain apprised of LHMP update milestones and participate in the planning process as requested

Project Management Teams and Kickoff Meeting

The City and CONSTANT Project Management Teams and the key staff from CONSTANT will conduct a virtual Project Kickoff Meeting to confirm that project is underway, seek concurrence on the scope of the Hawthorne LHMP, present a draft PMP and QA/QC Plan, identify key stakeholders for the HMPC, and review the proposed timeline for completing major deliverables.

Establishing Necessary Personnel Resources and the HMPC

A key outcome of the Project Management Kickoff Meeting will involve the identification of an LHMP HMPC that will provide guidance, feedback, and local insights on needs, structures, recent events, and relationships. CONSTANT will work with the Hawthorne Project Manager to identify the HMPC and solicit participation. Once all parties have responded to the invitation, CONSTANT will create a contact roster of HMPC members and other non-member stakeholders who will be engaged during the planning process. This broader list of stakeholders will be kept informed during the planning process and

offered the opportunity to provide input and could include external agencies and organizations who are necessary to ensure the accuracy and completeness of the LHMP.

Engaging the HMPC

The HMPC will drive the LHMP development through a series of facilitated meetings. The HMPC will participate in the planning process, provide data; solicit input from their community by preparing, publishing, and distributing public hearing notices; provide input on how threats and risks differ across the planning area; identify new/proposed mitigation projects; review LHMP drafts; coordinate formal adoption of the LHMP; and manage the implementation of mitigation projects.

Our approach emphasizes early, effective engagement with the HMPC to ensure compliance with FEMA regulations. Committing additional resources to organizing the HMPC and other required resources prevents challenges further in the process.

CONSTANT is prepared to provide the following deliverables for each HMPC Meeting to ensure we have the proper documentation for the planning process related to who led the development of the LHMP at the staff level, who provided information for the LHMP and reviewed drafts, and how LHMP sections were determined.

Table 6. CONSTANT provides materials for each HMPC Meeting.

HMPC Meeting Support		
Before the Meeting	*During the Meeting*	*After the Meeting*
• Read ahead materials • Video call coordination • RSVP management • Brief of new members • Materials for comment	• Agenda • Attendee tracking • Facilitation notes • Materials for review • Reference documents	• Meeting minutes • Timely completion and follow-up of action items • Host offline conservations to forward deliverables

HMPC Meetings

Following solidification of HMPC membership and organization of non-member stakeholders, we will organize and conduct a series of meetings for the HMPC, which will formally begin the LHMP update process. We recommend the following meetings, and will work with the Hawthorne Project Manager to solidify this schedule and format:

Table 7. CONSTANT provides materials for each HMPC Meeting.

HMPC Meeting Schedule		
Meeting	*Purpose*	*Format*
HMPC Kickoff Meeting / Meeting #1	• Formally begin the LHMP update process and provide introductions to CONSTANT • Establish clear expectations, ensure that HMPC members understand an LHMP's scope, and discuss the project schedule • Request current City guidance, reference documents, planning efforts, and points of contact to inform the LHMP. The result of the review will be a crosswalk detailing plan contents,	In-Person/ Hybrid

HMPC Meeting Schedule		
Meeting	*Purpose*	*Format*
	regulatory guidance, plan ownership, plan date, and plan commonalities and divergences • Review a template for the LHMP aligned with FEMA and Cal OES guidance • Socialize understanding of FEMA's requirements for public outreach • Identify potential natural hazards to be assessed by the LHMP and solicit hazard information from HMPC stakeholders • Review and update mitigation goals from the prior LHMP	
HMPC Meeting #2	• Solidify and present hazards of prime concern • Self-evaluate how stakeholders implemented mitigation projects and reduced risks during the prior LHMP process, distinguishing between preparedness and mitigation projects • Describe a risk assessment for each hazard of prime concern • Define critical facilities and infrastructure for the City of Hawthorne	Virtual
HMPC Meeting #3	• Approve risk assessment findings • Complete capability assessments for hazards of prime concern • Identify potential mitigation goals, actions, and action plan • Brief HMA grant program eligibility	Virtual
HMPC Meeting #4	• Complete project prioritization and risk analysis • Solidify holistic mitigation strategy • Confirm a plan maintenance strategy • Discuss next steps, including the public review period, plan adoption, and submission to Cal OES and FEMA Region 9	Virtual

CONSTANT will continue to engage the HMPC beyond the HMPC meetings to review sections and drafts of the LHMP and solicit any data or information gaps.

Public Outreach Strategy

Involving the public and the communities that reside in the cities is a substantial and required component of the LHMP planning process per 44 CFR 201.6. The increase in public involvement for the LHMP is a critical reason FEMA and Cal OES have requested revisions for HMPs under the new guidelines. **We note that guidance is evolving real-time, including issuance of a FEMA Advisory dated April 9, 2025 and update to the *Local Mitigation Policy Guide* dated April 11, 2025 waiving certain requirements for plan approval. Our approach will be adjusted as required to align with the most up-to-date information during project conduct.**

CONSTANT has developed Public Outreach Strategy Checklists to expedite and simplify the public involvement process and ensure compliance, minimizing revisions needed from FEMA and Cal OES. Our approach of developing an in-depth Public Outreach Strategy ensures that the City appropriately engages the public a minimum of two (2) weeks prior to the first HMPC Meeting. Due to the significant resources needed to conduct successful public outreach and the need to distribute materials a minimum of two (2) weeks prior to the first HMPC Meeting, **we recommend that outreach begin as soon as possible.**

CONSTANT DELIVERED SIMILAR WORK FOR MANHATTAN BEACH

CONSTANT worked with Manhattan Beach to update its LHMP. CONSTANT supported the City for the update by executing a robust public outreach strategy to guide effective outreach efforts to engage the community, raise hazard awareness, and foster a culture of preparedness. The City aims to ensure that the LHMP reflects the needs and concerns of its diverse community.

Successful engagement achieves multiple objectives for FEMA, including discerning the public's perception of risk and vulnerability associated with natural hazards and identifying mitigation actions that would be championed and supported by the community. CONSTANT proposes a collaborative engagement approach, working with the HMPC to develop a Public Outreach Strategy that both informs and provides platforms for input:

- **Public participation in HMPC Meetings:** Per the Ralph M. Brown Act, the public must be invited to attend HMPC Meetings. Virtual attendance options will be provided via publicly available links, and we will work with the City to notify area community centers to allow them to facilitate virtual participation for those who lack internet access.
- **Public outreach meetings:** CONSTANT will host two (2) hybrid outreach meetings. The first meeting will be used to introduce the public to the LHMP, educate the public on the LHMP process, and identify community concerns and the final meeting to review the draft LHMP. If possible, the public outreach meetings can also be scheduled alongside other community events.
- **Community survey:** The survey will provide an opportunity for the community to participate in the planning process. It will be posted on Hawthorne's websites and social media to elicit participation and be designed so that we can better understand the public's hazard concerns and integrate them within mitigation activities. The survey will be conducted using SurveyMonkey®, and will include multiple-choice questions, ranking/rating scales, and open-ended questions.
- **Social media and web content:** CONSTANT suggests that the City sponsors a specific webpage to centralize LHMP information. We will develop web content for the website and social media that will include fact sheets, digital forms, public notices, and press releases and links to the survey and public review LHMP.
- **Print assets:** CONSTANT recommends that collateral is printed by the City to promote additional public participation by those who lack traditional internet access. These materials should be posted in high traffic locations to meet a larger

audience. Additionally, we recommend that the HMPC works with community-based organizations and neighborhood groups to support material distribution.

- **Engaging the Whole Community:** CONSTANT will define Whole Community targets within the planning area, along with identifying traits that render individuals more susceptible to both natural and human-caused factors. We will use open-source tools, like the Centers for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI), and data collected from the HMPC to inform Whole Community profiles to identify potential barriers to public outreach and ways to overcome these. This will include using strategies implemented by the City such as providing outreach materials in Spanish to address language barriers, engaging neighborhood groups to share information, including LHMP information in inserts delivered to homebound individuals, using water bill inserts, displaying information on billboards or bulletin boards, conducting local events, etc. to support outreach.

Documenting the Planning Process

The Hawthorne LHMP will thoroughly document the update process. Our project management approach will ensure that we comprehensively capture the steps taken to craft the LHMP throughout the update process. Included in the LHMP will be a narrative of the actions taken to prepare the plan, an outline of the HMPC meetings, including attendees, agendas, and minutes, a public outreach log, a delineation of participants involved in plan development, the strategies undertaken to coordinate the LHMP with existing planning mechanisms, and a summary of the public involvement strategy. Our staff are well-versed in what documentation Cal OES and FEMA expect to see and have internal processes in place to develop them.

Element B: Risk Assessment

Following the coordination of the LHMP planning and development process, the establishment of the HMPC, and initiation of public outreach, CONSTANT will produce a detailed risk assessment. The risk assessment serves as a foundational requirement of the LHMP and includes identifying and developing concise profiles of potential hazards, analyzing each hazard with respect to community assets and potential impacts, and crafting a vulnerability assessment.

Figure 9. CONSTANT's Risk Assessment process is inclusive of several elements.

Hazard Identification and Profiles

Following review of the prior Hawthorne LHMP, General Plan, and Municipal Code, the California State HMP, the Los Angeles County HMP, open-source data, and receipt of completed data collection tool worksheets provided during the HMPC Kickoff Meeting, CONSTANT will identify relevant natural hazards to address in the LHMP. We will use information available from government agencies such as the National Weather Service (NWS), the U.S. Geological Survey (USGS), the National Weather Service Drought Monitor,

the National Oceanic and Atmospheric Administration (NOAA) Areal Locations of Hazardous Atmospheres, NOAA Sea Level Rise and Coastal Flooding Viewer, U.S. Army Corps of Engineers (USACE), FEMA, Cal OES, and Cal Fire. FEMA's *Local Mitigation Planning Policy Guide* requires considering the probability of future hazard events and plan impacts to reflect changes in development, and changes in extreme weather are currently facilitating strengthened frequency and extremity of several hazards. The plan must include data validation for each hazard, which means that the data collection requirements for hazard identification and profiling are a significant effort for HMPC members and CONSTANT.

Hazards that are identified may include those originating from potential natural disasters, climate change, and geologic hazards. This task will also include developing concise profiles of these potential hazards, noting their type, location, extent, previous occurrences, future probability, community vulnerability/impact, regulatory environment and other factors as required by the DMA 2000. We will also include analysis of how the hazards will impact members of the community with access and functional needs (AFN).

CONSTANT will collaborate with the HMPC to finalize its hazard list, conduct preliminary hazard prioritization, and begin development of the risk assessment. CONSTANT will use current or recent risk assessments as the baselines to describe each hazard. This includes:

- Considering concise descriptions of natural hazards, including their location, extent, previous occurrence, and probability of future events.
- Ensuring impacts from climate change are adequately represented. This includes describing the impact of natural hazards on the community and critical facilities due to climate change and integrating climate change considerations into each identified natural hazard. This is a requirement of California SB 379. **We are currently working with Cal OES to discern how changes at the federal level per FEMA's Advisory dated April 9, 2025 and the update to the *Local Planning Policy Guide* impact this requirement.**
- Leveraging the National Risk Index to construct a risk prioritization matrix to evaluate and rank risks. The National Risk Index provides a composite score for

CONSTANT DELIVERED SIMILAR WORK FOR ARTESIA

CONSTANT developed an LHMP for the City of Artesia. This effort included the review and organization of City resources, coordination with a multi-discipline planning team, identification and assessment of risks to the City, outreach to the community and solicitation of stakeholder involvement, development of mitigation strategies for risks, creation of plan maintenance procedures, ensuring compliance with DMA 2000 requirements, completion of a thorough capabilities assessment, and facilitation of plan reviews by the City and community stakeholders. CONSTANT provides experience supporting LHMP and MJHMP updates for jurisdictions of various sizes across California, providing an understanding of hazards, resources, regulatory requirements, and more.

hazard types and individual scores per hazard based on Expected Annual Loss, Social Vulnerability, and Community Resilience.

Asset Inventory

The asset inventory will describe updates to types and numbers of critical facilities, people, structures, systems, natural, historic, and cultural resources, and activities that have value to the community within the identified hazard areas. Changes in land use, types of development, and population growth and their subsequent implications for vulnerable areas and high-risk populations will also be updated as available.

The result will be a parcel-level inventory of vulnerable structures and asset components. CONSTANT will reference Hawthorne's General Plan, census data, existing reports, comprehensive plans, local flood maps, and GIS data to gather an inventory of the types and numbers of buildings, infrastructure, and critical facilities, inclusive of comprehensive information such as the allowable occupancy, earthquake building type, square footage, and more. We will also conduct up to 10 individual or small group interviews to ensure that this inventory is accurate and up to date. The asset inventory will be leveraged in the Vulnerability Assessment to identify assets that are at risk from hazards.

Hazard Mapping

Preparation of the hazard profiles and asset inventory will support Geographic Information System (GIS) maps of relevant hazards provided by the contractor and analysis to determine areas of potential vulnerability as further described in the Vulnerability Assessment. CONSTANT's GIS team will create a base map and a set of hazard maps based on available hazard data and infrastructure inventories from Los Angeles County, the City General Plans, FEMA, USGS, local organizations, conservancies, the Red Cross, the Salvation Army, and other sources to display hazard identification data and assets (i.e., structures, critical facilities and infrastructure, Community Lifeline elements, land use, populations, etc.). A composite map of all hazards will allow for identification of areas vulnerable to multiple hazards, which will inform mitigation action plans. All maps will be created using the latest version of FEMA's newest ArcGIS software so they will be accessible to City staff and GIS staff for future visualizations. CONSTANT will provide electronic copies of the maps as well as the data layer and metadata files.

Vulnerability Assessment

The Vulnerability Assessment includes analyzing each hazard with respect to the potential location of impact, magnitude/extent, previous occurrences, future probability, vulnerability of parts of the community, and potential consequences. CONSTANT will use an HMPC Meeting to present the findings from the assessment and commence the hazard mitigation goals and mitigation strategy processes.

Working with the HMPC to obtain data, CONSTANT will develop a Vulnerability Assessment for each of the hazards identified, depending on the availability of supporting data. CONSTANT will utilize structure, land, population, residential building, critical facilities, infrastructure, and scientific data previously gathered during the Asset Inventory to assess and summarize Hawthorne's vulnerability to hazards including:

- Updates to types and numbers of critical facilities and infrastructure within the identified hazard areas that are subject to potential losses or damage. Changes

in land use, types of development, and population growth and their subsequent implications on the Whole Community will also be updated as available.

- Inventory of repetitive flood loss structures, if applicable, including information on past insurance claims and descriptions of repetitive loss neighborhoods as informed by FEMA.
- Updated estimates of potential dollar losses from hazards based upon analysis of County/City assessor's data and other sources with hazard locations and any changes to approach that were utilized to determine these losses.
- Potential impacts on planned future development based on land use patterns.

Mitigation actions from the previous LHMP that have been completed will also be factored into the vulnerability assessment.

The final goal of the Vulnerability Assessment is to develop an overall summary of the City's vulnerability to each hazard, the potential impacts of each hazard, and capabilities for mitigating the impacts of each hazard. CONSTANT will use structure, land, population, residential building, critical facilities, infrastructure, and scientific data to assess each City's vulnerability to hazards. The data required to validate hazard impacts and community capabilities is a significant effort for HMPC members and CONSTANT. As such, this task is estimated to take the most time for the HMPC and CONSTANT.

In absence of a formal Hazus analysis, CONSTANT has leveraged alternative strategies for LHMPs conducted in Los Angeles County. External resources like FEMA's Risk MAP and Cal OES's MyHazards can be leveraged alternatively alongside other existing, publicly available datasets, County and City Assessor datasets, and HMPC provided information to quantify risk information such as economic loss.

Element C: Mitigation Strategy

As part of Element C, Mitigation Strategy, CONSTANT will craft a blueprint that details hazard mitigation actions, goals, and strategies. The Mitigation Strategy will directly seek to reduce the risks and vulnerabilities detailed by the Vulnerability Assessment in Element B. As Hawthorne invests in this plan update, we will use the current conditions analyzed in Elements A and B to reaffirm or update mitigation goals and actions and set the pathway for implementation. The Element C consists of the Capability Assessment, Hazard Mitigation Goals, Mitigation Actions, and Mitigation Strategy/Action Plan.

Capability Assessment	Hazard Mitigation Goals	Mitigation Actions	Mitigation Strategy/ Action Plan
• Evaluate the existing capacity of Hawthorne to implement mitigation actions	• Define broad, high-level statements to guide the LHMP's direction	• Analyze a range of mitigation actions to reduce hazard effects	• Provide a City-informed framework for implementing mitigation actions

Figure 10. CONSTANT conducts multiple steps to inform the Mitigation Strategy/Action Plan.

Capability Assessment

CONSTANT will conduct a capability assessment of the City's authorities, policies, programs, and resources. This assessment will lay the foundation for the development of goals and mitigation actions and will measure the City's capabilities to implement solutions that contribute to the reduction of long-term vulnerabilities to hazards.

We will organize these capabilities into local legal and regulatory capabilities, administrative and technical capabilities, financial resources, and education and outreach resources, and we will connect these resources/capabilities to hazard mitigation and the appropriate managing or administrative parties.

Capabilities or resources that will be assessed will include protective measures under the National Flood Insurance Program (NFIP), building codes, zoning ordinances, completed or ongoing mitigation projects, and mitigation policies. CONSTANT staff have developed a Capabilities Assessment Worksheet that will be distributed to the HMPC to collect updated information during the HMPC Kickoff Meeting.

Establish Hazard Mitigation Goals

CONSTANT proposes to present the final findings from the risk, vulnerability, and capabilities assessments and kick-start the hazard mitigation goal selection and mitigation strategy processes during an HMPC Meeting.

Prior to this meeting, we will also distribute a request for any known prior hazard mitigation activities to each participating City department or partner and ask that they update the status of the mitigation activities, whether completed, ongoing, removed, or deferred. This is a critical step, required by FEMA, to consider continuing incomplete mitigation activities and updating new strategies.

CONSTANT understands that mitigation goals are broad, high-level statements that define the direction of the LHMP. During the HMPC Meetings, the HMPC should reevaluate and reaffirm or change the goals in the previous Hawthorne LHMP based on current conditions and priorities and recent disasters and exercises. This approach will support seamless transitioning into meetings where mitigation strategies and concrete mitigation activities will be developed.

Identify and Analyze Mitigation Measures

DMA 2000 requires that hazard mitigation strategies include a section that identifies and analyzes a comprehensive range of mitigation actions and projects being considered to reduce the effects of each hazard, with emphasis on new and existing buildings and infrastructure. This step is the core to updating the LHMP as it sets a roadmap for future implementation. CONSTANT proposes to develop mitigation activities that fall into four (4) broad categories:

- Local plans and regulations
- Structure and infrastructure projects
- Systems protection
- Education, awareness, and outreach programs

CONSTANT proposes to use HMPC Meetings to develop and refine the Mitigation Action Plan and Strategy. We understand that there must be a mitigation action for each hazard and will coordinate with participants, individually, if necessary, to develop appropriate

mitigation actions. For actions that remain unchanged from the previous LHMP, the LHMP will indicate why changes are not necessary at this juncture.

Mitigation Action Plan

The Mitigation Plan or "Action Plan" lays the groundwork for implementation by describing how the mitigation activities outlined in the LHMP will be incorporated into existing planning mechanisms and how the mitigation actions will be prioritized, implemented, funded, and administered. Prioritization must include an emphasis on the extent to which benefits are maximized according to a cost-benefit review of the projects including their associated costs and resources required.

CONSTANT recommends using a method such as the Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE-E) matrix to evaluate and prioritize mitigation actions as outlined below.

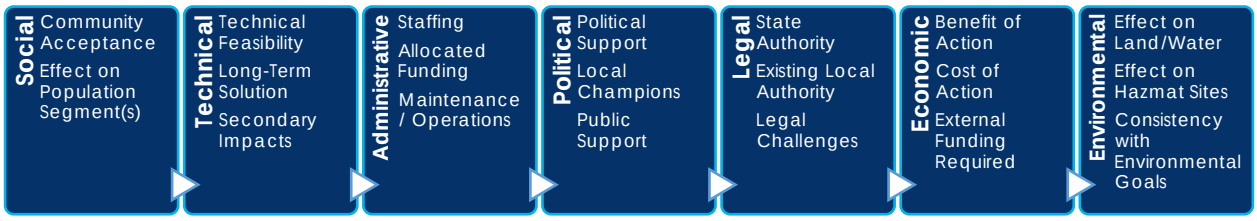

Figure 11. CONSTANT will leverage a STAPLE-E Matrix to evaluate and prioritize mitigation actions.

The Mitigation Action Plan will be prepared as a matrix with a mitigation action for each hazard. We will coordinate with participants to develop appropriate mitigation actions that identify how each action will be implemented, who is responsible for various actions, funding mechanisms, timeframe for implementation, and implementation priorities. Cost estimates will be produced to define comparative cost scales and accordingly prioritize/compare mitigation actions. Mitigation actions that do not currently have funding will be highlighted for attention by the City. The LHMP will also include mitigation actions that benefit the Whole Community in accordance with the **latest FEMA and Cal OES guidance at time of project conduct.**

Where possible, the LHMP should implement mitigation actions through existing plans and policies that already have support from the community and policy makers. Capital Improvement and General Plans are examples of plans that can be enhanced by input from the LHMP. The Implementation Plan should also consider and document responsible parties and required resources, provide a timeframe for each mitigation activity, and include material on plan maintenance and continued public engagement.

Evaluating Funding Sources

To support maximum opportunities for mitigation project funding, CONSTANT will identify available grant funding to include in the LHMP alongside expected time frames for availability. **We note that, at time of writing, grant funding sources are evolving, and we will tailor our approach to funding available at time of project conduct.**

In addition to HMPG, FMA Program, HMGP Post Fire Grant Program, Pre-Disaster Mitigation Grant Program (PDM), the Safeguarding Tomorrow Revolving Loan Fund (RLF), etc., the recent Inflation Reduction Act provides hundreds of grant programs available

to jurisdictions with approved LHMPs. **California is expecting foreseeable funding for mitigation measures and issued a Notice of Funding Opportunity (NOFO) DR-4856 on April 2, expiring on May 29, 2025, in anticipation of future funding.**

Element D: Plan Maintenance

As mitigation actions are accomplished, hazards evolve, and priorities change, the LHMP must be maintained. FEMA guidance requires that LHMPs contain detailed processes for making the plan an actionable, living, document. Our process for monitoring, evaluating, and updating the LHMP includes the following steps:

- Within the LHMP, we will describe how the City will monitor, evaluate, implement, and update the LHMP. In addition to revising, updating, and readopting the LHMP every five years, we recommend an annual review by the HMPC with incremental progress reporting and updates of completed mitigation measures and the addition of new measures, if applicable.
- We propose to include a checklist for all mitigation measures. The checklist will describe the following: steps to implement the measure, lead and supporting departments, potential funding sources, and timeline.
- The plan will include processes for the public to review the plan on a regular basis and make recommendations that the HMPC can incorporate during annual reviews to ensure public involvement in the LHMP maintenance process.
- The LHMP will identify any triggers that could constitute a holistic plan update.

Element E: Plan Update

As the LHMP is compiled with materials including hazard analysis, capabilities, documentation of the planning process, maps, risk assessment, and mitigation goals, we will draft the LHMP to meet all requirements of DMA 2000 and adhere to FEMA's *Local Mitigation Planning Policy Guide* and the PRT. The plan will include changes in development, priorities and progress in local mitigation efforts, and all required components developed in previous tasks. We will provide iterative versions of the LHMP for review, including a draft that will be reviewed by the public. During this task, we will also integrate the LHMP into other existing City plans.

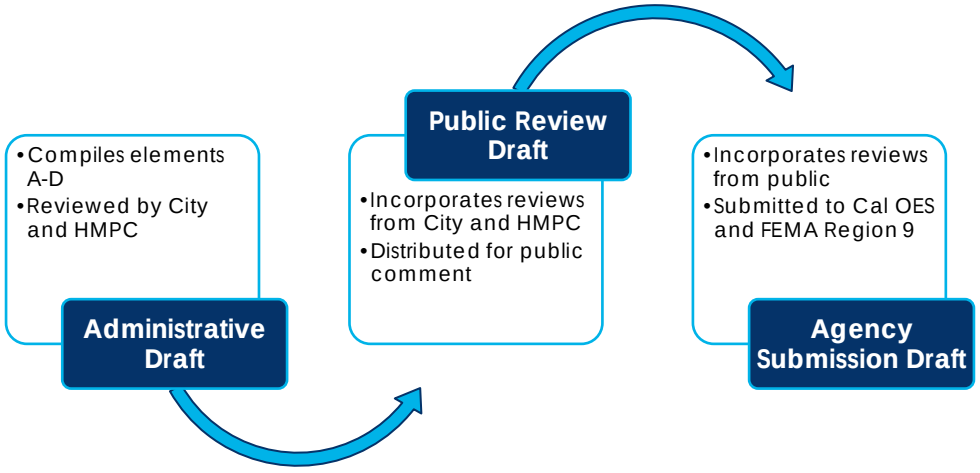

Figure 12. CONSTANT uses an iterative process to author the LHMP.

Integrate Plan Requirements into Existing Planning Mechanisms

As mentioned in the HMPC Kickoff Meeting, we will start a matrix crosswalk that details planning mechanism contents, regulatory guidance, plan ownership, plan date, and plan commonalities and divergences between the LHMP and other planning mechanisms. As we draft the LHMP, we will work with the HMPC to identify the process for incorporating the plan's requirements into other planning mechanisms, cross integrating components to ensure full compliance. We further describe General Plan Safety Element updates in Element H. As part of this task in Element E, we will ensure the LHMP complies with concepts in local emergency response and recovery plans and regional and state-level hazard mitigation frameworks.

Administrative Draft

CONSTANT's initial draft of the LHMP will be available for review by the HMPC and the Area G Disaster Management Area Coordinator. We propose at least a two-week review period and will provide a comment matrix to each stakeholder to ensure comments are addressed. The draft will include an Executive Summary of the update process that will continue to be edited through adoption and final plan approval. Following review of the Administrative Draft, CONSTANT will incorporate comments from the HMPC and prepare a Public Review Draft.

Public Review Draft

CONSTANT will incorporate and respond to suggested changes to the Administrative Draft while our support staff develop high-quality maps, diagrams, tables, and narrative content. Once this Public Review Draft of the LHMP is finalized, formatted for aesthetics, style, and quality, and approved by the HMPC, CONSTANT will work with the HMPC to facilitate a public review and comment period. This will consist of the additional hybrid public outreach meeting described in Element A to provide an opportunity for participation and comment. The Public Review Draft should also be circulated during a City Council Meeting for review and comment alongside a PowerPoint presentation to summarize the LHMP's development process and current plan elements.

CONSTANT will also facilitate public feedback on the draft LHMP through the City website. Examples of how this can be accomplished include designing a feedback form or accepting email feedback through a designated inbox. This is an important step to ensure community stakeholder involvement in the process and afford residents, business owners, elected officials, and others a chance to review the LHMP. Comments by the public will be addressed and adjudicated in a revised draft LHMP and included as an appendix of the final LHMP, as described in Final Draft Plan.

CONSTANT DELIVERED SIMILAR WORK FOR SAN BERNARDINO COUNTY

CONSTANT recently completed a quick-turn MJHMP update for San Bernardino County. Our team's commitment to completing the project on time and familiarity with FEMA and Cal OES approval requirements allowed us to deliver the project in record time. Hawthorne will get the same commitment to a quality plan update and a partner to support the City during Cal OES and FEMA review processes.

Agency Submission Draft

After the public comment period, CONSTANT will perform additional reviews and make any required changes based on public feedback. CONSTANT will also re-complete the PRT, which will confirm that all requirements stipulated by FEMA and Cal OES have been completed prior to submission. This draft will first be submitted to Cal OES's State Hazard Mitigation Officer (SHMO). Once Cal OES's review is complete, the LHMP will be shepherded to FEMA Region 9 for their review and approval. While the goal is to create a final LHMP that proceeds through the review process with no comments, it is possible that Cal OES and FEMA will provide observations that require modifications to the draft. CONSTANT will address concerns as necessary to advance the LHMP through the process until FEMA approves the plan. We will review all FEMA "Required Revisions" comments and perform associated "Required" tasks to finalize the LHMP for approval.

Plan Review Tool Completion

Supporting documentation for the LHMP will include FEMA's PRT. The PRT crosswalks the location of documentation in the LHMP that meets requirements in 44 CFR §201.6. This four-part tool includes a cover page, summary sheet, plan review checklist, and plan assessment. CONSTANT will complete the tool to submit to Cal OES/FEMA alongside the LHMP, using it to address revisions if needed.

Element F: Plan Adoption

Hawthorne's City Council must adopt the final LHMP before FEMA considers it to be an approved plan. After adjudicating comments from the public review period, CONSTANT will develop a Final Draft Plan for the HMPC to outline the LHMP and present for adoption. There are two (2) options that can be leveraged for adoption depending on City preferences. Regardless of methodology, CONSTANT will assist the City Project Manager and/or HMPC with a presentation to the City Council and provide a Frequently Asked Questions (FAQ) sheet, offering in-person support. This meeting will be public in accordance with Government Code 65353(a) and 65355. The adoption resolution will be collected as it is completed and compiled into the LHMP.

Below, we further explain the two (2) options for adoption:

- **Early Adoption:** Cal OES recommends that jurisdictions calendar the LHMP adoption as a board item once they approve the LHMP and send it for approval to FEMA Region 9. Cal OES has a 99% approval rate by FEMA Region 9 once it leaves their hands. This does carry risk, however, if FEMA Region 9 finds that major modifications are required to the LHMP that would trigger re-adoption. However, CONSTANT has employed this methodology successfully by working proactively with Cal OES and FEMA Region 9 while authoring the LHMP to vet concepts and mitigate any discrepancies well before the plan progresses to the review and approval stage.
- **Adoption following FEMA Review:** Once FEMA Region 9 issues an "approval pending adoption" notice following its review, CONSTANT will assist Hawthorne in shepherding the adoption of the plan by the City Council.

Once the complete LHMP is adopted, CONSTANT will provide digital/editable and printed copies of the LHMP for Hawthorne.

Element G: High Hazard Potential Dams

Hawthorne does not have HHPDs, so this element is not applicable.

Element H: Additional State Requirements

California-specific requirements like Government Code section 65302, AB 2140, SB 379, SB 1000, SB 1241, AB 747, and AB 162 are incorporated throughout the LHMP update process. **CONSTANT is working with Cal OES to determine how the requirements of SB 379 will apply given FEMA's Advisory dated April 9, 2025 titled "FEMA Waiving Certain Requirements for LHMPs" and the update to the *Local Mitigation Policy Guide* dated April 11, 2025.**

As noted, California AB 2140 and AB 747 require that jurisdictions adopt the LHMP as part of their General Plan Health and Safety Element (if applicable) to be fully eligible for enhanced reimbursement from the State. CONSTANT will provide guidance to Hawthorne on how to gain compliance under AB 2140.

Project Timeline and Key Milestones

CONSTANT provides a nine (9) month timeline for developing the LHMP, inclusive of Cal OES and FEMA review timelines, which assumes a project schedule between June 16, 2025 and March 16, 2026. Final dates for all deliverables will be solidified within the PMP and we will adjust dates in accordance with formal contract execution to accommodate the FEMA submission deadline. **The below project timeline accounts for submission of the completed LHMP to Cal OES before December 2025.**

LHMP tasks are interdependent and follow a logical sequence that aligns with FEMA's *Local Mitigation Planning Policy Guide*. The following table provides the tentative project schedule with time estimates by week. The timeline assumes a 39-week timeline in alignment with the nine (9)-month period of performance. Key milestones are described following the table.

Table 8. CONSTANT provides a nine (9) month / 39-week schedule of services.

Deliverable or Meeting	Start Date	End Date
Project Management		
PMP and QAQC Plan	Week 1	Week 2
Project Management Meetings and Status Reports	Ongoing	Ongoing
Final Closeout Report	Week 38	Week 39
Element A: Planning Process		
Project Management Kickoff Meeting	Week 2	Week 3
Organize HMPC	Week 3	Week 4
HMPC Kickoff Meeting	Week 5	Week 5
HMPC Meeting #1	Week 9	Week 9
HMPC Meeting #2	Week 13	Week 13
HMPC Meeting #3	Week 18	Week 18
Public Outreach Strategy	Week 1	Week 3

Deliverable or Meeting	Start Date	End Date
Public Outreach Meeting (Initial)	Week 10	Week 10
Survey	Week 8	Week 10
Website, Social Media, and Print Materials	Week 5	Week 10
Documentation of Planning Process	Week 1	Week 24
Element B: Risk Assessment		
Hazard Identification and Profiles	Week 2	Week 8
Hazard Mapping	Week 6	Week 10
Asset Inventory	Week 6	Week 12
Vulnerability Assessment	Week 10	Week 14
Element C: Mitigation Strategy		
Capability Assessment	Week 12	Week 16
Establish Hazard Mitigation Goals	Week 14	Week 16
Identify and Analyze Mitigation Measures	Week 14	Week 18
Mitigation Action Plan	Week 14	Week 18
Element D: Plan Maintenance		
Plan Maintenance	Week 14	Week 18
Element E: Plan Update		
Integrate Plan Requirements	Week 14	Week 18
Administrative Draft	Week 12	Week 18
Public Review Draft	Week 20	Week 22
Public Review Meeting and Comment Period **City Council Presentation**	Week 22	Week 23
Agency Submission Draft	Week 23	Week 24
PRT Completion	Week 23	Week 24
Cal OES Review	Week 25	Week 32
Element F: Plan Adoption		
City Council Meeting	Week 32	Week 34
FEMA Review	Week 32	Week 38
Final Distribution of Electronic LHMP	Week 38	Week 39
Element H: Additional State Requirements		
Provide Guidance on State Requirements	Week 38	Week 39

Key milestones include the following:

- Conducting initial public outreach at least two (2) weeks prior to the first HMPC Meeting.
- Submitting the Agency Submission Draft to Cal OES by December 1, 2025.
- As explained in Element F, potentially facilitating plan adoption by the City Council once notification is received that Cal OES is submitting the LHMP to FEMA Region 9.

Effective Communication

CONSTANT describes our strategy for communicating effectively with City staff and officials and other jurisdictional stakeholders in Engaging the HMPC. CONSTANT also describes our methodology for engaging the community through Public Outreach Strategy. Our overall approach for facilitating the successful delivery of assigned tasks includes the following:

- We emphasize that the LHMP process is not about checking a box but rather maximizing the output of the process for meaningful impact. This means ensuring that plan stakeholders and the community alike understand local hazards and steps to be undertaken to become more resilient.
- We underscore the value of relationship building as part of the LHMP process. The relationships that City staff are able to build and strengthen through HMPC Meetings can translate across ongoing emergency management initiatives.
- We note that engaging stakeholders early and often helps afford a strategy that is both broad and deep enough to cover a range of partners. Outreach and engagement should be assessed not as a short-term task but an opportunity to engage in a longer-term strategy.
- We spotlight that the LHMP is a living, breathing document. Thus, in addition to the planning process itself, we set the City up for implementation and plan maintenance.

Additional Information

CONSTANT spotlighted our key benefits to the City of Hawthorne in Summary of Approach, including our close working relationships with Cal OES and FEMA Region 9, our local presence, our focus on and priority of Hawthorne's LHMP, and our mission driven approach to *make the world a safer place.*

Additionally, we recommend the following information for consideration. CONSTANT provides comprehensive emergency management planning, training, exercise, outreach, and staffing services. Examples of additional services that we offer that could be beneficial to the City include development or update of Emergency Operations Plan (EOP) and hazard-specific or functional annexes, provision of Emergency Operations Center (EOC) training and exercises, execution of community engagement campaigns, and more. We are happy to schedule time to speak with the City to evaluate its emergency management posture and determine what solutions we can offer to bridge identified needs and provide holistic support.

References

Reference 1 – City of Manhattan Beach

Table 9. CONSTANT updated the City of Manhattan Beach's LHMP and received Cal OES and FEMA approval in record time under the new requirements.

Prime	Client Reference	Project Relevancy
Constant Associates **Project Dates** 09/2023-04/2024	Amanda Maclennan Emergency Preparedness Administrator City of Manhattan Beach Fire Department 1400 Highland Avenue Manhattan Beach, CA 90266 (310) 802-5231 amaclennan@manhattanbeach.gov	• Los Angeles County • Alignment to new FEMA Mitigation Policy Guide • Robust Stakeholder Engagement Approach • FEMA and Cal OES approved HMP

Project Description/Scope of Work

CONSTANT updated the City of Manhattan Beach's LHMP to align with the latest FEMA and Cal OES requirements. This project included establishing a Hazard Mitigation Planning Committee, crafting a jurisdictional questionnaire, creating stakeholder engagement materials, use of the risk analysis tool, and iteratively crafting the LHMP. CONSTANT also supported Manhattan Beach's execution of a robust public outreach strategy to engage the community, raise awareness about hazards, and foster a culture of preparedness. By meticulously documenting outreach endeavors and targeting both socially vulnerable populations and the general public, the City ensured that the LHMP reflected the needs and concerns of its diverse community. **The LHMP was approved by Cal OES in a five (5)-day timeline** and recently received FEMA approval.

Reference 2 – City of Torrance

Table 10. CONSTANT updated Torrance's LHMP in alignment with FEMA/Cal OES updated standards.

Prime
Constant Associates

Project Dates
09/2022-08/2024

Client Reference
Jason Nishiyama
Interim OES Lead
City of Torrance Office of Emergency Services
3031 Torrance Blvd
Torrance, CA 90503
(310) 618-2950
jnishiyama@torranceca.gov

Project Relevancy
- Los Angeles County
- Alignment to new FEMA Mitigation Policy Guide
- Robust Stakeholder Engagement Approach
- FEMA and Cal OES approved HMP

Project Description/Scope of Work

Torrance, California prepared the 2023 LHMP in coordination with CONSTANT to guide hazard mitigation planning to better protect the people and property of the City from the effects of natural hazard events. The purpose of this LHMP is to identify policies, actions and strategies that will help reduce risk and prevent future losses. This plan demonstrates the City's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation and resources. This plan was also developed to make the City eligible for certain disaster assistance grants. The Planning Group coordinated the LHMP in cooperation with the State, city departments, partner agencies, and the public. This LHMP was approved by Cal OES and FEMA.

Reference 3 – San Bernardino County

Table 11. CONSTANT completed a quick-turn MJHMP update for San Bernardino County, CA.

Prime	Client Reference	Project Relevancy
Constant Associates **Project Dates** 08/2022-05/2023	David Davis Emergency Services Officer San Bernardino County Office of Emergency Services 598 S Tippecanoe Ave San Bernardino, CA 92408 (909) 356-3836 David.davis@oes.sbcounty.gov	• Southern California HMP • Robust Stakeholder Engagement Approach • FEMA and Cal OES Approved MJHMP • Navigating Changing Guidelines

Project Description/Scope of Work

CONSTANT updated San Bernardino County's MJHMP over an extremely truncated timeline, helping the County to gain Cal OES and FEMA approval and County adoption in the span of three (3) months. The MJHMP was updated on a truncated timeline to enable the County to meet the five (5) year lifecycle for HMPs as stipulated by FEMA to continue eligibility for mitigation project funding. The updated MJHMP included newly refined Jurisdictional Annexes, an updated Risk Assessment, new County maps and hazard data, key mitigation success stories of the County and participating jurisdictions since the previous update, and more. To update the MJHMP, CONSTANT conducted a thorough review and revision of the 2017 MJHMP to ensure that the plan reflected community conditions and priorities to realign the overall mitigation strategy for the next five-year planning period.

Cost and Fee Schedule

Assumptions

CONSTANT provides a cost breakdown for each major phase in the scope of work to update the City of Hawthorne's LHMP. We are confident that our pricing structure reflects both the scale of work involved and the value of our expertise in ensuring a successful outcome. Below, CONSTANT includes assumptions that have contributed to the fee proposal.

- CONSTANT provides the City of Hawthorne with an experienced team of qualified staff who bring a vast library of resources, tools, and insights that will make for a collaborative process and result in a well-organized, compliant, usable, and community informed LHMP. The level of complexity involved in LHMP development under FEMA's guidance and evolving requirements makes a low budget contractor a risk to the City of Hawthorne.
- At time of writing, FEMA is implementing real-time changes to its *Local Mitigation Planning Policy Guide*, which has included issuance of a FEMA Advisory dated April 9, 2025 titled "FEMA Waiving Certain Requirements for LHMPs" and update to the guide on April 11, 2025. CONSTANT is consistently communicating with Cal OES to determine how federal and state adjustments may pose impacts to the LHMP approach and has reflected this in our work plan.
- Payment for this work shall be on a Firm Fixed Price (FFP) basis with a fixed contract cost. Staffing levels (e.g., hours per person and/or rate) and personnel may be adjusted within the scope of the contracted amount to best accommodate the project as mutually permitted by the City of Hawthorne.
- CONSTANT will begin work after the contract has been executed. The approximate start date for the period of performance is June 16, 2025. CONSTANT's schedule aligns with the desire to submit the draft LHMP to FEMA by December 1, 2025.
- CONSTANT's Executive Sponsor, Mona Bontty, resides in Los Angeles County. CONSTANT has budgeted for her in-person attendance at one (1) HMPC Meeting, the two (2) public meetings, and the two (2) City Council meetings. Additionally, CONSTANT will provide a second staff member in-person at the two (2) public meetings. CONSTANT will provide printed materials for in-person meetings and assumes that we will be provided with venues at no cost.
  - All check-in meetings with the Hawthorne Project Manager will be conducted virtually, as will the remaining HMPC Meetings. CONSTANT will provide meeting materials electronically for virtual meetings.
  - The public will be invited to participate in the four (4) HMPC Meetings.
  - Any materials or events requiring translation or interpretation are at no cost and will be coordinated by the City of Hawthorne. If required, we can provide a quote for these services to be coordinated by CONSTANT.
  - The City will support distribution of printed assets to support public engagement as is required.

- Hazards that are identified will include those originating from potential natural disasters, climate change, and geologic hazards. In alignment with SB 379, climate change will currently be assessed within each identified hazard. We are monitoring how the FEMA's adjusted guidance is implemented at the state level given the requirements of SB 379 and will adjust accordingly.
- CONSTANT will conduct up to 10 individual or small group virtual interviews to glean further information on identified assets.
- CONSTANT will create a set of hazard maps for inclusion using ArcGIS software.
- Pricing does not currently include Hazus analysis. An additional quote can be provided if this is desired by the City.
- CONSTANT will provide iterative drafts of the LHMP, including an Administrative Draft and a Public Review Draft.
- CONSTANT will create a final Agency Submission LHMP draft following the public comment review and complete FEMA's PRT to ensure alignment.
- CONSTANT will work with the HMPC to facilitate plan adoption, providing an adoption resolution template and supporting materials. CONSTANT will also provide in-person support at a City Council Meeting.
- CONSTANT will address any required revisions to achieve approval pending adoption status by FEMA.
- The final FEMA approved LHMP will incorporate the approval letters and the City's adoption proceedings and be provided in PDF and Word format.

Cost and Fee Schedule

City of Hawthorne
Local Hazard Mitigation Plan Update Preparation and Support
May 27, 2025

TASKS		Executive Sponsor	Project Manager	Deputy Project Manager	Project Support	TOTAL HOURS	TOTAL COST
No.	Description	Mona Bontty	Dan Smith	Dylan Yates	Nathan Carpenter		
		$222.81	$133.26	$133.26	$107.81		
1	Element A: Planning Process	33	155	155	88	**431**	$58,150.61
2	Element B: Hazard Identification and Risk Assessment	50	50	50	50	**200**	$29,857.00
3	Element C: Mitigation Strategy	20	60	60	28	**168**	$23,466.08
4	Element D: Plan Maintenance	2	4	2	2	**10**	$1,460.80
5	Element E: Plan Update	40	70	70	64	**244**	$34,468.64
6	Element F: Plan Adoption	25	10	10	10	**55**	$9,313.55
8	Element H: Additional State Requirements	5	10	5	0	**20**	$3,112.95
Total Labor:		**175**	**359**	**352**	**242**	**1128**	**$159,829.63**
Other Direct Costs							
	Travel						$3,600.00
	Printing						$800.00
Total Other Direct Costs:							**$4,400.00**
TOTAL PRICE							**$164,229.63**

Figure 13. CONSTANT provides our cost and fee proposal by project phase.

Itemized Hourly Fee Schedule

CONSTANT provides hourly rates for each team member for additional services beyond the scope of work.

Table 12. CONSTANT's key personnel hourly rates.

Key Personnel	Hourly Rate
Mona Bontty, MBA, MHRM **Project Sponsor**	$222.81
Dan Smith, MPS **Project Manager**	$133.26
Dylan Yates **Deputy Project Manager**	$133.26
Nathan Carpenter, MEDM **Project Support**	$107.81

Attachment 1 – Proposer's Affidavit

Attachment 1

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Michelle Constant being first duly sworn, deposes and says:

1. That he/she is the CEO (*Title of Office*) of Constant and Associates, Inc. (*Name of Company*) Hereinafter called the "Proposer," who has submitted to the City of Hawthorne a proposal for Local Hazard Mitigation Plan Update.

2. That the proposal is genuine; that all statements of fact in the proposal are true;

3. That the proposal was not made in the interest of behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

4. That the Proposer did not, directly or indirectly, induce solicit or agree with anyone else to submit a false or sham proposal, to refrain from proposing, or to withdraw his proposal, to raise or fix the proposal price of the Proposer or of anyone else, or to raise or fix any overhead, profit or cost element of the Proposer's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Hawthorne, or of any other Proposer, or anyone else interested in the proposed contract;

5. That the Proposer has not in any other manner sought by collusion to secure for itself an advantage over the other Proposer or to induce action prejudicial to the interests of the City of Hawthorne. Or of any other Proposer or of anyone else interested in the proposed contract;

6. That the Proposer has not accepted any proposal from any subcontractor or materialman through any proposal depository, the bylaws, rules or regulations of which prohibit or prevent the Proposer from considering any proposal from any subcontractor or materialman, which is not processed through that proposal depository; or which prevent any subcontractor or materialman from proposing to any contractor who does not use the facilities of or accept proposals from or through such proposal depository;

7. That the Proposer did not, directly or indirectly, submit the Proposer's proposal price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, or to any individual or group of individuals, except to the City of Hawthorne, or to any person or persons who have a partnership or other financial interest with said Proposer in its business.

8. That the Proposer has not been debarred from participation in any State or Federal works project.

Dated the 27 day of May, 2025.

(Proposer's Signature)

Chief Executive Officer
(Title)

Attachment 2 – Insurance Requirements

Attachment 2

CONSTANT's coverage is consistent with that sought by the City of Hawthorne. Below, we provide a sample Certificate of Insurance (COI) showing evidence of coverage.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

9/23/2025

DATE (MM/DD/YYYY): 10/4/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Lockton Companies, LLC
1185 Avenue of the Americas, Suite 2010
New York NY 10036
646-572-7300

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ACE Property and Casualty Insurance Company	20699
INSURER B : Pacific Employers Insurance Company	22748
INSURER C : Chubb Indemnity Insurance Company	12777
INSURER D : Coalition Insurance Solutions, Inc.	25038
INSURER E : Hartford Fire Insurance Company	19682
INSURER F : Federal Insurance Company	20281

INSURED: 1495719
Constant Associates, Inc
DBA Constant Associates
1800 Diagonal Road, Suite 600
Alexandria, VA 22314

COVERAGES **CERTIFICATE NUMBER:** 17703068 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	N	N	D95519751	9/24/2024	9/24/2025	EACH OCCURRENCE $ $2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ $1,000,000 MED EXP (Any one person) $ $5,000 PERSONAL & ADV INJURY $ $1,000,000 GENERAL AGGREGATE $ $2,000,000 PRODUCTS - COMP/OP AGG $ $2,000,000 $
F	AUTOMOBILE LIABILITY [X] ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	73645557	9/24/2024	9/24/2025	COMBINED SINGLE LIMIT (Ea accident) $ $1,000,000 BODILY INJURY (Per person) $ XXXXXXX BODILY INJURY (Per accident) $ XXXXXXX PROPERTY DAMAGE (Per accident) $ XXXXXXX $ XXXXXXX
B	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	D95523912	9/24/2024	9/24/2025	EACH OCCURRENCE $ $2,000,000 AGGREGATE $ $2,000,000 $ XXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below		N	71798829	9/24/2024	9/24/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT $ $1,000,000 E.L. DISEASE - EA EMPLOYEE $ $1,000,000 E.L. DISEASE - POLICY LIMIT $ $1,000,000
D	Cyber	N	N	C-4L8K-649982-CYBER-2024	9/23/2024	9/23/2025	Limit $1,000,000 Retention $10,000
E	E&O			42 OH 0423306-24	9/24/2024	9/24/2025	Limit $3,000,000 Retention $10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

17703068
Evidence of Insurance

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Disadvantaged Business Enterprise

CONSTANT is certified as an 8(a) and economically disadvantaged women owned small business by the U.S. Small Business Administration (SBA). On the following page, we provide a screenshot from the SBA's Dynamic Small Business Search (DSBS).

Skip Navigation > Accessibility Options >

SBA Profile

Privacy Statement
(Back to Profile List, or use Back button)

Identification, Location & Contacts

This profile was last updated:	04/30/2025
Status:	Active
User ID:	P0815216
Name of Firm:	CONSTANT AND ASSOCIATES, INC.
Capabilities Statement Link:	https://constantassociates.com/capability-statements/
Trade Name ("Doing Business As ..."):	CONSTANT AND ASSOCIATES, INC
UEI:	N8MXEQYM6H84
Address, line 1:	21250 HAWTHORNE BLVD
Address, line 2:	STE 400
City:	TORRANCE
State:	CA
Zip:	90503-5515
Phone Number:	310-621-3193 x
Fax Number:	424-320-2581
E-mail Address:	michelle@constantassociates.com
WWW Page:	http://www.constantassociates.com
E-Commerce Website:	https://constantassociates.com/
Contact Person:	MICHELLE CONSTANT
County Code (3 digit):	037
Congressional District:	43
Metropolitan Statistical Area:	4480
CAGE Code:	4KQN6
Year Established:	2004
Accepts Government Credit Card?:	[ ] Yes [X] No
GSA Advantage Contract(s):	Check for Buy GSA Contracts

(Note: Size information is now under "NAICS Codes with Size Determinations by NAICS", below.)

Organization, Ownership & Certifications

Legal Structure:	Subchapter S Corporation
Ownership and Self-Certifications:	Self-Certified Small Disadvantaged Business, Economically Disadvantaged Women-Owned Small Business, Women-Owned Small Business, Woman Owned

Current Principals

1. Michelle Constant, CEO

"Business Development Servicing Office" (for certifications)

LOS ANGELES DISTRICT OFFICE (SBA office code 0914)

SBA Federal Certifications

SBA has verified the following certifications in DSBS: 8(a), HZ, WOSB, EDWOSB, VOSB, SDVOSB. Any other certification presented in DSBS is self-certified by a firm and not verified by SBA. Contracting officers should diligently review a bidder's small business self-certifications before awarding a contract.

8(a) Certification:

SBA 8(a) Case Number:	C0DekA
SBA 8(a) Entrance Date:	11/29/2019
SBA 8(a) Exit Date:	11/28/2029

HUBZone Certification:

HUBZone Certified?:	[ ] Yes [X] No
HUBZone Certification Date:	

8(a) Joint Venture - SBA Certified:

NOTE: Notify your servicing SBA Business Opportunity Specialist to have your 8(a) joint venture approval data reflected in DSBS.

8(a) JV Entrance Date:	
8(a) JV Exit Date:	

Women Owned - SBA Certified:

WOSB Certified?:	[X] Yes [ ] No
WOSB Certification Date:	02/07/2024
WOSB Pending?:	[ ] Yes [X] No

Economically Disadvantaged Women Owned - SBA Certified:

EDWOSB Certified?:	[X] Yes [ ] No
EDWOSB Certification Date:	02/07/2024

Appendix

Resumes

Mona Bontty, MBA, MHRM – Executive Sponsor

PROFESSIONAL BACKGROUND & EXPERIENCE

Mona Bontty is an emergency management professional who currently serves as a Portfolio Manager with Constant Associates. Ms. Bontty brings experience from over a decade of service with Cal OES, engaged in emergency management response efforts, operations, exercises, training development, and whole community planning. Ms. Bontty directed a Region Emergency Management Program for one of the nation's largest populated areas of Southern California, complicated by urban development, catastrophic hazards, and wide- reaching economic impacts. She supported response and recovery related missions and deployed to disasters throughout California.

Ms. Bontty is also an accomplished trainer and facilitator, having served during her tenure at the California Specialized Training Institute (CSTI), as a subject matter expert in the instructional design and delivery of emergency management courses. Ms. Bontty specializes in community outreach, crisis communication, and engagement of vulnerable populations. Her past leadership roles also include environmental mitigation and remediation of hazardous cleanup sites, tribal government consultation, public participation/small business outreach, and strategic planning for operational initiatives.

CONSTANT ASSOCIATES

MONA BONTTY, MBA, MHRM

- 32 years of experience in the public sector
- Former Cal OES Southern Regional Administrator
- Mitigation expert; has developed several LHMPs/MJHMPs and was Course Manager for CSTI's Mitigation for Emergency Managers course
- Expertise in community outreach, engagement and public participation

RELEVANT PROJECT EXPERIENCE

Disaster Response Management, Cal OES Southern Region. Ms. Bontty served as the Southern Regional Administrator for Cal OES and was responsible for a regional emergency management program. During her appointment as Regional Administrator, Ms. Bontty directed the Cal OES Southern Region Emergency Operations Center (SREOC) and managed the response to 55+ real-world disasters, including Presidentially declared disasters. She was responsible for the management of administrative and emergency management functions of the Cal OES SREOC and developed multi-year strategic planning initiatives. She developed and executed an Emergency Services Coordinator Training Program and provided oversight to the Southern Region Duty Officer Program. She served as leadership support to recovery operations in which she provided leadership and technical expertise for the incidents. She also supported the development of Hazard Mitigation Grant fund applications, worked with the Post Incident Watershed Task Force to obtain erosion modeling, worked with the Debris Flows Task Force, and collaborated with State and local agencies.

LHMP Update, City of Torrance. Ms. Bontty provided oversight and subject matter expertise in the renewal of the City of Torrance LHMP. She was engaged in stakeholder outreach to identify mitigation projects to be included in the Plan update and ensuring the Plan is compliant with the Stafford Act, the DMA of 2000, and meets applicable Federal and State requirements. Ms. Bontty also provided support in coordination with the State Hazard Mitigation Officer.

LHMP Update, City of Manhattan Beach. Ms. Bontty provided oversight support and subject matter expertise in the renewal of the City of Manhattan Beach LHMP. She was engaged in stakeholder outreach to identify mitigation projects to be included in the Plan update and ensuring the Plan is compliant with the Stafford Act, the DMA of 2000, and meets applicable Federal and State requirements. Ms. Bontty also provided support in coordination with the State Hazard Mitigation Officer.

MJHMP Update, Clark County, NV. Ms. Bontty served as the Project Manager for the development of the Clark County MJHMP. She developed materials and facilitated client and planning committee meetings. Ms. Bontty was responsible for the data collection process, supporting plan section development, editing, and formatting of the 1000+ page document. She was engaged in stakeholder outreach to identify mitigation projects to be included in the Plan update and ensuring the Plan is compliant with the Stafford Act, the DMA of 2000, and meets applicable Federal and State requirements for both local and tribal governments. Ms. Bontty also led the coordination and communication with the State of Nevada Hazard Mitigation Officer and local tribes.

MJHMP Update, San Bernardino County. Ms. Bontty provided technical support in the development of the San Bernardino County MJHMP. Ms. Bontty participated in planning meetings, reviewed draft plans, provided technical editing, formatting feedback, and subject matter expertise to the project. Ms. Bontty utilized her background on the hazards and community demographics of San Bernardino to contribute to the expedited timeline of the development of the MJHMP.

Mitigation for Emergency Managers (G393) Training Course, CSTI. Ms. Bontty served as the Course Manager in the update and curriculum redesign of the CSTI Disaster Mitigation course. This course presented mitigation fundamentals for reducing and/or eliminating long-term risk to human life and property from hazards. Ms. Bontty developed training materials that included tools, resources, and techniques used to help create safer, more disaster-resilient communities. As the primary instructor, she served as a SME to statewide jurisdictions facilitating curriculum that presented the steps in a comprehensive all hazards mitigation planning process, how to develop a mitigation plan, identifying mitigation actions and the availability and application of HMA grants.

EDUCATION AND TRAINING (SELECT)

Master of Arts, Human Resources, Keller Graduate School
Master of Business Administration, Concentration in Marketing, Keller Graduate School
Certified Emergency Manager, CSTI
G393 Disaster Mitigation, CSTI
Cal OES Mitigation Training for Contractors (2024 & 2025)
CESA Mitigation Training for Contractors

Dan Smith, MPS – Project Manager

PROFESSIONAL BACKGROUND & EXPERIENCE

Daniel "Dan" Smith is an experienced and educated professional with knowledge and skills in the fields of Emergency Management and Homeland Security. He brings military experience specializing in planning, training, operations, and intelligence management coupled with managerial experience within the field of Emergency Management. His qualifications include serving in incident management positions for the City of Pittsburgh, Pennsylvania and the County of Horry, South Carolina's Offices of Emergency Management. Mr. Smith's background in meteorology and climatology gives him particular insight into integrating climate change resilience into mitigation, emergency preparedness, and response, including planning for flooding, winter storms, hurricanes, wildfire, severe thunderstorms, and tornadic events.

Mr. Smith has a bachelor's degree in Operational Meteorology and Climatology and a master's degree in Homeland Security, and he has completed over 50 FEMA/Emergency Management Institute training courses. He also currently serves as an Adjunct Professor/Lecturer for Pennsylvania State University World Campus, instructing Introduction to Crisis and Emergency Management.

CONSTANT ASSOCIATES

DAN SMITH, MPS

- 10+ years of experience spanning Emergency Management and Homeland Security
- Experience leading MJHMP/LHMP updates in California
- 8+ years of service to emergency management agencies in Pennsylvania and South Carolina
- Expertise in Climatology
- Master's degree

RELEVANT PROJECT EXPERIENCE

MJHMP Update, San Bernardino County. Mr. Smith served as Deputy Project Manager for the update of the County of San Bernardino's MJHMP. Mr. Smith was responsible for the project's timeline development, development of multiple draft documents, and updating information in reference to Hazard Identification, Hazard Profiles, the County's Mitigation Strategy and the update of the County's existing plans, policies, and programs.

LHMP Update, City of Torrance. Mr. Smith served as Project Manager for the update of the City of Torrance's LHMP. In his role, Mr. Smith developed and facilitated all planning team meetings. He also created and disseminated various data collection worksheets and surveys to obtain hazard analysis/prioritization, and information on jurisdictional mitigation action projects. He served as a Lead Writer in the update to the City's LMHP, developing a more robust and informative hazard mitigation plan from the previously adopted version. Mr. Smith successfully completed the HMP process by submitting and receiving approval of the updated LHMP by Cal OES and FEMA before City adoption.

LHMP Update, Beach Cities Health District. Mr. Smith currently serves as Project Manager to develop the Beach Cities Health District LHMP, the first of its kind LHMP for a health district in California. As part of this effort, CONSTANT will draft a new LHMP and closely support the review and revision processes necessary for a Special District's LHMP review

by Cal OES and approval by FEMA. As Project Manager, Mr. Smith is currently leading the development of initial project management deliverables, organization of the Planning Committee and Initial Planning Meeting, and public engagement and data collection. He is also leading primary data collection and risk analysis to identify local hazards and complete hazard profiles and conduct accompanying hazard vulnerability analyses and impact mapping.

LHMP Update, City of Manhattan Beach. Mr. Smith supported the Manhattan Beach LHMP team as a subject matter expert and hazard writer. Mr. Smith provided lessons learned and professional expertise on the recently updated FEMA hazard mitigation guidelines and implemented changes to the plan's organizational structure and targeted informational data to meet the new requirements. Mr. Smith also served as a writer on the plan focused primarily on the overall risk environment and the specific hazards that impact the City of Manhattan Beach.

MJHMP Update, Clark County, NV. Mr. Smith served as Deputy Project Manager for the update of the Clark County MJHMP. Mr. Smith was responsible for the project's timeline development, project status reporting, scheduling and facilitation of local jurisdictional hazard action mitigation interviews, updating information in reference to Hazard Identification, Hazard Profiles, County's Mitigation Strategy and the update of the County's existing plans, policies, and programs. Mr. Smith also helped the Project Manager in the facilitation of progress report meetings and steering committee meetings.

MJHMP Update, Allegheny County, PA. Mr. Smith supported the Allegheny County Hazard Mitigation Plan Update by serving as the primary point of contact and contributor for the City of Pittsburgh in the update process. Mr. Smith's role as Pittsburgh's point of contact gives him experience on both sides of the HMP update process, especially in driving jurisdiction participation and engagement. Mr. Smith reviewed Pittsburgh's mitigation actions and updated them according to the updated hazard and vulnerability assessment and provided insight into climate change-related sub-regulatory policy.

Community Emergency Access Assessment, Ventura County. Mr. Smith served as Deputy Project Manager on a project for Ventura County's Human Services Agency focused on emergency access for AFN populations. This project required the development of an Equity and Gap Analysis based on community outreach and analysis of previously completed County data collection. This deliverable included facilitation of Listening Sessions and Town Hall Meetings. The final deliverable included the development of an assessment focused on County Emergency Access.

EDUCATION AND TRAINING (SELECT)

Master of Professional Studies, Homeland Security, Pennsylvania State University
Bachelor of Science, Geography, Meteorology, Minor in Emergency Management and Homeland Security, Ball State University

Dylan Yates – Deputy Project Manager

PROFESSIONAL BACKGROUND & EXPERIENCE

Dylan Yates is an experienced emergency management professional who has worked with clients such as the State of California, the State of Hawaii, San Luis Obispo County, San Mateo County, the Bay Area UASI, and more. He served as CONSTANT's Project Manager to update the City of Manhattan Beach's LHMP and Deputy Project Manager for the Beach Cities Health District. He is currently providing comprehensive support to the U.S. Small Business Administration (SBA) Office of Disaster Recovery and Resilience (ODR&R), which included a deployment to communities impacted by Hurricanes Milton and Helene to provide subject matter expertise on hazard-specific mitigation strategies for homeowners and business owners.

Mr. Yates has a bachelor's degree in emergency Preparedness from the University at Albany and has completed more than 20 FEMA training courses. Mr. Yates' skills include technical writing, data analysis, GIS and data management, and facilitation.

CONSTANT ASSOCIATES

DYLAN YATES

- Led update of Manhattan Beach's LHMP
- Extensive support to jurisdictions across California
- Bachelor's degree in Emergency Preparedness
- Skills include technical writing, data analysis, GIS, data management, and facilitation

RELEVANT PROJECT EXPERIENCE

LHMP Update, City of Manhattan Beach. As the Project Manager for the City of Manhattan Beach LHMP, Mr. Yates oversaw the planning process aimed at reducing the community's risk from natural and human-made hazards. He facilitated hazard mitigation planning committee meetings, involving key stakeholders from critical industries, community representatives, and organizations supporting vulnerable populations. These meetings provided a platform for discussing risks and developing strategies to address gaps in existing mitigation efforts, all while adhering to FEMA guidelines. Mr. Yates also led a comprehensive risk assessment and guided the prioritization of mitigation actions aimed at protecting infrastructure, reducing economic losses, and enhancing safety for all residents. He coordinated with local, state, and federal agencies to ensure the plan aligned with broader mitigation goals and was eligible for FEMA funding, helping to strengthen Manhattan Beach's resilience to potential disasters. The LHMP received Cal OES and FEMA approval on the first round of review for each agency.

LHMP Update, Beach Cities Health District. Mr. Yates currently serves as Deputy Project Manager to develop the Beach Cities Health District LHMP, the first of its kind LHMP for a health district in California. As part of this effort, CONSTANT will draft a new LHMP and closely support the review and revision processes necessary for a Special District's LHMP review by Cal OES and approval by FEMA. As Deputy Project Manager, a key aspect of his role is facilitating Planning Committee meetings. He works closely with representatives from various Health District departments and community stakeholders, guiding discussions on hazard identification, risk assessments, and mitigation strategies. His

facilitation ensures that diverse viewpoints are incorporated, and the planning process remains on track, ultimately enhancing the district's preparedness and resilience efforts of the health district. He is also supporting primary data collection and risk analysis to identify local hazards and complete hazard profiles and conduct accompanying hazard vulnerability analyses and impact mapping. As the writing process continues, Mr. Yates supports the drafting of the LHMP.

Hazard Mitigation Training, Education, and Engagement, SBA ODR&R. Mr. Yates was deployed to support communities impacted by Hurricanes Milton and Helene, providing subject matter expertise on hazard-specific mitigation strategies for both homeowners and business owners. Through a series of 21 in-person training sessions and two webinars across Florida, Mr. Yates directly engaged with over 600 disaster survivors, offering tailored guidance on structural mitigation options such as flood vents, home elevation, impact-resistant windows, FORTIFIED roofing, and fire-resistant landscaping. His role emphasized simplifying complex SBA mitigation loan eligibility requirements and helping applicants understand how to incorporate these mitigation measures into their recovery plans. Mr. Yates addressed common challenges around insurance claim denials, contractor vetting, and funding gaps, ensuring survivors were equipped with actionable strategies to strengthen their homes and businesses against future disasters. Additionally, Mr. Yates developed GIS mapping products to analyze disaster impacts and identify areas of highest need. These spatial analyses allowed the SBA to prioritize community outreach and resource deployment in the hardest-hit regions, ensuring equitable access to recovery and mitigation funding. By combining data-driven decision-making with on-the-ground engagement, he helped focus mitigation efforts where they would provide the greatest benefit, supporting long-term resilience for vulnerable communities recovering from Hurricanes Milton and Helene.

Measure K Community Engagement, San Mateo County. As the Deputy Project Manager for the San Mateo County Department of Emergency Management's Measure K initiative, Mr. Yates oversees key aspects of the emergency preparedness projects funded by Measure K. His responsibilities include conducting technical and style/format reviews of deliverables, coordinating bi-weekly project check-in meetings, and maintaining a centralized project library. Mr. Yates also ensures project tasks such as the development of the PMP, stakeholder engagement strategies, and performance evaluations are executed according to schedule. He plays a crucial role in aligning project milestones with county standards and FEMA guidelines to enhance community resilience. Mr. Yates also leads critical tasks like the review and update of the County's EOP, the development of community engagement campaigns, and the creation of emergency preparedness toolkits for community partners.

EDUCATION AND TRAINING (SELECT)

Bachelor of Science, Emergency Preparedness, University at Albany
Cal OES Mitigation Training for Contractors (2024 & 2025)

Nathan Carpenter, MDEM – Project Support

PROFESSIONAL BACKGROUND & EXPERIENCE

Nathan Carpenter is currently a Consultant at CONSTANT where he provides support on several projects in the Emergency Management field, including LHMPs and MJHMPs. He leverages his master's degree in Emergency and Disaster Management coupled with 20 years of experience in the U.S. Military and 10 years of experience in Fire Prevention, Protection, and Response to support initiatives in the emergency management field.

Mr. Carpenter is an avid volunteer in disaster services. He spent 10 years as a volunteer firefighter in Georgia and North Carolina, reaching the rank of Lieutenant. He also responded to several severe weather events, including Hurricane Ida and numerous tornados, assisting in evacuations and hazard mitigation. Mr. Carpenter is also a volunteer leader with Team Rubicon, providing logistical coordination for the State of Alabama for disaster response activities.

CONSTANT ASSOCIATES

NATHAN CARPENTER, MDEM

- 20+ years of experience inclusive of service in the U.S. military, fire prevention, and emergency services
- Response to several severe weather events, assisting in evacuations and logistical coordination
- Hazard mitigation experience with CONSTANT for Clark County, NV and Torrance, CA

RELEVANT PROJECT EXPERIENCE

MJHMP Update, Clark County, NV. Mr. Carpenter supported the development of the Clark County MJHMP. This plan will aid in the reduction of loss of life and property by minimizing the impact that disasters will have in Clark County. As project support, he revised multiple sections of the MJHMP for technical and grammatical errors while also writing individual hazard mitigation plans for Boulder City, Henderson, Las Vegas, North Las Vegas, and Mesquite.

LHMP Update, City of Torrance. Mr. Carpenter supported the development of the LHMP for the City of Torrance. As Project Support, he conducted research and led the development of hazard biographies based on input from key stakeholders.

Emergency Operations Plan (EOP) and Continuity of Operations Plan (COOP) Update, City of Victorville. Mr. Carpenter provided technical edits to the Victorville EOP and COOP Plan. The EOP will be used as a road map for the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies that may affect the city. The COOP Plan encompasses a comprehensive framework that not only provides a high-level overview of how the city of Victorville responds to various disruptions, but also outlines the operational details required to support such disruptions.

Natural Hazard Tabletop Exercise (TTX) Series, San Mateo County. Mr. Carpenter supported the development and delivery of a three-tiered TTX series for San Mateo Department of Emergency Management: a wildfire, a tsunami, and a catastrophic flood. This provided the client with the ability to assess their evacuation procedures utilizing the

Zonehaven/Genesys messaging application based on each scenario. As project support, he developed deliverables for the flood TTX including the Situation Manual, the Exercise Evaluation Guide. Mr. Carpenter also served as a key notetaker who supported the development of three separate AARs.

Recovery Operations Plan, Sonoma County. Mr. Carpenter currently supports the development of a County Recovery Operations Plan for Sonoma County Department of Emergency Management. Prior to development of the Plan, the Project Team will conduct a thorough gap analysis of response and recovery and identify viable solutions with a cost-benefit analysis for the County. Once the gap analysis and solution identification are completed, the Project Team will develop the Recovery Operations Plan in alignment with the County's existing Emergency Operations Plan. The project includes the creation of a planning team, surveys, eight community workshops, two Recovery Support Function (RSF) meetings, Spanish translation, and 508-compliance.

Tornado Response, Selma, AL. Mr. Carpenter coordinated the response of resources from Team Rubicon, Alabama Emergency Management Agency, and the American Red Cross to establish a forward operating base for 30 Team Rubicon disaster response volunteers. He served as the Logistics Section Chief, establishing the initial disaster response wave three days after the storm devastated the city.

Hurricane Ida Response, LaPlace, LA. Mr. Carpenter coordinated the response of resources across four southern states in response to the devastation caused by Hurricane Ida in LaPlace, Louisiana. Assets arrived three days after landfall and a forward operating base was established which could support 50 volunteers from Team Rubicon.

Special Event Coordination Plan, Los Angeles County. Mr. Carpenter supported the development of a Special Event Emergency Management Gap Analysis and Coordination Plan. Because the Los Angeles County Operational Area is set to host some of the most recognizable special events in the world in the latter half of this decade, OEM determined that it was of the utmost importance to have a thorough understanding of the region's/Operational Area's approach to the emergency management coordination of large/significant special events. As Project Support, Mr. Carpenter collected, analyzed, and supported the Gap Assessment Report. Furthermore, Mr. Carpenter developed the pre- and post-meeting materials used to guide the project towards its final goal.

EDUCATION AND TRAINING (SELECT)

Master of Arts, Emergency and Disaster Management, American Military University
Bachelor of Science, Fire Science Administration, American Military University
Associates of Applied Sciences, Munitions Systems Technology, Community College of the Air Force
ICS 300 and 400, FEMA
IS 100, 200, 700, 800, FEMA

CITY OF HAWTHORNE

AGREEMENT FOR LOCAL HAZARD MITIGATION PLAN UPDATE

THIS AGREEMENT is made and effective as of October 14, 2025, between the City of Hawthorne, a municipal corporation ("City") and Constant and Associates, Inc. ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on October 14, 2025, and shall remain and continue in effect until October 7, 2027.

2. **SERVICES**

The Consultant shall perform the tasks described and set forth in the Scope of Work, described in the Request for Proposal and Consultant's proposal submitted herein as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

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

4. **PAYMENT**

(a) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager or the Legal Risk Specialist. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the City Manager or the Legal Risk Specialist and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

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

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

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

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

6. **DEFAULT OF CONSULTANT**

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

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

7. **OWNERSHIP OF DOCUMENTS**

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and

records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

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

8. **INDEMNIFICATION**

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

9. **INSURANCE**

A) Commercial General Liability

Commercial General Liability (equivalent in coverage scope to Insurance Services Office, Inc., ("ISO") form CG 00 01 11 85 or 11 88) an amount not less than $2,000,000 per occurrence and $4,000,000 in the general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross-liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insured's on an endorsement equivalent to the ISO forms CG20 10 11 85 or CG 20 26 11 85.

B) Automobile Liability

Automobile Liability (equivalent in cove rage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 ("Any Automobile"). If an automobile is not used in connection with the services provided by the Consultant, the Consultant should provide the City with a written request for waiver of this requirement.

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C) **Workers' Compensation and Employer's Liability**

The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

D) **Certificates of Insurance.**

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

10. **INDEPENDENT CONSULTANT**

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

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

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11. **LEGAL RESPONSIBILITIES**

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

12. **UNDUE INFLUENCE**

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

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

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

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

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

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property

located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

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

16. **LICENSES**

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

17. **GOVERNING LAW**

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

18. **ENTIRE AGREEMENT**

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

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

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

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

CITY OF HAWTHORNE:

_____

VONTRAY NORRIS
City Manager
City of Hawthorne

Consultant:

By:_____
Michelle Constant

Title: Chief Executive Officer

APPROVED AS TO FORM:

_____

ROBERT KIM
City Attorney
City of Hawthorne

AGENDA ITEM NO. 17.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #1 in the amount of $403,716.94 due to Chapman Coast Roof Co., Inc. of Fullerton, CA for Hawthorne Police Department Roof Replacement Project (Project #25-09)

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #1 for Chapman Coast Roof Co. Inc. of Fullerton, CA.

DISCUSSION:

This project consisted of installation of specified roof replacement system, plus all other aspects of the project as specified, including warranty and service agreement, for Hawthorne Police Department with an estimated square footage of 27,940 square feet.

This progress payment includes Mobilization, Demolition of a portion of the existing roof and delivery of associated roofing materials, and labor for installation of portion of roofing material.

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. Funds for this progress payment in amount of $403,716.94 is available in the adopted Fiscal Year 2025-2026 budget and will be paid through issuance of the 2024 Lease Revenue Bonds (the "2024 Bonds") and allocated funds from the 2025-2026 budget.

NOTICING PROCEDURE:

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

ATTACHMENTS

Progress Payment #1

PROJECT NAME & NUMBER: HAWTHORNE POLICE DEPT 24-25-RC

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,

containing Contract's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on contracts where variable retainage for the line items may apply.

Application #: ONE
Application Date: SEPT 30 2025

Period : SEPT 1 2025 TO ' SEPT 30 2025

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIAL	TOTAL COMP. &			
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORED THIS PERIOD	STORED TO DATE (D+E+F)	%	BALANCE TO FINISH	RETAINAGE 5%
1	TREMCO COLD APPLIED								$0.00
	Mobilization	$10,000.00		$5,000.00		$5,000.00	50.00%	$5,000.00	$250.00
	Submitals	$1,000.00		$1,000.00		$1,000.00	100.00%	$0.00	$50.00
	Roof Demo	$90,000.00					0.00%	$90,000.00	$0.00
	Roofing Materials	$400,000.00		$400,000.00		$400,000.00	100.00%	$0.00	$20,000.00
	Labor & Installation of Tremco Ro	$378,663.00		$18,933.00		$18,933.00	5.00%	$359,730.00	$946.65
TOTALS		**$879,663.00**	**$0.0**	**$424,933.00**	**$0.00**	**$424,933.00**	**48.31%**	**$454,730.00**	**21,246.65**

Khosrow Shahrfar

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

14-Oct-25
Council Date

RE: PROGRESS PAYMENT NO. 1 FOR **Hawthorne Police Department Roof Replacement Project**

The following is a detailed breakdown of **Progress Payment No.1** due to Chapman Coast Roof Co., Inc., 2030 E. Walnut Ave, Fullerton, CA 92834 for work done on the subject project through September, 2025.

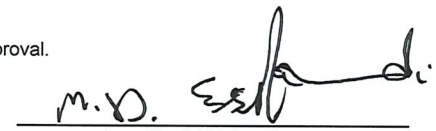
	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This Estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Installation of specified roof replacement system, plus all other aspects of the project as specified, including warranty and service agreement, for the Hawthorne Police Department with an estimated square footage of 27,940 s.f.	1	LS	$879,663.00	$ 879,663.00	0.00	48.31%	$ 424,933.00	48.31%	$ 424,933.00
Total Contract Price					**$ 879,663.00**					
							TOTAL	$ 424,933.00		$ 424,933.00
							LESS RETENTION	$ 21,246.65		$ 21,246.65
							LESS PREVIOUSLY PAID	$0.00		$0.00
							TOTAL AMOUNT DUE	**$ 403,686.35**		**$ 403,686.35**

48.306%

TOTAL AMOUNT DUE THIS 1st PROGRESS PAYMENT: **$ 403,686.35**

Account #500-4101-506-0-0-40514 $ 403,686.35

This First Progress Payment is hereby submitted for your review and approval.



David Esfandi
Project Engineer

AGENDA ITEM NO. 18.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #5 and Final Acceptance for the third contract year and award of maintenance contract extension to Martinez Landscape Company, Inc. of Sylmar, CA for General Maintenance (Project 22-05).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment, Change orders 8 through 10, and Final Acceptance of the third maintenance contract term, and exercise option pursuant to section 6-1.1 of the contract agreement to ratify and authorize an extension from December 2025, to December 2026, the second extension from December 2026, to December 2027, and the third extension from December 2027, to December 2028, for the General Maintenance to Martinez Landscape Company Inc. of Sylmar, CA.

DISCUSSION:
This contract encompasses various crucial maintenance activities, including the City's Weed Abatement Project, landscape and general maintenance needs, and specific tasks such as concrete and asphalt replacement, sidewalk, curb, and gutter replacements. Additionally, it includes essential tree planting, removal, and maintenance services for the medians along Hawthorne Blvd, Prairie Ave, Inglewood Ave, and Imperial Hwy. These contract maintenance activities are designed to complement the work performed by City Staff as required. Furthermore, the contract incorporates regular debris maintenance on Caltrans right of way, ensuring that roads and adjacent areas remain free from obstructions. This work plays a vital role in preserving safe and accessible roadways, while also preventing the accumulation of trash, plastic, and other debris from being washed into our storm drains by rainwater. By effectively managing debris, the contract helps to safeguard the cleanliness and functionality of the surrounding environment. Lastly, the contract addresses railroad track cleanups, Hawthorne Airport Safety improvements, and Hawthorne Pool improvements. Through these efforts, the City aims to provide a high standard of living for its community, while also fulfilling its environmental responsibilities and regulatory obligations.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Overall, a citywide general maintenance contract serves as a foundation for economic development by improving infrastructure, enhancing aesthetics, promoting safety, demonstrating environmental stewardship, and optimizing efficiency. These factors collectively contribute to attracting businesses, encouraging investment, and fostering a vibrant and prosperous local economy.

FISCAL IMPACT:
None. The amount of $367,728.81 plus 5% retention is available in the adopted Fiscal Year 2025-26 budget and will be paid for with approved and allocated funds from Proposition C, Measure R and Non-Gas Tax Funds. The five percent (5%) retention of the amount of $19,354.15 will be paid thirty-five (35) days following the Final Acceptance of this third contract year.

NOTICING PROCEDURE:

72-hour posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Progress Payment #5 and Final Acceptance

14-Oct-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: GENERAL MAINTENANCE *(PROJECT #22-05)*

The following is a detailed breakdown of Progress Payment No.5 and Final Acceptance to Martinez Landscaping Co., **12357 SAN FERNANDO ROAD, SYLMAR, CA 91342**, for work done on the subject project through September 2025

Base Bid				CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
ITEM#	QUANTITY	UNIT	ITEM DESCRIPTION	Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	30,000.00	S.F.	Mowing Lots	$0.35	$10,500.00		$0.00		$0.00	-	$0.00
2	30,000	S.F.	Mowing Parkways	$0.25	$7,500.00	2,868.00	$717.00		$0.00	2,868.00	$717.00
3	100,000	S.F.	Hand Cleaning of debris from lots as required	$0.10	$10,000.00		$0.00		$0.00	-	$0.00
4	40	Location	Removal of rubbish per 10 lbs. to 500 lbs.	$175.00	$7,000.00	2.00	$350.00		$0.00	2.00	$350.00
5	30	Location	Removal of rubbish per 500 lbs. to 1,000 lbs.	$225.00	$6,750.00	10.00	$2,250.00		$0.00	10.00	$2,250.00
6	100	Location	Removal of rubbish per 1,001 lbs. to 1 ton.	$225.00	$22,500.00	50.00	$11,250.00		$0.00	50.00	$11,250.00
7	25	Location	Removal of rubbish per 1 ton or more	$250.00	$6,250.00	172.00	$43,000.00		$0.00	172.00	$43,000.00
8	20	Tree	Remove 10"-30" diameter Tree and stump, including disposal	$225.00	$4,500.00	35.00	$7,875.00		$0.00	35.00	$7,875.00
9	30	Tree	Remove 30" to 40" diameter Tree and stump, including disposal	$450.00	$13,500.00	20.00	$9,000.00		$0.00	20.00	$9,000.00
10	15	Tree	Remove 40" - or above diameter Tree and stump, including disposal	$575.00	$8,625.00	10.00	$5,750.00		$0.00	10.00	$5,750.00
11	50	Tree	Plant 24" box Tree with root barriers	$300.00	$15,000.00		$0.00		$0.00	-	$0.00
12	100	Tree	Plant 36" box Tree with root barriers	$575.00	$57,500.00	7.00	$4,025.00		$0.00	7.00	$4,025.00
13	2,000	L.F.	Root pruning and root barrier	$1.55	$3,100.00	1,800.00	$2,790.00		$0.00	1,800.00	$2,790.00
14	300	L.F.	INSTALL New 8-ft. high chain link fence	$95.00	$28,500.00	135.00	$12,825.00		$0.00	135.00	$12,825.00
15	500	L.F.	INSTALL New 14-ft. high chain link fence	$75.00	$37,500.00	350.00	$26,250.00		$0.00	350.00	$26,250.00
16	3,000	L.F.	INSTALL 6' high reinforced masonary block wall (8" thick)	$57.00	$171,000.00	27.00	$1,539.00	10.00	$570.00	37.00	$2,109.00
17	2,000	L.F.	INSTALL 8' high reinforced block wall (8" thick)	$85.00	$170,000.00		$0.00		$0.00	-	$0.00
18	500	L.F.	Repair chain link fence	$1.25	$625.00		$0.00		$0.00	-	$0.00
19	10,000	S.F.	Clean sidewalks	$0.10	$1,000.00		$0.00		$0.00	-	$0.00
20	50	Each	INSTALL 6ft. High barrier post	$60.00	$3,000.00		$0.00		$0.00	-	$0.00
21	50	Each	Remove and replace 6-ft. wheel stop	$37.00	$1,850.00		$0.00		$0.00	-	$0.00
22	30	Each	Remove and replace bus bench	$1,000.00	$30,000.00		$0.00		$0.00	-	$0.00
23	150	Each	Remove posters, flyers, signage, etc.	$1.10	$165.00		$0.00		$0.00	-	$0.00
24	14,000	S.F.	Remove and excavate existing sidewalk and Construct new 4" thick PCC sidewalk, per 112-1 over 4" CMB	$9.95	$139,300.00	60,057.88	$597,575.91	380.00	$3,781.00	60,437.88	$601,356.91
25	300	Each	Remove and replace street signs	$15.00	$4,500.00		$0.00		$0.00	-	$0.00
26	2,000	L.F.	Remove and replace curb and gutter	$42.00	$84,000.00	620.50	$26,061.00		$0.00	620.50	$26,061.00
27	30	Each	Trash receptacle	$1,250.00	$37,500.00		$0.00		$0.00	-	$0.00
28	15,000	S.F.	Remove and excavate existing alleys pavement and reconstruct new 8" thick PCC Ceoncrete pavement, per APWA STD Plan 134-1 & 131-1 over 7" CMB	$18.00	$270,000.00	4,393.00	$79,074.00		$0.00	4,393.00	$79,074.00
29	3,000	S.F.	Remove and excavate existing driveway and construct new 6" thick PCC driveway, per APWA STD Plan 110-1 over 6" CAB	$9.95	$29,850.00	1,520.15	$15,125.49		$0.00	1,520.15	$15,125.49
30	10	Each	Construct AC Speed Hump	$1,800.00	$18,000.00	4.00	$7,200.00		$0.00	4.00	$7,200.00
31	5,000	S.F.	(Localized repair) Remove and replace aspahlt concrete pavement (4" AC over 8" CMB)	$9.25	$46,250.00	88.00	$814.00		$0.00	88.00	$814.00
32	20	Location	Install sewer backflow system	$260.00	$5,200.00		$0.00		$0.00	-	$0.00
33	10	Each	Furnish and install 2" remote control Valves superior 950's	$275.00	$2,750.00	22.00	$6,050.00	12.00	$3,300.00	34.00	$9,350.00
34	500	L.F.	Furnish and install 1" PVC Pipe sch. 40	$0.65	$325.00	1,000.00	$650.00		$0.00	1,000.00	$650.00
35	1,000	L.F.	Furnish and install 2" PVC Pipe sch. 40	$1.45	$1,450.00	800.00	$1,160.00		$0.00	800.00	$1,160.00
36	1,000	L.F.	Furnish and install 2 1/2" PVC pipe Class 315 sch. 40	$2.50	$2,500.00		$0.00		$0.00	-	$0.00
37	1,000	L.F.	Furnish and install 3" PVC pipe Class 315 sch. 40.	$3.00	$3,000.00		$0.00		$0.00	-	$0.00
38	1,000	L.F.	Furnish and install 4" PVC pipe Class 315 sch. 40	$4.10	$4,100.00	230.00	$943.00		$0.00	230.00	$943.00
39	1,000	L.F.	Furnish and install 3/4" PVC Pipe sch. 40	$0.40	$400.00		$0.00		$0.00	-	$0.00
40	50	Each	Furnish and install 1812 Sams Rain Bird Pop-ups	$16.00	$800.00		$0.00		$0.00	-	$0.00
41	3	Each	Furnish and install 32" Sprinkler Clock LeMeur Enclosure	$1,200.00	$3,600.00		$0.00	7.00	$8,400.00	7.00	$8,400.00
42	40	Each	Furnish and install Hunter I-40	$45.00	$1,800.00	60.00	$2,700.00		$0.00	60.00	$2,700.00
43	60	Each	Furnish and install Hunter I-25	$32.00	$1,920.00		$0.00		$0.00	-	$0.00
44	60	Each	Furnish and install Hunter I-20	$20.00	$1,200.00		$0.00		$0.00	-	$0.00
45	4	Each	Furnish and install 36-Station Controller Ev. Ex2 Stainless Steel	$4,125.00	$16,500.00	2.00	$8,250.00		$0.00	2.00	$8,250.00
46	4	Each	Furnish and install 1" Backflow prevention units/strainers	$550.00	$2,200.00		$0.00		$0.00	-	$0.00

47	6	Each	Furnish and install 1" Quick coupling valves	$200.00	$1,200.00		$0.00		$0.00	-	$0.00
48	5	Each	Connect to existing 4" water lines	$675.00	$3,375.00	25.00	$16,875.00	-	$0.00	25.00	$16,875.00
49	5	Each	Connect to existing 110v electrical Power supply for Irrigation Controller	$400.00	$2,000.00	1.00	$400.00		$0.00	1.00	$400.00
50	5	Each	Furnish and install 4" Gate valves	$475.00	$2,375.00	2.00	$950.00		$0.00	2.00	$950.00
51	3	Each	Furnish and install 3" Master valve # 3100	$500.00	$2,500.00		$0.00		$0.00	-	$0.00
52	4	Each	Furnish and install 2" Flow sensor	$280.00	$1,120.00		$0.00		$0.00	-	$0.00
53	10	Each	Furnish and install Grounding protection (rod, plate, etc.)	$130.00	$1,300.00		$0.00		$0.00	-	$0.00
54	1,000	L.F.	Furnish and install Tracer wires	$0.15	$150.00		$0.00		$0.00	-	$0.00
55	500	Each	Furnish and install ¾" PVC Fittings sch. 40	$0.47	$235.00		$0.00		$0.00	-	$0.00
56	500	Each	Furnish and install 1" PVC Fittings sch. 40	$0.50	$250.00		$0.00	-	$0.00	-	$0.00
57	500	Each	Furnish and install 1.5" PVC Fittings sch. 40	$0.50	$250.00	1,500.00	$750.00		$0.00	1,500.00	$750.00
58	500	Each	Furnish and install 2" PVC Fittings sch. 40	$0.97	$485.00		$0.00		$0.00	-	$0.00
59	60	Each	Furnish and install 2.5" PVC Fittings sch. 40	$2.25	$135.00		$0.00		$0.00	-	$0.00
60	20	Each	Furnish and install 3" PVC Fittings sch. 40	$3.50	$70.00		$0.00		$0.00	-	$0.00
61	50	Each	Furnish and install 4" PVC Fittings sch. 40	$6.50	$325.00	10.00	$65.00		$0.00	10.00	$65.00
62	200	Each	Furnish and install 1" Marlex Street Ells	$0.40	$80.00		$0.00		$0.00	-	$0.00
63	3	Each	Furnish and install PVC Weld-On 2711-P-70 Primer	$8.00	$24.00		$0.00		$0.00	-	$0.00
64	5,000	L.F.	Furnish and install Wire-Cable 14 gage	$0.25	$1,250.00		$0.00	-	$0.00	-	$0.00
65	20	Each	Furnish and install Rain Bird 1300 A-F Bubbler	$4.00	$80.00	$50.00	$200.00		$0.00	50.00	$200.00
66	10,000	CY.	Unclassified excavation including neatly saw cut edges where applicable	$47.00	$470,000.00	$7,608.00	$357,576.00	200.00	$9,400.00	7,808.00	$366,976.00
67	5	Each	Furnish and install 2"Gate Valve T-113	$160.00	$800.00	$2.00	$320.00		$0.00	2.00	$320.00
68	1	Each	Furnish and install 3" Pressure reducing backflow 880 series with Y strainer	$2,500.00	$2,500.00		$0.00	1.00	$2,500.00	1.00	$2,500.00
69	2	Each	Furnish and install 48" LeMeur Backflow Enclosure	$1,200.00	$2,400.00		$0.00		$0.00	-	$0.00
70	30	Each	Furnish and install 14" x 18" Rectangular Valve Boxes	$38.00	$1,140.00		$0.00		$0.00	-	$0.00
71	30	Each	Furnish and install Valve Identification Tags	$1.50	$45.00		$0.00	-	$0.00	-	$0.00
72	100	Each	Plant 1 Gallon Strelitzia Reginae "Bird of Paradise"	$6.50	$650.00		$0.00		$0.00	-	$0.00
73	100	Each	Plant 1 Gallon Agapanthus Africanus "Lily of Nile"	$6.00	$600.00		$0.00		$0.00	-	$0.00
74	100	Each	Plant 1 Gallon Raphiolepis "Ballerinas"	$6.50	$650.00		$0.00		$0.00	-	$0.00
75	100	Each	Plant 1 Gallon Pittosoporum tobira dwarf "Wheelers"	$6.25	$625.00		$0.00		$0.00	-	$0.00
76	100	Each	Plant 1 Gallon Pittosporum Tobira Variegated	$6.25	$625.00		$0.00		$0.00	-	$0.00
77	100	Each	Plant 1 Gallon Trachelosperum Jasmnoides "Star Jasmine"	$6.00	$600.00		$0.00	-	$0.00	-	$0.00
78	100	Each	Plant 1 Gallon Ice Berg Roses	$15.00	$1,500.00		$0.00		$0.00	-	$0.00
79	100	Each	Plant Gazenies Ground Cover Flats	$27.00	$2,700.00		$0.00		$0.00	-	$0.00
80	100	Each	Plant 5 Gallon Nandina Nana	$25.00	$2,500.00	$80.00	$2,000.00		$0.00	80.00	$2,000.00
81	100	Each	Plant 5 Gallon Penstemon	$20.00	$2,000.00		$0.00	-	$0.00	-	$0.00
82	100	Each	Plant 5 Gallon Mexican Sage	$18.00	$1,800.00		$0.00		$0.00	-	$0.00
83	100	Each	Plant 1 Gallon Cuphia	$5.00	$500.00		$0.00		$0.00	-	$0.00
84	100	Each	Plant 5 Gallon Kangaroo Paw Red	$18.00	$1,800.00		$0.00		$0.00	-	$0.00
85	100	Each	Plant 5 Gallon Bird of paradise	$22.00	$2,200.00	$30.00	$660.00		$0.00	30.00	$660.00
86	100	Each	Plant 5 Gallon Liriope	$18.00	$1,800.00		$0.00		$0.00	-	$0.00
87	100	Each	Plant 5 Gallon Garlic Variegata	$18.00	$1,800.00		$0.00	-	$0.00	-	$0.00
88	500	L.F.	Install 18" Storm Drain Pipe(RCP) including joints and connection into existing	$50.00	$25,000.00		$0.00	80.00	$4,000.00	80.00	$4,000.00
89	500	L.F.	Install 8" VCP including joints and connection into existing	$57.00	$28,500.00		$0.00		$0.00	-	$0.00
90	200	L.F.	Install 6" VCP including joint and connection into existing	$25.00	$5,000.00		$0.00		$0.00	-	$0.00
91	2	Each	Construct new catch basin per SWPPWC Std. 300-3, W=7' including local depression per SPPWC Std. 313-3 over 6" CMB, Wd=7'	$7,500.00	$15,000.00		$0.00	-	$0.00	-	$0.00
92	100,000	S.F.	Maintenance of median landscaped	$0.92	$92,000.00		$0.00	-	$0.00	-	$0.00
93	3,000	Ton	Crushed Miscellaneous Base (CMB)	$25.00	$75,000.00	$900.00	$22,500.00		$0.00	900.00	$22,500.00
94	Annualy		Install Christmas Lights	$4,500.00	$4,500.00	1.00	$0.09		$0.00	1.00	$0.09

95	300	L.F.	Install 8ft. tall rod iron fence	$35.00	$10,500.00		$0.00		$0.00	-	$0.00
96	Per	Bus Stop	Power wash benches / bus stops	$95.00	$95.00		$0.00		$0.00	-	$0.00
97	Per	Tree	Tree trimming on median landscape	$45.00	$45.00	$1,125.00	$50,625.00		$0.00	1,125.00	$50,625.00
98	Per	L.F. (As Needed)	Trench for electrical conduit and backfill	$3.00	$3.00	$800.00	$2,400.00		$0.00	800.00	$2,400.00
99	Per	Post	Install temporary electrical post	$1,800.00	$1,800.00	$1.00	$1,800.00		$0.00	1.00	$1,800.00
100	Per	S.F.	Seal coat with stripping	$0.90	$0.90	$23,000.00	$20,700.00		$0.00	23,000.00	$20,700.00
101	Per	S.F.	Installation of water conservation plant material	$1.25	$1.25		$0.00		$0.00	-	$0.00
102	Per	Hour	Playground Restoration – Power wash and paint playground equipment	$45.00	$45.00		$0.00		$0.00	-	$0.00
103	Per	Hour	Bulky item monitoring throughout city	$27.00	$27.00	1,265.00	$34,155.00	498.00	$13,446.00	1,763.00	$47,601.00
104	Per	Hour (As Needed)	Bulky item removal – 2 man crew with minimum ¾ Ton vehicle	$150.00	$150.00	$1,991.00	$298,650.00	552.00	$82,800.00	2,543.00	$381,450.00
105	Per	Event	Temporary facilities for event – 3 restrooms with Hot water sinks / temporary light towers	$2,580.00	$2,580.00		$0.00		$0.00	-	$0.00
106	153,000	S.F.	Hawthorne Blvd. (medians, curb extensions and parkways) *from 105 Freeway to Rosecrans Ave.	$0.12	$18,360.00	$1,683,000.00	$201,960.00	612,000.00	$73,440.00	2,295,000.00	$275,400.00
107	12200	S.F.	Imperial Hwy. (median) *from Inglewood Ave. to Prairie Ave.	$0.12	$1,464.00	$132,000.00	$15,840.00	48,000.00	$5,760.00	180,000.00	$21,600.00
108	7000	S.F.	Crenshaw Blvd. (median) *from 120th St. to El Segundo Blvd.	$0.15	$1,050.00	$77,000.00	$11,550.00	28,000.00	$4,200.00	105,000.00	$15,750.00
109	12000	S.F.	120th Street *along South Dominguez Channel	$0.12	$1,440.00	$132,000.00	$15,840.00	48,000.00	$5,760.00	180,000.00	$21,600.00
110	26000	S.F.	Rosecrans Ave. (median & parkway) *from Aviation Blvd. to Inglewood Ave.	$0.15	$3,900.00	$286,000.00	$42,900.00	104,000.00	$15,600.00	390,000.00	$58,500.00
111	25000	S.F.	Prairie Ave. (median) *116th St. to El Segundo Blvd.	$0.15	$3,750.00	$275,000.00	$41,250.00	100,000.00	$15,000.00	375,000.00	$56,250.00
112	10500	S.F.	Inglewood Ave. (median) *from Imperial Hwy. to Rosecrans Ave.	$0.12	$1,260.00	115,500.00	$13,860.00	42,000.00	$5,040.00	157,500.00	$18,900.00
113	17500	S.F.	Marine Ave. (frontage and divider median) *from Gerkin Ave. to Yukon Ave.	$0.10	$1,750.00	$192,500.00	$19,250.00	70,000.00	$7,000.00	262,500.00	$26,250.00
114	26500	S.F.	Prairie Avenue (frontage and divider median) *from Cordary Avenue to 149th Street	$0.15	$3,975.00	$291,500.00	$43,725.00	106,000.00	$15,900.00	397,500.00	$59,625.00
115	6000	S.F.	147th Street *Inglewood Ave to Ocean Gate	$0.10	$600.00	$66,000.00	$6,600.00	24,000.00	$2,400.00	90,000.00	$9,000.00
116	Once	Per Week	Clean weeds and trash on 119th Street from Felton Avenue to Crenshaw Avenue	$325.00	$325.00		$0.00		$0.00	-	$0.00
117	Once	Per Week	Weekly center median watering with watertruck on Prairie Avenue from Rosecrans Avenue to El Segundo Boulevard	$875.00	$875.00	$28.00	$24,500.00	17.00	$14,875.00	45.00	$39,375.00
118	As Needed	As Needed	Emergency tree service and tree material removal - 2 person crew with boom truck and equipment	$1,880.00	$1,880.00	$3.00	$5,640.00	9.00	$16,920.00	12.00	$22,560.00
119	30	Each	Mattress Pad from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$14,744.00	$442,320.00		$0.00		$0.00	-	$0.00
120	1	Each	2 Stall Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$41,200.00	$41,200.00		$0.00		$0.00	-	$0.00
121	1	Each	2 Stall ADA Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$47,900.00	$47,900.00		$0.00		$0.00	-	$0.00
122	6	Each	Handwashing Station from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$2,000.00	$12,000.00		$0.00		$0.00	-	$0.00
123	2	Each	100 Sq. Ft. 4 Washer/Dryer Laundry Unit from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$67,200.00	$134,400.00		$0.00		$0.00	-	$0.00
124	2	Each	400 Sq. Ft. Shelter for administrative purposes from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$47,900.00	$95,800.00		$0.00		$0.00	-	$0.00
125	3	Each	ADA Accessible Ramp for Shelters and Bathroom Unit with installation per manufacturer specifications	$2,200.00	$6,600.00		$0.00		$0.00	-	$0.00
126	1	Each	Dumpster and 3 Yd. Recycling with Gate Enclosure	$1,200.00	$1,200.00		$0.00		$0.00	-	$0.00
127	10	Each	6' Picnic Tables	$1,500.00	$15,000.00		$0.00		$0.00	-	$0.00
128	2	Each	8' x 8' Canopy	$4,700.00	$9,400.00	$1.00	$4,700.00		$0.00	1.00	$4,700.00
129	15	Each	Small, Portable Planter Boxes with Plants	$280.00	$4,200.00		$0.00		$0.00	-	$0.00
130	4	Each	Planter Boxes with Trees and Plants	$375.00	$1,500.00		$0.00		$0.00	-	$0.00
131	5	Each	Bicycle Lockers (Model #: Bike-Shell Model 301 Bicycle Locker or equivalent)	$2,700.00	$13,500.00		$0.00		$0.00	-	$0.00
132	1	Each	Motorized Driveway Swing Gate with Privacy Fence Screen Mesh	$3,700.00	$3,700.00		$0.00		$0.00	-	$0.00
133	200	L.F.	8' High Perimeter Fence with Privacy Fence Screen Mesh	$175.00	$35,000.00	$85.00	$14,875.00		$0.00	85.00	$14,875.00
134	1	Each	25' Rolling Gate with Privacy Fence Screen Mesh	$5,900.00	$5,900.00		$0.00		$0.00	-	$0.00
135	1000	L.F.	Privacy Fence Screen Mesh	$5.50	$5,500.00		$0.00		$0.00	-	$0.00
136	600	L.F.	Privacy Shrubs	$15.00	$9,000.00		$0.00		$0.00	-	$0.00
137	Per	L.F. (as needed)	Paint Pavement Striping	$3.50	$3.50		$0.00		$0.00	-	$0.00
138	1	Each	600 amp panel from So Cal Edison with 3" conduit from electrical pole on 111th St	$64,750.00	$64,750.00		$0.00		$0.00	-	$0.00
139	80000	L.F.	Weekly Maintenance of Pallet Shelter Lot	$0.10	$8,000.00		$0.00		$0.00	-	$0.00
140	1	Each	10" Topsoil for Vegetable/Herb Garden Including Excavation, Backfill, and Soil Preparation	$430.00	$430.00		$0.00		$0.00	-	$0.00
141	1	Each	Rent 24 x 16 stage (steel deck, stage Staircase with handlebars, ground support 24x20, audio and audio engineering, And installation) per day	$4,500.00	$4,500.00		$0.00		$0.00	-	$0.00

142	1	Each	Weekly center median watering with watertank on Crenshaw Blvd Between El Segundo Blvd and 120th St	$600.00	$600.00		$0.00		$0.00	-	$0.00
143	1	Each	CO1: Rental Trailer at Memorial Park, monthly charge	$2,670.00	$6,400.00	$11.00	$29,370.00	4.00	$10,680.00	15.00	$40,050.00
144	1	Each	CO2: Rubber Speed Radar Signs	$57,648.00	$57,648.00	$33,474.00	$91,121.00			33,474.00	$91,121.00
145	1	Each	CO3: Railroad clean u p for Holly Park to El Segundo Blvbd	$23,500.00	$23,500.00	$1.00	$23,500.00		$0.00	1.00	$23,500.00
146	1	Each	CO4: Broze Plaque for City Hall	$15,070.00	$15,070.00	$1.00	$15,070.00		$0.00	1.00	$15,070.00
147	1	Each	CO5: New bathroom for Pallet Shelter	$1.00	$10,890.00	$1.00	$10,890.00		$0.00	1.00	$10,890.00
148	1	Each	CO6: Pressure Valves for Jim Thorpe Park	$1.00	$8,000.00	$2.00	$2.00		$0.00	2.00	$16,000.00
149	1	Each	Retention Release for Year 2	$1.00	$69,437.92	$1.00	$1.00		$0.00	1.00	$69,437.92
150	1	Each	CO7: Hawthorne Police Department	$1.00	$54,500.00	$1.00	$54,500.00		$0.00	1.00	$54,500.00
151	1	Each	CO8: Railroad Tracks Cleanup	$1.00	$5,000.00	$1.00	$50,000.00	1.00	$5,000.00	2.00	$54,501.00
152	1	Each	CO9: Hawthorne Airport K-Rail Installation	$1.00	$21,200.00	$1.00	$21,200.00	1.00	$21,200.00	3.00	$54,502.00
153	1	Each	CO10: Hawthorne Pool- Demo, shade, paint, lighting and air conditioning unit	$1.00	$14,450.00	$1.00	$14,450.00	1.00	$14,450.00	4.00	$54,503.00
					$3,264,174.57		**$2,316,294.48**		**$361,422.00**		**$2,777,001.40**

Amount	**$361,422.00**
Year 2 CPI: (7.1%)	**$25,660.96**
TOTAL AMOUNT WITH CPI	**$387,082.96**
Less 5% Retention:	**$ 19,354.15**
LESS BILLINGS	
TOTAL AMOUNT DUE	**$367,728.81**

This 5th Progress Payment and Final Acceptance is hereby submitted for your review and approval. The five percent (5%) retention amount of $19,354.15 will be paid from the account number . **$367,728.81**

#100-6109-000-42124	**$ 10,000.00**
#220-4106-272-0-0-40514	**$20,151.00**
#225-4106-408-0-0-45834	**$147,897.81**
#284-5502-418-0-0-47734	**$100,000.00**
#285-3400-000-0-0-44504	**$78,480.00**
#520-3503-000-0-0-40514	**$21,200.00**
TOTAL =	**$367,728.81**

Project Engineer
Selena Acuna

MARTINEZ LANDSCAPE CO., INC.

12357 San Fernando Road Sylmar, CA 91342

General Maintenance Contract Project #22-05

9/24/2025

Invoice # 5

				CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
ITEM#	QUANTITY	UNIT	ITEM DESCRIPTION	Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	30,000.00	SQ. FT	Mowing Lots	$0.35	$10,500.00		$0.00		$0.00	0.00	$0.00
2	30,000.00	SQ. FT	Mowing Parkways	$0.25	$7,500.00	2868.00	$717.00		$0.00	2868.00	$717.00
3	100,000.00	SQ. FT	Hand Cleaning of debris from lots as required	$0.100	$10,000.00		$0.00		$0.00	0.00	$0.00
4	40	Locations	Removal of rubbish per 10lbs. To 500lbs.	$175.000	$7,000.00	2.00	$350.00		$0.00	2.00	$350.00
5	30	Locations	Removal of rubbish per 500lbs. To 1,000lbs.	$225.00	$6,750.00	10.00	$2,250.00		$0.00	10.00	$2,250.00
6	100	Locations	Removal of rubbish per 1,001lbs. To 1 ton	$225.00	$22,500.00	50.00	$11,250.00		$0.00	50.00	$11,250.00
7	25	Locations	Removal or rubbish per 1 ton or more	$250.00	$6,250.00	172.00	$43,000.00		$0.00	172.00	$43,000.00
8	20	Trees	Removal 10"-30" diameter Tree and stump, including disposal	$225.00	$4,500.00	35.00	$7,875.00		$0.00	35.00	$7,875.00
9	30	Trees	Remove 30" to 40" diameter Tree and stunp, including disposal	$450.00	$13,500.00	20.00	$9,000.00		$0.00	20.00	$9,000.00
10	15	Trees	Remove 40"-or above diameter Tree and stump, including disposal	$575.00	$8,625.00	10.00	$5,750.00		$0.00	10.00	$5,750.00
11	50	Trees	Plant 24" box Trees with root barrier	$300.00	$15,000.00		$0.00		$0.00	0.00	$0.00
12	100	Trees	Plant 36" box Tree with root barrier	$575.00	$57,500.00	7.00	$4,025.00		$0.00	7.00	$4,025.00
13	2,000	L.F	root pruning and installation of root barrier	$1.55	$3,100.00	1800.00	$2,790.00		$0.00	1800.00	$2,790.00
14	300	L.F	INSTALL New 8-ft. high chain link fence	$95.00	$28,500.00	135.00	$12,825.00		$0.00	135.00	$12,825.00
15	500	L.F	INSTALL New 14-ft. high chain link fence	$75.00	$37,500.00	350.00	$26,250.00		$0.00	350.00	$26,250.00
16	3,000	L.F	INSTALL 6' high reinforced masonary block wall (8" thick)	$57.00	$171,000.00	27.00	$1,539.00	10.00	$570.00	37.00	$2,109.00
17	2,000	L.F	INSTALL 8' high reinforced masonary block wall (8" thick)	$85.00	$170,000.00		$0.00		$0.00	0.00	$0.00
18	500	L.F	Repair Chain Link Fence	$1.25	$625.00		$0.00		$0.00	0.00	$0.00
19	10,000	S.F	Clean the sidewalks	$0.10	$1,000.00		$0.00		$0.00	0.00	$0.00

Exhibit 15-D
BID TABULATION SUMMARY SHEET

20	50	EA	INSTALL 6ft. High barrier post	$60.00	$3,000.00		$0.00		$0.00	0.00	$0.00
21	50	EA	Remove and replace 6-ft. wheel stop	$37.00	$1,850.00		$0.00		$0.00	0.00	$0.00
22	30	EA	Remove and Replace bus bench	$1,000.00	$30,000.00		$0.00		$0.00	0.00	$0.00
23	150	EA	Remove posters, flyers, signage, etc.	$1.10	$165.00		$0.00		$0.00	0.00	$0.00
24	14,000	S.F	Remove and excavate exisiting sidewalk and Construct new 4" thick PCC sidewalk, per 1112-1 over 4" CMB	$9.95	$139,300.00	60058.18	$597,578.89	380.00	$3,781.00	60438.18	$601,359.89
25	300	EA	Remove and replace street signs	$15.00	$4,500.00		$0.00		$0.00	0.00	$0.00
26	2,000	L.F	Remove and Replace curb and gutter	$42.00	$84,000.00	620.50	$26,061.00		$0.00	620.50	$26,061.00
27	30	EA	Trash Receptacle	$1,250.00	$37,500.00		$0.00		$0.00	0.00	$0.00
28	15,000	S.F	Remove and excavate exisiting alleys pavements and reconstruct new 8" thick PCC concrete pavement, per	$18.00	$270,000.00	4393.00	$79,074.00		$0.00	4393.00	$79,074.00
29	3,000	S.F	Remove and excavate exisiting driveway and construct new 6" thick PCC driveway, per APWA STD Plan 110-1	$9.95	$29,850.00	1520.15	$15,125.49		$0.00	1520.15	$15,125.49
30	10	EA	Construct AC Speed Hump	$1,800.00	$18,000.00	4.00	$7,200.00		$0.00	4.00	$7,200.00
31	5,000	S.F	Remove and replace asphalt concrete pavement (4" AC over 8" CMB)	$9.25	$46,250.00	88.00	$814.00		$0.00	88.00	$814.00
32	20	Locations	Install Sewer Backflow Prevention Device	$260.00	$5,200.00		$0.00		$0.00	0.00	$0.00
33	10	EA	Furnish and install 2" remote control Valves superior 950's	$275.00	$2,750.00	22.00	$6,050.00	12.00	$3,300.00	34.00	$9,350.00
34	500	L.F	Furnish and install 1" PVC Pipe sch 40	$0.65	$325.00	1000.00	$650.00		$0.00	1000.00	$650.00
35	1,000	L F	Furnish and install 2" PVC Pipe shc 40	$1.45	$1,450.00	800.00	$1,160.00		$0.00	800.00	$1,160.00
36	1,000	L.F	Furnish and install 2 1/2" PVC pipe Class 315 sch. 40	$2.50	$2,500.00		$0.00		$0.00	0.00	$0.00
37	1,000	L.F	Furnish and install 3" PVC pipe Class 315 sch. 40	$3.00	$3,000.00		$0.00		$0.00	0.00	$0.00
38	1,000	L.F	Furnish and install 4" PVC pipe Class 315 sch. 40	$4.10	$4,100.00	230.00	$943.00		$0.00	230.00	$943.00
39	1,000	L.F	Furnish and install 3/4" PVC Pipe sch. 40	$0.40	$400.00		$0.00		$0.00	0.00	$0.00
40	50	EA	Furnish and install 1812 Sams Rain Bird Pop-ups	$16.00	$800.00		$0.00		$0.00	0.00	$0.00
41	3	EA	Furnish and install 32" Sprinkler Clock LeMeur Enclosure	$1,200.00	$3,600.00		$0.00	7.00	$8,400.00	7.00	$8,400.00
42	40	EA	Furnish and install Hunter I-40	$45.00	$1,800.00	60.00	$2,700.00		$0.00	60.00	$2,700.00
43	60	EA	Furnish and install Hunter I-25	$32.00	$1,920.00		$0.00		$0.00	0.00	$0.00
44	60	EA	Furnish and install Hunter I-20	$20.00	$1,200.00		$0.00		$0.00	0.00	$0.00
45	4	EA	Furnish and install 36-Station Controller Ev.Ex2 Stainless Steel	$4,125.00	$16,500.00	2.00	$8,250.00		$0.00	2.00	$8,250.00

46	4	EA	Furnish and install 1" Backflow prevention units/strainers	$550.00	$2,200.00		$0.00		$0.00	0.00	$0.00
47	6	EA	Furnish and install 1" Quick coupling valves	$200.00	$1,200.00		$0.00		$0.00	0.00	$0.00
48	5	EA	Connect to exisiting 4" water line	$675.00	$3,375.00	25.00	$16,875.00		$0.00	25.00	$16,875.00
49	5	EA	Connect to exisiting 110v electrical Power supply for Irrigation Controller	$400.00	$2,000.00	1.00	$400.00		$0.00	1.00	$400.00
50	5	EA	Furnish and install 4" Gate Valves	$475.00	$2,375.00	2.00	$950.00		$0.00	2.00	$950.00
51	5	EA	Furnish and install 3" Master Valve #3100	$500.00	$2,500.00		$0.00		$0.00	0.00	$0.00
52	4	EA	Furnish and install 2" Flow sensor	$280.00	$1,120.00		$0.00		$0.00	0.00	$0.00
53	10	EA	Furnish and install Grounding protection (rod, plate, etc)	$130.00	$1,300.00		$0.00		$0.00	0.00	$0.00
54	1,000	L F	Furnish and install Tracer wires	$0.15	$150.00		$0.00		$0.00	0.00	$0.00
55	500	EA	Furnish and install 3/4" PVC fittings sch 40.	$0.47	$235.00		$0.00		$0.00	0.00	$0.00
56	500	EA	Furnish and install 1" PVC Fittings sch 40.	$0.50	$250.00		$0.00		$0.00	0.00	$0.00
57	500	EA	Furnish and isntall 1.5" PVC Fittings sch. 40	$0.50	$250.00	1500.00	$750.00		$0.00	1500.00	$750.00
58	500	EA	Furnish and install 2" PVC Fittings sch. 40	$0.97	$485.00		$0.00		$0.00	0.00	$0.00
59	60	EA	Furnish and install 2.5" PVC Fittings sch. 40	$2.25	$135.00		$0.00		$0.00	0.00	$0.00
60	20	EA	Furnish and install 3" PVC Fittings sch 40.	$3.50	$70.00		$0.00		$0.00	0.00	$0.00
61	50	EA	Furnish and install 4" PVC Fittings sch. 40	$6.50	$325.00	10.00	$65.00		$0.00	10.00	$65.00
62	200	EA	Furnish and install 1" Marlex Street Ells	$0.40	$80.00		$0.00		$0.00	0.00	$0.00
63	3	EA	Furnish and install PVC weld- on 2711/P-70 Primer	$8.00	$24.00		$0.00		$0.00	0.00	$0.00
64	5,000	L.F	Furnish and install Wire/Cable 14 gage	$0.25	$1,250.00		$0.00		$0.00	0.00	$0.00
65	20	EA	Furnish and Install Rain Bird 1300 A-F Bubbler	$4.00	$80.00	50.00	$200.00		$0.00	50.00	$200.00
66	10,000	CY	Unclassified excavation including neatly saw cut edges where applicable	$47.00	$470,000.00	7608.00	$357,576.00	200.00	$9,400.00	7808.00	$366,976.00
67	5	EA	Furnish and install 2" Gate Valve T-113	$160.00	$800.00	2.00	$320.00		$0.00	2.00	$320.00
68	1	EA	Furnish and install 3" Pressure reducing backflow 880 series with Y strainer	$2,500.00	$2,500.00		$0.00	1.00	$2,500.00	1.00	$2,500.00

69	2	EA	Furnish and install 49" LeMeur Backflow Enclosure	$1,200.00	$2,400.00		$0.00		$0.00	0.00	$0.00
70	30	EA	Furnish and install 14"X18" Rectangular Valve Boxes	$38.00	$1,140.00		$0.00		$0.00	0.00	$0.00
71	30	EA	Furnish and isntall Valve Identification Tags	$1.50	$45.00		$0.00		$0.00	0.00	$0.00
72	100	EA	Plant 1 Gallon Strelizia Reginae "Birds of Paradise"	$6.50	$650.00		$0.00		$0.00	0.00	$0.00
73	100	EA	Plant 1 Gallon Agapanthus Africanus " Lily of Nile"	$6.00	$600.00		$0.00		$0.00	0.00	$0.00
74	100	EA	Plant 1 Gallon Raphiolepis "Ballerinas"	$6.50	$650.00		$0.00		$0.00	0.00	$0.00
75	100	EA	Plant 1 Gallon Pittosoporum tobira dwarf "Wheelers"	$6.25	$625.00		$0.00		$0.00	0.00	$0.00
76	100	EA	Plant 1 Gallon Pittosporum Tobira Variegated	$6.25	$625.00		$0.00		$0.00	0.00	$0.00
77	100	EA	Plant 1 Gallon Trachelesperum Jasminoides "Star Jasmine"	$6.00	$600.00		$0.00		$0.00	0.00	$0.00
78	100	EA	Plant 1 Gallon Ice Berg Roses	$15.00	$1,500.00		$0.00		$0.00	0.00	$0.00
79	100	EA	Plant Gazenies Ground Cover Flats	$27.00	$2,700.00		$0.00		$0.00	0.00	$0.00
80	100	EA	Plant 5 Gallon Nandina Nana	$25.00	$2,500.00	80.00	$2,000.00		$0.00	80.00	$2,000.00
81	100	EA	Plant 5 Gallon Penstemon	$20.00	$2,000.00		$0.00		$0.00	0.00	$0.00
82	100	EA	Plant 5 Gallon Mexican Sage	$18.00	$1,800.00		$0.00		$0.00	0.00	$0.00
83	100	EA	Plant 1 Gallon Cuphia	$5.00	$500.00		$0.00		$0.00	0.00	$0.00
84	100	EA	Plant 5 Gallon Kangaroo Paw Red	$18.00	$1,800.00		$0.00		$0.00	0.00	$0.00
85	100	EA	Plant 5 Gallon Birds of paradise	$22.00	$2,200.00	30.00	$660.00		$0.00	30.00	$660.00
86	100	EA	Plant 5 Gallon Liriope	$18.00	$1,800.00		$0.00		$0.00	0.00	$0.00
87	100	EA	Plant 5 Gallon Garlic Variegata	$18.00	$1,800.00		$0.00		$0.00	0.00	$0.00
88	500	L.F	Install 18" Storm Drain Pipe including joints and connections into exisiting (5 to 10 Feet deep)	$50.00	$25,000.00		$0.00	80.00	$4,000.00	80.00	$4,000.00
89	500	L.F	Install 10" to 18" VCP including joints and connection into exisiting (8 to 12 Feet deep)	$57.00	$28,500.00		$0.00		$0.00	0.00	$0.00
90	200	L.F	Install 6" VCP including joint and connection into existing (5 to 10 Feet Deep)	$25.00	$5,000.00		$0.00		$0.00	0.00	$0.00
91	2	EA	Construct new catch basin per SPPWC Std. 300-3, W=7' including local depression per SPPWC Std. 313-3 over 6" CMB, Wd=7'	$7,500.00	$15,000.00		$0.00		$0.00	0.00	$0.00

Exhibit 15-D
BID TABULATION SUMMARY SHEET

92	100,000	SF	Maintenance of Median Landscape	$0.92	$92,000.00		$0.00		$0.00	0.00	$0.00
93	3,000	Ton	Crushed Miscellaneous Base (CMB)	$25.00	$75,000.00	900.00	$22,500.00		$0.00	900.00	$22,500.00
94	Annually		Install Christmas Lights	$4,500.00	$4,500.00	1.00	$4,500.00		$0.00	1.00	$4,500.00
95	300	L F	Install 8ft. Tall rod iron fence	$35.00	$10,500.00		$0.00		$0.00	0.00	$0.00
96	Per Bus Stop		Power Wash benches/bus stops	$95.00	$95.00		$0.00		$0.00	0.00	$0.00
97	Per Tree		Tree Trimming on median landscape	$45.00	$45.00	1,125.00	$50,625.00		$0.00	1125.00	$50,625.00
98	Per LF As needed		Trench for electrical conduit and backfill	$3.00	$3.00	800.00	$2,400.00		$0.00	800.00	$2,400.00
99	Per Post		Install temporary electrical post	$1,800.00	$1,800.00	1.00	$1,800.00		$0.00	1.00	$1,800.00
100	Per Post		Seal coat with striping	$0.90	$0.90	23,000.00	$20,700.00		$0.00	23000.00	$20,700.00
101	Per S.F as needed		Installation of water conservation plant material	$1.25	$1.25		$0.00		$0.00	0.00	$0.00
102	Per Hour		Playground Restoration- Power wash and paint playground equipment	$45.00	$45.00		$0.00		$0.00	0.00	$0.00
103	Per Hour		Bulky item monitering throughout city	$27.00	$27.00	1,265.00	$34,155.00	498.00	$13,446.00	1763.00	$47,601.00
104	Per hour As Needed		Bulky Item removal- 2man crew with minimum 3/4 ton vehicle	$150.00	$150.00	1,891.00	$283,650.00	552.00	$82,800.00	2443.00	$366,450.00
105	Per Event		Temporary facilitues for event- 3 restrooms with hot water sinks/ Temporary light towers	$2,580.00	$2,580.00		$0.00		$0.00	0.00	$0.00
106	153,000	SQ.FT	Hawthorne Blvd. (medians, curb extenstions and parkways)* from 105 Freeway to Rosecrans Ave.	$0.12	$18,360.00	1,683,000.00	$201,960.00	612,000.00	$73,440.00	2295000.00	$275,400.00
107	12,000	SQ.FT	Imperial Hwy. (median) * from Inglewood Ave. to Prairie Ave.	$0.12	$1,440.00	132,000.00	$15,840.00	48,000.00	$5,760.00	180000.00	$21,600.00
108	7,000	SQ.FT	Crenshaw Blvd. (median) * from 120th St. to El Segundo Blvd.	$0.15	$1,050.00	77,000.00	$11,550.00	28,000.00	$4,200.00	105000.00	$15,750.00
109	12,000	SQ.FT	120th Street *along South Dominguez Channel	$0.12	$1,440.00	132,000.00	$15,840.00	48,000.00	$5,760.00	180000.00	$21,600.00
110	26,000	SQ.FT	Rosecrans Ave. (median &parkway) *from Aviation Blvd. to Inglewood Ave.	$0.15	$3,900.00	286,000.00	$42,900.00	104,000.00	$15,600.00	390000.00	$58,500.00
111	25,000	SQ.FT	Praire Ave. (median) *116th St. to El Segundo Blvd.	$0.15	$3,750.00	275,000.00	$41,250.00	100,000.00	$15,000.00	375000.00	$56,250.00
112	10,500	SQ.FT	Inglewood Ave (median) * from Imperial Hwy. to Rosecrans Ave.	$0.12	$1,260.00	115,500.00	$13,860.00	42,000.00	$5,040.00	157500.00	$18,900.00
113	17,500	SQ.FT	Marine Ave. (frontage and divider median) *from Gerkin Ave. to Yukon Ave.	$0.10	$1,750.00	192,500.00	$19,250.00	70,000.00	$7,000.00	262500.00	$26,250.00
114	26,500	SQ.FT	Prairie Avenue (frontage and divider median) * from Cordary Avenue to 149th Street	$0.15	$3,975.00	344,500.00	$51,675.00	106,000.00	$15,900.00	450500.00	$67,575.00

115	6,000	SQ.FT	147th Street* Inglewood Ave. to Ocean Gate	$0.10	$600.00	66,000.00	$6,600.00	24,000.00	$2,400.00	90000.00	$9,000.00
116	Once Per Week		Clean weeds and trash on 119th Street from Felton Avenue to Crenshaw Avenue.	$325.00	$325.00		$0.00		$0.00	0.00	$0.00
117	Once Per Week		Weekly center median watering with water truck on Prairie Avenue from rosecrans Avenue to El Segundo Boulevard	$875.00	$875.00	28.00	$24,500.00	17.00	$14,875.00	45.00	$39,375.00
118	As Needed		Emergency Tree service and tree material removal-2 person crew with boom truck and equipment	$1,880.00	$1,880.00	3.00	$5,640.00	9.00	$16,920.00	12.00	$22,560.00
119	30		64 Sq. Ft Insulated Shelter with Heater, Air Conditioner, Folding bed and Mattress Pad for Pallet Shelter compant or equivalent with installation per manufacter specification	$14,744.00	$442,320.00		$0.00		$0.00	0.00	$0.00
120	1		2 Stall Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specification	$41,200.00	$41,200.00		$0.00		$0.00	0.00	$0.00
121	1		2 Stall ADA Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacterer specification	$47,900.00	$47,900.00		$0.00		$0.00	0.00	$0.00
122	6		Handwashing Station from pallet Shelter Compant or equivelant with installation per manufacturer specifications	$2,000.00	$12,000.00		$0.00		$0.00	0.00	$0.00
123	2		100 Sq.Ft 4 Washer/ Dryer Laundry Unit from Pallet Shelter Company or equivalent with installation per manufacturer specifications	$67,200.00	$134,400.00		$0.00		$0.00	0.00	$0.00
124	2		400 Sq.Ft Shelter for adminstrative purposes from Pallet Shelter Company or equivalent with installation per manufacturer specification	$47,900.00	$95,800.00		$0.00		$0.00	0.00	$0.00
125	3		ADA Accessible Ramp for Shelters and Bathroom Unit with installation per manufacturer specifications	$2,200.00	$6,600.00		$0.00		$0.00	0.00	$0.00
126	1		Dumpster and 3 Yd. Recylcing with Gate Enclosure	$1,200.00	$1,200.00		$0.00		$0.00	0.00	$0.00
127	10		6' Picnic Tables	$1,500.00	$15,000.00		$0.00		$0.00	0.00	$0.00
128	2		8'X8' Canopy	$4,700.00	$9,400.00	1.00	$4,700.00		$0.00	1.00	$4,700.00
129	15		Small, Portable Planter Boxes with Plants	$280.00	$4,200.00		$0.00		$0.00	0.00	$0.00
130	4		Planter Boxes with Trees and Plants	$375.00	$1,500.00		$0.00		$0.00	0.00	$0.00
131	5		Bicycle Lockers (Model #: Bike- Shell Model 301 Bicycle Locker or equivalent)	$2,700.00	$13,500.00		$0.00		$0.00	0.00	$0.00
132	1		Motorized Driveway Swing Gate with Privacy Fence Screen Mesh	$3,700.00	$3,700.00		$0.00		$0.00	0.00	$0.00
133	200	L.F	8' High Perimeter Fence with Privacy Fence Screen Mesh	$175.00	$35,000.00	85.00	$14,875.00		$0.00	85.00	$14,875.00
134	1		25' Rolling Gate with Privacy Fence Screen Mesh	$5,900.00	$5,900.00		$0.00		$0.00	0.00	$0.00
135	1,000	L.F	Privacy Fence Screen Mesh	$5.50	$5,500.00		$0.00		$0.00	0.00	$0.00

136	600	L.F	Privacy Shrubs	$15.00	$9,000.00		$0.00		$0.00	0.00	$0.00
137	Per L.F. As Needed		Paint Pavement Striping	$3.50	$3.50		$0.00		$0.00	0.00	$0.00
138	1		600 amp panel from So Cal Edison with " conduit from electrical pole on 111th St.	$64,750.00	$64,750.00		$0.00		$0.00	0.00	$0.00
139	80,000	SQ.Ft	Weekly Maintenance of Pallet Shelter Lot	$0.10	$8,000.00		$0.00		$0.00	0.00	$0.00
140	1		10" Topsoil for Vegetable/ Herb Garden Including Excavation, Backfill and Soil Preparation	$430.00	$430.00		$0.00		$0.00	0.00	$0.00
141	1		Rent 24X16 stage (steel deck, stage Staircase with handlebars, ground support 24X20, audio and audio engineering, and installation) per day	$4,500.00	$4,500.00		$0.00		$0.00	0.00	$0.00
142	1		Weekly center median watering with watertank on Crenshaw Blvd. between El Segundo Blvd and 120th St	$600.00	$600.00		$0.00		$0.00	0.00	$0.00
143	1		Change Order #1: Rental Trailer at Memorial Park, monthly charge	$2,670.00	$6,400.00	11.00	$29,370.00	4.00	$10,680.00	15.00	$40,050.00
144	1		Change Order #2: Rubber speed humps	$57,648.00	$57,648.00	1.00	$91,121.00		$0.00	1.00	$91,121.00
145	1		Change Order #3: RailRoad Cleanup from Holly Park to El Segundo	$23,500.00	$23,500.00	1.00	$23,500.00		$0.00	1.00	$23,500.00
146	1		Change Order #4: Bronze Plaques for City Hall	$15,070.00	$15,070.00	1.00	$15,070.00		$0.00		$15,070.00
147	1		Change Order #5: New Bathrooms for Pallet Shelter	$1.00	$10,890.00	1.00	$10,890.00		$0.00		$10,890.00
148	1		Change Order #6: Pressure Valves at Jim Thorpe	$1.00	$8,000.00	2.00	$16,000.00		$0.00		$16,000.00
150	1		Retention Release for Year #2	$1.00	$69,437.92	1.00	$69,437.92		$0.00		$69,437.92
151	1		Change Order #7 Hawthorne Police Department	$54,500.00	$54,500.00	1.00	$54,500.00		$0.00		$54,500.00
152	1		Change Order #8: Railroad Track Cleanup	$5,000.00	$5,000.00	0.00	$0.00	1.00	$5,000.00		$5,000.00
153	1		Change Order #9: Hawthonre Airport K-Rail Installation	$21,200.00	$21,200.00	0.00	$0.00	1.00	$21,200.00		$21,200.00
154	1		Change Order #10: Hawthorne Pool - Demo, shade,paint lighting, air conditioning unit	$14,450.00	$14,450.00	0.00	$0.00	1.00	$14,450.00		$14,450.00
				TOTAL=	**$3,359,300.57**		**$2,453,682.30**		**$361,422.00**		**$2,815,104.30**

Approved CPI Increase of 7.1%	$25,660.96
Total Amount with CPI Increase	**$387,082.96**
Less 5% Retention	$19,354.15
Total Amount Due	***$367,728.81***

Exhibit 15-D
BID TABULATION SUMMARY SHEET

Exhibit 15-D
BID TABULATION SUMMARY SHEET

AGENDA ITEM NO. 19.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Housing

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 services in a total amount not to exceed $1,034,720.

DISCUSSION:
Request #1 - Vendor: Klassic Engineering and Construction Inc.
Purchase Order Amount Not to Exceed: $1,000,000
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 #2 - Vendor: Dan Contractor (Commercial Facade Project)
Purchase Order Amount Not to Exceed: $34,720
City Council approved Contractor for the Crenshaw Village Commercial Facade Project. This is for a final retention payment.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
Funds for each of the above requested BPO's, which total $1,034,720, 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. 20.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #1 in the amount of $354,333.18 due to American Wholesale Lighting of Livermore, CA for the Police Department Lighting Project.

RECOMMENDED MOTION:

Approve this Progress Payment #1 and Change Order #1 to American Wholesale Lighting of Livermore, CA.

DISCUSSION:

The City of Hawthorne's Public Works Staff solicited proposals for lighting upgrades at the Hawthorne Police Department. The facility, built in 2002, spans approximately 89,424 square feet and currently utilizes a combination of tube fluorescent, compact fluorescent, and high-intensity discharge lighting. To improve energy efficiency, visibility, and operational control, this project is deigned to furnish and install new LED lighting and advanced lighting controls. These controls include manual switches, occupancy sensors, dimmer switches, and lighting panel circuit breakers to optimize functionality and energy savings.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This project at the Police Department emphasizes sustainable practices that align with the City's environmental and sustainability objectives. By prioritizing sustainable approaches, the city can contribute to a cleaner and greener environment while fostering economic growth.

FISCAL IMPACT:

None. The estimated $354,333.18 funds are available in the adopted fiscal year's budget and will be funded by the Metered Savings Program and Bond Funds, which are available in the adopted Fiscal Year 2025-26 budget.

NOTICING PROCEDURE:

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

ATTACHMENTS

Progress Payment 1

CITY OF HAWTHORNE, CALIFORNIA
PUBLIC WORKS - ENGINEERING DIVISION

CONTRACT CHANGE ORDERS

CONTRACT CHANGE ORDER NO. 1

PROJECT: Police Department Lighting Project

TO: American Wholesale Lighting

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:

The original contract bid for the Police Department Lighting Project was $315,898.52. However, during project implementation, it was determined that additional lighting and fixtures—primarily located in the basement and consistent with the original design intent—needed to be incorporated to meet operational requirements. These additions resulted in a revised contract total of $376,749.79. This is an increase of $60,851.27 to the orginal contract price.

Total price for this change order is $ _____.

Decrease $ _____ or Increase $ 60.851.27.

By reason of this order the time of completion will be adjusted as follows: 14 working days

Submitted by, Construction Inspector: Darnell Wallace Date: 5/19/2025

Approval Recommended, Project Engineer: Selena Acuna, Date: 5/19/2025

Approved, City Engineer: Akbar Farokhi, Date: 5/19/2025

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 by 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: 05/19/2025

By: _____

Contractor: American Wholesale Lighting

Title: Vice 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.

AMERICAN WHOLESALE LIGHTING

Invoice

Date	Invoice #:	Customer ID
9/24/2025	412271	20615:1-1

Bill To:	Ship To:
CITY OF HAWTHORNE (ENGINEERING DIVISION) 4455 W. 126TH Street Hawthorne, CA 90250	**Hawthorne Police Department** 12501 Hawthorne Blvd Hawthorne, CA 90250

Salesperson	Project	Project #	Shipping Terms	Delivery Date	Payment Terms	Due Date
MJENSEN	Police Department Lighting Project	(#25-05)	-	9/24/25	NET30	10/24/25

Qty	Item #	Manufacturer	Description	Unit Price	Line Total
0.99	LOT	AWLIGHTING	LOT PRICE	$ 376,749.79	$ 372,982.29

Material	$	140,050.58
Sales Tax	$	14,355.18
Labor	$	218,576.53
Total	$	372,982.29

1725 Rutan Dr.
Livermore, CA 94551
P: 510.252.1088 - F: 925.371.0491 - www.awlighting.com

14-Oct-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 1 FOR Police Department Lighting Project

The following is a detailed breakdown of **Progress Payment No.1** due to American Wholesale Lighting, 1725 Rutan Dr. Livermore, CA 94551 for work done on the subject project through September, 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Procure and install (1,636) light fixtures and 83 occupancy sensors at the Hawthorne Police Department, plus all other lump sum aspects of the Project as specified including hardware, disposal of existing equipment, warranty, permits etc.	1	LS	$315,898.52	$315,898.52	0.00	0.99	$ 312,739.53	0.99	$ 312,739.53
CO1	Additional lighting and fixtures in the basement and consistent with the original design.	1	LS	$60,851.27			0.99	$ 60,242.76	0.99	$ 60,242.76
	Total Contract Price			$376,749.79	$315,898.52					
						TOTAL		$ 372,982.29		$ 372,982.29
						LESS RETENTION		$ 18,649.11		$ 18,649.11
						LESS PREVIOUSLY PAID		$0.00		$0.00
						TOTAL AMOUNT DUE		**$ 354,333.18**		**$ 354,333.18**

TOTAL AMOUNT DUE THIS 1st PROGRESS PAYMENT:

Account # 500-4101-506-0-0-40514 $ 354,333.18

Selena Acuna
Project Engineer

AGENDA ITEM NO. 21.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Police Department

City Manager: Department Head:

SUBJECT:
Agreement Between the City of Hawthorne and the City of Gardena For Supplemental Law Enforcement (Medical Director) Services.

RECOMMENDED MOTION:
Staff recommends the City Council approve and ratify the City Manager's execution of the Agreement Between the City of Hawthorne and the City of Gardena for supplemental law enforcement (Medical Director) services.

DISCUSSION:
The City of Hawthorne's Police Department requests approval to continue providing Medical Director Services to the City of Gardena's Police Department. The Hawthorne Police Department's Medical Director will oversee CPR, First Aid, AED, Narcan, and Tactical Medicine training for the Gardena Police Department.

The initial agreement between the City of Hawthorne and the City of Gardena for Supplemental Law Enforcement (Medical Director) Services was executed on February 1, 2021. Hawthorne has been providing these supplemental medical services to the Gardena Police Department for over four years.

The Hawthorne Medical Director will continue to uphold standard policies and procedures to ensure optimal first responder medical care for the Gardena community. This includes providing education, training, and overseeing quality assurance and quality improvement programs.

Both police departments have agreed on an annual cost of $25,000 for the proposed services.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
Under this agreement, the City will recover $25,000 of its costs associated with the Medical Director program each year.

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

ATTACHMENTS
Gardena Agreement 2025

AGREEMENT BETWEEN
THE CITY OF HAWTHORNE AND THE CITY OF GARDENA
FOR SUPPLEMENTAL LAW ENFORCEMENT (MEDICAL DIRECTOR) SERVICES

This Agreement is made this 1st day of July 2025, by and between the City of Gardena, California ("Gardena") and the City of Hawthorne, California ("Hawthorne"), both of which are California municipal corporations and general law cities (hereinafter referred to individually as a "Party" and collectively as the "Parties").

R E C I T A L S

A. Pursuant to Government Code sections 54981 and 54982, the legislative body of any local agency (here, Gardena) may contract with another local agency (here, Hawthorne) for the performance of municipal services or functions, including law enforcement services.

B. Gardena police officers provide limited medical services under California Code of Regulations, Title 22, Division 9, Chapter 1.5.

C. The medical services provided under the said California Code of Regulations, Title 22, Division 9, Chapter 1.5 require training and education as well as a quality improvement and reporting program.

D. Therefore, Gardena is desirous of contracting with Hawthorne for supplemental medical oversight, training, and education in order to comply with California Code of Regulations, Title 22, Division 9, Chapter 1.5.

E. Hawthorne is willing and able to render these supplemental medical oversight, training, and education services to Gardena 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 provide Gardena the services listed in Exhibit A, "Scope of Services", herein attached and incorporated to this Agreement.

1.2. Hawthorne shall provide and supply a licensed physician to provide the medical oversight and any services requiring a licensed physician. The licensed physician will herein be referred to as the "Medical Director".

1.3. The services performed by Hawthorne, the discipline of Hawthorne employees, and other matters incident to Hawthorne's performance of supplemental services,

including the control of its employees, shall remain with Hawthorne and shall be performed pursuant to Hawthorne's Police Department's policies and procedures. Gardena agrees to cooperate in any investigation initiated by Hawthorne related to the services performed by Hawthorne under this Agreement, the discipline of Hawthorne employees, or other matters incident to Hawthorne's performance of supplemental services under this Agreement.

1.4. Under no circumstances shall Hawthorne's inability or failure to provide the above services because of a "Force Majeure Event" constitute a breach of this Agreement. A "Force Majeure Event" includes, but is not limited to, any fire, flood, act of God (earthquake, tsunami, volcanic eruption, hurricane, tornado, lightning, etc.), governmental action, or acts or threats of the following: terrorism, epidemic, pandemic, viral outbreak, war, revolution, natural disaster, riot, strike, lockdown, or any event beyond Hawthorne's reasonable control, or that makes performance inadvisable, impracticable, illegal or impossible in Hawthorne's determination.

1.5. In consideration of the above, Gardena 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 services listed in Exhibit A, "Scope of Services.

1.5.2. Designate a representative authorized to act on behalf of Gardena with respect to Hawthorne's medical oversight.

1.5.3. Promptly examine and render findings on all documents submitted by Hawthorne for staff review by Gardena.

1.5.4. Gardena will provide an adequate classroom sufficient to provide quality instruction.

1.5.5. Gardena will have the option of storing the educational documents and any QI/QA files at a designated locked storage location of their choice.

1.5.6. Gardena has the option of designating a representative to work in a collaborative role with the Hawthorne Medical Director in order to gain experience and knowledge in emergency medical services / tactical medicine.

2. Cost Reimbursement. Gardena will compensate Hawthorne for the services performed in an amount not to exceed $25,000 a year. Hawthorne shall deliver to Gardena a written estimate of costs for providing services. Hawthorne will invoice Gardena for the services within thirty (30) days following completion of each month when services were provided or performed. Gardena 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 upon execution by both Parties and shall remain in effect for one year.

4. Status of the Parties. Hawthorne is acting as an independent contractor and its employees, subcontractors, and agents are not employees, officers, agents, or partners of Gardena by virtue of this Agreement or by providing the services under this Agreement. Each Hawthorne employee shall remain in the employ of and under the control of Hawthorne, and Gardena shall have no liability to Hawthorne for any compensation or benefits of any Hawthorne employee, including but not limited to workers' compensation coverage, in connection with the performance of duties or services for Gardena.

Hawthorne and its employees, subcontractors, and agents shall perform the services and obligations under this Agreement according to Hawthorne's own means and methods of work which shall be in the exclusive charge and under the control of Hawthorne, and which shall not be subject to control or supervision by Gardena except as to the results of the work.

5. Official Status of 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, medically trained Hawthorne employees have the authority to assist and provide the services listed in the contract.

6. Modification. This Agreement may be modified or amended 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 GARDENA:
City Manager
1700 W. 162nd St
Gardena, CA
Email: cosorio@cityofgardena.org

CITY OF HAWTHORNE:
City Manager
4455 W. 126th Street
Hawthorne, CA 90250
Email: vnorris@hawthorneca.gov

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 services by Hawthorne or Hawthorne's agents, representatives, and employees for the duration of this Agreement. Hawthorne shall furnish Gardena 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 (SIR) of $2,000,000.00. An excess liability policy is provided through the PRISM, 75 Iron Point Circle, Suite 200 Folsom, CA 95630, (916) 850-7300, in the amount of $35,000,000.00 above the City's SIR.

10.2 Workers Compensation Insurance. Hawthorne shall maintain workers compensation insurance as required by the State of California, 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 this 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 The City of Gardena shall indemnify and hold harmless the City of 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 the City of Gardena, 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 the City of Hawthorne, the City of Gardena shall defend the same at its sole cost and expense; provided, that the City of 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 the City of Hawthorne and the City of Gardena and their respective officers, agents and employees, or any of them, and the City of Gardena is held solely liable, the City of Gardena shall satisfy the same. If both the City of Hawthorne and the City of Gardena 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, the City of Gardena does not assume liability or responsibility for or in any way release the City of Hawthorne from any liability or responsibility which arises in whole or in part from the existence or effect of City of Hawthorne 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 City of Hawthorne policy, procedure, rule or regulation is principally at issue, the City of Hawthorne shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City of Hawthorne, the City of Gardena or both, the City of Hawthorne shall satisfy the same, including all chargeable costs and attorney's fees.

11.2 The City of Hawthorne shall indemnify and hold harmless the City of Gardena 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 the City 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 the City of Gardena, the City of Hawthorne shall defend the same at sole costs and expense; provided that the City of Gardena 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 the City of Gardena and the City of Hawthorne and their respective officers, agents and employees, or any of them, and the City of Hawthorne is held solely liable, the City of Hawthorne shall satisfy the same. If both the City of Hawthorne and the City of Gardena 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, the City of Hawthorne does not assume liability or responsibility for or in any way release the City of Gardena from any liability or responsibility which arises in whole or in part from the existence or effect of City of Gardena 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 City of Gardena policy, procedure, rule or regulation is principally at issue, the City of Gardena shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City of Gardena, the City of Hawthorne or both, the City of Gardena shall satisfy the same, including all chargeable costs and attorney's fees.

12. Preservation of Agreement. In the event that any one or more provisions of this Agreement shall be declared to be illegal, invalid, unenforceable, and/or void by a court of competent jurisdiction, such provision or portion of this Agreement shall be deemed to be severed and deleted from this Agreement but this Agreement shall in all other respects remain unmodified and continue in force and effect.

13. Termination of Agreement. This Agreement may be terminated by either Party upon thirty (30) days written notice to the other Party pursuant to the Notice requirements in Section 8. In the event of termination, the City of Hawthorne shall be paid for any work performed on and prior to the date of termination.

14. Entire Agreement. This Agreement contains all of the terms and conditions agreed upon by the Parties hereto regarding the subject matter of this 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, national origin, ancestry, sex, gender, gender identity, gender expression, age (40 and over), sexual orientation, marital status, medical condition, disability, genetic information, military and veteran status, or any other basis protected by law.

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 or their designee(s). The authorized representatives for each Party are:

CITY OF GARDENA: City Manager 1700 W 162nd St Gardena, CA 90247 Email: cosorio@cityofgardena.org	CITY OF HAWTHORNE: City Manager 4455 W. 126th St Hawthorne CA 90250 Email:vnorris@hawthorneca.gov

The disputing Party shall give the other Party's authorized representative written notice of any dispute. Within twenty (20) days after delivery of such notice, unless the Parties' authorized representatives agree to an extension of time to meet beyond such deadline, 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 deemed an original, but all of which together will constitute one and the same instrument executed on the same date. A photocopy or facsimile transmission of the Agreement, including signatures, shall be deemed to constitute evidence of the Agreement having been executed.

22. Recitals. The Parties agree the Recitals are true, and are incorporated in this Agreement by this reference as though fully set forth.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement on the day and year first shown above.

CITY OF GARDENA	CITY OF HAWTHORNE
_____	_____
Clint Osorio City Manager	Von Norris City Manager
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk
APPROVED AS TO FORM:	APPROVED AS TO FORM: Robert Kim, City Attorney
By: _____ Carmen Vasquez, City Attorney	By: _____

EXHIBIT A
SCOPE OF SERVICES

The City of Hawthorne, through its Police Department and its Medical Director, agrees to provide the City of Gardena with the following services:

1. Act as liaison to the county and state Law Enforcement and EMS agencies, advocating for the City of Gardena Police Department while keeping it current with policy change related to medical services and training.

2. Serve as the Drug Authorizing Physician for the City of Gardena Police Department, utilizing the Medical Director's medical license and DEA number to purchase drugs, medical devices, and controlled substances as necessary.

3. Provide medical consultation and guidance if requested by the City of Gardena Police Department.

4. Assist the City of Gardena Police Department in maintaining written policies for CPR, First Aid, AED, Narcan, and other medical programs as applicable.

5. Routinely meet with the EMS and medical community to ensure that the practices of the City of Gardena Police Department and its personnel are satisfactorily meeting their needs relative to the administration of medical treatment and to foster mutual cooperation.

6. Develop and maintain standard policies and procedures to provide optimal first responder medical care to the local community.

7. Work with the City of Gardena training bureau to provide training and continuing education, including annual CPR training.

8. Oversight of quality assurance and quality improvement programs.

9. File and maintain necessary authorizations with the Los Angeles County EMS agency for Narcan, AED, Nasopharyngeal Airway optional skill programs if desired by the City of Gardena Police Department.

The specific role and responsibilities of the Medical Director from the City of Hawthorne include the following:

1. Medical Direction and Supervision of Patient Care, including:
   A. Advises the City of Gardena Police Department in planning and evaluating the delivery of medical care by police officers.

   B. Reviews and approves the medical content of first responder training performed by the City of Gardena Police Department and ensures compliance with continuing education requirements of the State and local EMS agency.

   C. Reviews and approves the medical components of the City of Gardena Police Department's dispatch system.

   D. Assists in the development of procedures to optimize medical care.

   E. Reviews and recommends to the City of Gardena Chief of Police any new medical devices or procedures under consideration and ensures compliance with State and local regulation.

   F. Evaluates compliance with the legal documentation requirements for medical treatment delivered by police officers.

   G. Participates in direct observation of field responses as needed.

   H. Participates as needed with appropriate law enforcement and EMS committees and the local medical community.

   I. Ensures the City of Gardena Police Department's compliance with medical equipment maintenance requirements.

2. Auditing and Evaluation of Patient Care, including:
   A. Assists the City of Gardena Police Department in the development and implementation of a continuous quality improvement program to ensure the provision of quality medical care. Provides recommendations for training and operational changes based on quality improvement results.

   B. Evaluates the adherence of the City of Gardena Police Department personnel to medical policies, procedures and protocols of the Los Angeles County EMS Agency as well as POST regulations.

   C. Coordinates delivery and evaluation of patient care with local receiving fire departments and hospitals.

3. Investigation of Medical Care Issues, including:

A. Reviews incidents where medical treatment was administered with unusual or adverse outcomes.

B. Evaluates medical performance, gathers appropriate facts and, as needed, forwards those facts in writing to the City of Gardena Chief of Police.

C. Ensures that appropriate actions are taken on cases with patient care issues with adverse outcomes, e.g., training, counseling, etc.

AGENDA ITEM NO. 22.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Measure M Funding Agreement MM5507.18 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the 135th Street Improvement Project and Appropriation of $160,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate $160,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the 135th Street Improvement Project.

DISCUSSION:
135th Street is a major east and west collector street in the South Bay Area of Los Angeles County with a daily traffic volume of 11,000 per day. This street provides direct access to Juan Cabrillo Elementary School, School Wiseburn Child Development Center, Wiseburn Library, Dana Middle School, Divinci High School and City of El Segundo, and unincorporated areas of Los Angeles County.

The City applied for and was awarded a grant from the MTA for design, plans, and specifications for traffic and roadway improvements on 135th Street from Glasgow Ave to Aviation Blvd. The main goal of the project is to improve and implement different modes of mobility along 135th Street. This project will promote multi-modal transportation by enhancing pedestrian facilities and implementing a bike route to give commuters a variety of transportation choices, thereby minimizing single-driver traffic.

The project includes the following intersections:

- 135th St at Aviation Blvd (S)
- 135th St at Judah Ave
- 135th St at Isis Ave (S)
- 135th St at Glasgow Pl

This project is currently under the design phase, and this project will be completed by 2029. This agenda item will allow the City Manager to execute the funding agreement, allowing staff to continue design and engineering for this critical capital improvement.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
The funding agreement for this project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
An appropriation of $160,000 is necessary. The City will be reimbursed by the Los Angeles County Metropolitan Transportation Authority for these expenditures.

NOTICING PROCEDURE:

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

ATTACHMENTS

Funding Agreement - 135th St

MEASURE M FUNDING AGREEMENT
MULTI-YEAR SUBREGIONAL PROGRAMS

This Funding Agreement ("FA") is made and entered into effective as of July 17, 2025 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Hawthorne ("GRANTEE") for 135th Street Improvement Project, LACMTA Project ID# MM5507.18, (the "Project"). This Project is eligible for funding under Line 63 of the Measure M Expenditure Plan.

WHEREAS, LACMTA adopted Ordinance #16-01, the Los Angeles County Traffic Improvement Plan, on June 23, 2016 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 8, 2016 as "Measure M" and became effective on July 1, 2017.

WHEREAS, the funding set forth herein is intended to fund Project Approval/Environmental Document (PAED) and Plans, Specifications and Estimates (PS&E).

WHEREAS, the LACMTA Board, at its September 28, 2023 meeting, programmed $160,000 in Measure M Funds to GRANTEE for Project Approval/Environmental Document (PAED) and Plans, Specifications and Estimates (PS&E), subject to the terms and conditions contained in this FA; and

WHEREAS, the Funds are currently programmed as follows: $40,000 in Measure M Funds in Fiscal Years (FY) 2023-24; $40,000 in Measure M Funds in Fiscal Years FY 2024-25; $40,000 in Measure M Funds in Fiscal Years FY 2025-26; and $40,000 in Measure M Funds in Fiscal Years FY 2026-27. The total designated for PAED and PS&E of the 135th Street Improvement Project is $160,000.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Expenditure Plan- Cost & Cash Flow Budget
5. Attachment C – Scope of Work
6. Attachment D – Project Reporting and Expenditure Guidelines
7. Attachment D-1 – Intentionally omitted
8. Attachment D-2 – Quarterly Progress/Expenditure Report
9. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
10. Attachment F – Bond Requirements
11. Attachment G – Special Grant Conditions: ITS Self-Certification Policy Form
12. Attachment G-1 – Special Grant Conditions: Signal Synch Special Conditions
13. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

Digitally signed by: 4dd8a4b6-a104-429a-9907-9b6d6de7c696
DN: CN = 4dd8a4b6-a104-429a-9907-9b6d6de7c696
Date: 2025.10.01 16:37:22 -08'00'

By: _____ Date: _____
Deputy

GRANTEE:

CITY OF HAWTHORNE

By: _____ Date: _____
Vontray Norris
City Manager

APPROVED AS TO FORM:

By: _____ Date: _____
Robert Kim
City Attorney

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): 135th Street Improvement Project – Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E) of the Project. LACMTA Project ID# MM5507.18.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of Measure M Funds.

2.2 To the extent the Measure M Funds are available; LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $160,000 (the "Funds") for the Project. LACMTA Board of Directors' action of September 28, 2023 granted the Measure M Funds for the Project. The Funds are programmed over four (4) years for Fiscal Years FY 2023-24, FY 2024-25, FY 2025-26, FY 2026-27.

3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold 10% of eligible expenditures per invoice as retention pending an audit of expenditures and completion of scope of work.

4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.

5. **Attachment B** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program in writing. If the LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program concurs with such updated Expenditure Plan in writing, Attachment B shall be replaced with the new Attachment B setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.

6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the

Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if the Project is a capital project. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE's ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.

7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.

8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/Expenditure Report is attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.

9. **Attachment E**, the "FTIP PROJECT SHEET (PDF)", is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at https://programmetro.ecointeractive.com/secure2/login.asp. All projects that receive funding through Measure M must be programmed into the FTIP, which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project information as necessary during a scheduled FTIP amendment or adoption. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE's ability to access funding, delay the Project and may ultimately result in the Funds being lapsed.

10. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, as specified in the Bond Requirements attached as **Attachment F** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested

by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such Bonds' tax status.

11. GRANTEE shall comply with the "Special Grant Conditions" attached as **Attachment G**, if any.

12. No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

13. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Minji Kwon
LACMTA Project Manager
Mail Stop: 99-18-2
Phone: (213) 922-4164
Email: KwonM@metro.net

14. GRANTEE's Address:

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250
Akbar Farokhi
Title: Director of Public Works
Phone: (310) 349-2983
Email: AFarokhi@cityofhawthorne.org

PART II
GENERAL TERMS OF THE FA

1. TERM

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure M Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Project ID# MM5507.18 and FA# 9200000000M550718
Minji Kwon; Mail Stop 99-18-2

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines, the specifications for use for the transportation purposes described in the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his Designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with

the Regional ITS Architecture. Attachment G, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Report within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable

within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits and final audits. LACMTA will commence a final audit within six (6) months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 6, paragraphs 6.3 and 6.4 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE's records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service (IRS), as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure M Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure M Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee within the subregion in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

(i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the

first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) Beginning Project Design, Preliminary Engineering-(PE) within **six (6) months** from completion of environmental clearance, if appropriate.

(iii) Expending Right-of-Way costs (including by deposit into a condemnation action) by the end of the **second (2nd) fiscal year** following the year the Funds were first programmed; and

(iv) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and

(v) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C of this FA; and

(vi) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and

(vii) Expending the Funds granted under this FA for allowable costs within **three years or 36 months** from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2023-24 are subject to lapse by June 30, 2026. All Funds programmed for FY 2024-25 are subject to lapse by June 30, 2027. All Funds programmed for FY 2025-26 are subject to lapse by June 30, 2028. All Funds programmed for FY 2026-27 are subject to lapse by June 30, 2029.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA as part of its Annual Update process and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following

remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address or contact person.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A -PROJECT FUNDING

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.18

Project Title: 135th St Improvements Project ID#: MM5507.18

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2023-24	FY2024-25	FY2025-26	FY2026-27		Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE M MSP FUNDS		$ 40,000	$ 40,000	$ 40,000	$ 40,000		$ 160,000	
SUM PROG LACMTA FUNDS	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ -	$ 160,000	**100%**
OTHER NON LACMTA FUNDING:								
LOCAL:							$ -	0%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**0**
TOTAL PROJECT FUNDS	**$ -**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ -**	**$ 160,000**	**100%**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.18
Project Title: 135th Street Improvement Project Project ID#: MM5507.18

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									$0
Planning Activities/Prog Dev	$1,000	$1,000	$1,000	$2,000					$5,000
Environmental	$1,000	$1,000	$1,000	$2,000					$5,000
Design and PS&E					$10,000	$10,000	$10,000	$10,000	$40,000
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**
SUM PROG LACMTA FUNDS:	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE:									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2025-26 and FY2026-27	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.18
Project Title: 135th Street Improvement Project Project ID#: MM5507.18

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY2027-28 Qtr 1	FY2027-28 Qtr 2	FY2027-28 Qtr 3	FY2027-28 Qtr 4	FY2028-29 Qtr 1	FY2028-29 Qtr 2	FY2028-29 Qtr 3	FY2028-29 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E	$10,000	$10,000	$10,000	$10,000	$15,000	$15,000	$20,000	$20,000	$110,000
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$15,000**	**$15,000**	**$20,000**	**$20,000**	**$110,000**
SUM PROG LACMTA FUNDS:	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$15,000**	**$15,000**	**$20,000**	**$20,000**	**$110,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2027-28 and FY2028-29	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$15,000**	**$15,000**	**$20,000**	**$20,000**	**$110,000**
TOTAL LACMTA FUNDS	**$12,000**	**$12,000**	**$12,000**	**$14,000**	**$25,000**	**$25,000**	**$30,000**	**$30,000**	**$160,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$12,000**	**$12,000**	**$12,000**	**$14,000**	**$25,000**	**$25,000**	**$30,000**	**$30,000**	**$160,000**

ATTACHMENT C
SCOPE OF WORK
CAPITAL PROJECT

PROJECT TITLE:
135th Street Mobility Improvement Project

PROJECT LOCATION:
The project is located at 135th Street in the City of Hawthorne, in the Los Angeles County area

PROJECT LIMITS:
This project limits are 135th Street between Glasgow Ave to Aviation Blvd.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:

The main goal of the project is to improve and implement different modes of mobility along 135th Street in the City of Hawthorne. The limits of the project are from Glasgow Ave to Aviation Blvd. The proposed improvements are directed toward enhancing the vehicular/bus transit circulation, improving pedestrian facilities and implementing a class III bike route along 135th Street.

This project will promote multi-modal transportation by enhancing pedestrian facilities and implementing a bike route to give commuters a variety of transportation choices thereby minimizing single driver traffic on 135th Street

There have been numerous concerns and complaints to enhance the mobility along 135th Street. Motorists frequently experience delays especially at the intersection of 135th Street and Glasgow Ave due to excessive traffic at the four-way stop sign that creates congestion. In addition, there is relatively high pedestrian volume due to its close vicinity to schools (Juan Cabrillo Elementary School, School Wiseburn Child Development Center, Wiseburn Library, Dana Middle School, Divinci High School) and this leads to a long delay to motorist on 135th Street.

The purpose of this project is to enhance pedestrian safety by increasing the awareness of uncontrolled crosswalk and pedestrian path of travel in the 135th Street area, Hawthorne, through the installation of warning signs, pavement marking and adding or widening sidewalks, and upgrade ADA ramps, and installation of BMPs system.

The width of 135th Street is 60ft. which has an adverse effect on pedestrian circulation, taking more than 15 seconds on average, at the average walking speed of 3.5 feet per second, to cross. The relative speed and volume of traffic on 135th Street coupled with the high volume of turning movements and through traffic due to the direct access to nearby schools produce

a situation where crossing the avenue is difficult and time consuming. The 135th Street Mobility Improvement Project will make enhancements to improve traffic flow, increase pedestrian safety and improve the efficiency of public transit.

PROJECT BACKGROUND:

135th Street is a major east and west collector street in the southbay area of Los Angeles County with a daily traffic volume of 11,000 per day. This street provides direct access to Juan Cabrillo Elementary School, School Wiseburn Child Development Center, Wiseburn Library, Dana Middle School, Divinci High School and City of El Segundo, and unincorporated areas of the Los Angeles County.

1) There are numerous benefits with the pedestrian improving pedestrian visibility, assisting in the upgrade of access ramps and beautification the street with landscaping opportunity.

The scope involves all phases PA/ED and PS&E. The project will environmentally clear and to modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, ADA ramps, Bike Lanes, and pedestrian safety elements. Additionally, other items not listed here may be necessary to complete the improvements. Detailed intersection improvements can be found below.

The project includes the following improvements and to effectively implement this project.

- Upgrade signal wirings and detection sensors including bicycle sensors. This will improve the reliability of the traffic signal system and provide detection of bicycle traffic. The new detection system includes the installation of advance sensors that will enable the signal system to extend the green time for the approaching vehicle to adequately clear the intersection.

- Upgrade traffic signal controllers and cabinet This will enhance the reliability of the signal operation and minimize traffic congestion due to malfunction of signal equipment.

- Upgrade traffic signal poles and signal heads. This will vastly improve the visibility of the signal heads. Some of the existing traffic signal poles will be upgraded with safety lights and they will be positioned to light up each crosswalk. This will enhance pedestrian safety by improving their visibility.

- Upgrade pedestrian signal with count-down features. This will enhance pedestrian safety by informing the pedestrian how much time they have to cross the street.

- Upgrade disabled access ramps at all intersections to enhance accessibility to sidewalk and minimize the pedestrians' need to travel on the street minimizing pedestrian related conflicts.

- Improvements to pavement at the entire project limits by removing and replacing deteriorated pavement sections and overlay the entire Street with a new layer of asphalt. The pavement

will minimize the needs to close traffic lanes for maintenance purpose and thereby improve traffic circulation.

- A warrant study for Glasgow at 135th Street to create a signalized intersection and decrease the traffic impact at La Cienega during peak hours.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	10,000
PS and E	150,000
Total Budget	$ 160,000

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
PA/ED	10,000		
PS&E	150,000		
TOTAL BUDGET COST	**160,000**		

DESIGN:

I. Preliminary Design – "Project Report" as Final Work Product

Tasks to be performed include, but are not limited to, the following:

A. Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.
B. Read, review and understand all aspects and goals of the Lead Agency's General Plan Circulation Element and other plans, as these plans pertain to the widening and ultimate build-out
C. Incorporate provided layout plans to be incorporated into the final design.
D. Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.
E. Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.

F. Conduct geotechnical investigations
G. Identify right-of-way acquisitions, and/or vacations to provide for the optimal alignment of Road, which shall incorporate roadway widening, development build outs and preservation of existing improvements and scenic character of the area.
H. Identify street pavement structural sections for project area.
I. Identify all drainage/BMP structure improvements, based upon hydrology, hydraulic calculations and water quality issues. Structural BMPs shall be incorporated into the street design for stormwater quality improvements prior to entering natural waterways.
J. Prepare and submit an Engineer's construction cost estimate for all recommended improvements identified in the Report.

II. Environmental Analysis

Tasks to be performed include, but are not limited to, the following

A. Conduct the required technical analysis for the project.
B. Prepare, following completion of appropriate technical analysis, an Administrative Draft IS, consistent with CEQA Guidelines Appendix G, for review and approval by the City.
C. Coordinate with the City and prepare permit applications/notifications for the Project as applicable.

III. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

A. Design the ultimate build out and ultimate repair strategy based on the City reviewed "Summary Letter Report".
B. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Drainage/BMP Structure(s) Details, Traffic Striping/Signage/Signal Plans, Street Lighting/Electrical, Bike Lane Plans, and Median/Landscaping Plans.
C. Submittal of plan set shall be delivered at 50% and 90% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.
D. Assist the City for the Community Information Workshop after the 90% submittal by preparing exhibits and attending booths
E. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates.
F. Submittal of specifications shall be delivered to the City at 90% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.
G. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.
H. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

IV. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

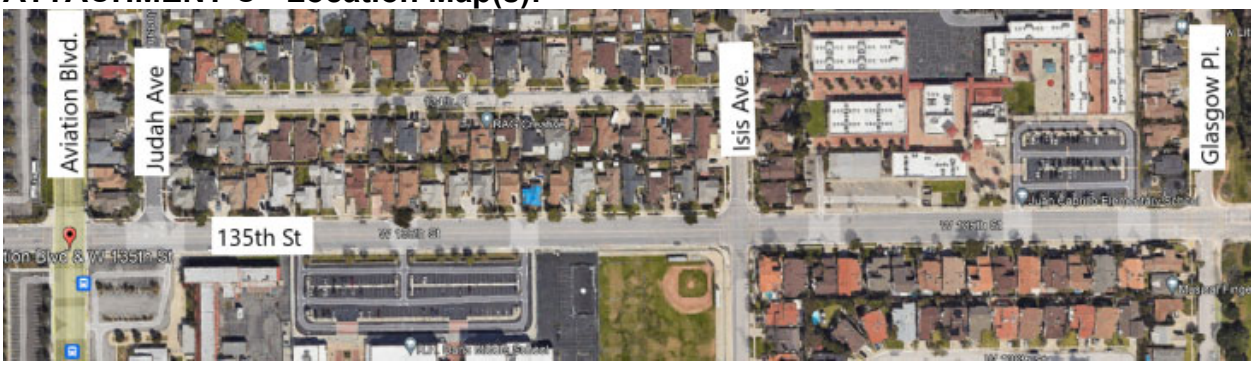
A. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, progress meetings and preparation for the Community Information Workshop at 90% design completion.
B. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

MILESTONES: The implementation schedule for this project will be as follows.

	START DATE	COMPLETION DATE
PLANNING		
Prepare Concept Report	7/1/25	2/28/26
Prepare Feasibility Study	7/1/25	2/28/26
Prepare Project Study Report	7/1/25	2/28/26
Intelligent Transportation System (ITS)	7/1/25	2/28/26
Feasibility Study	7/1/25	2/28/26
Concept Exploration	7/1/25	2/28/26
PRELIMINARY DESIGN		
Prepare Detailed Design Plans	7/1/25	2/28/26
Prepare Detailed Construction Plans	7/1/25	2/28/26
Prepare Project Cost Estimate	7/1/25	2/28/26
Intelligent Transportation System (ITS)	7/1/25	2/28/26
Concept of Operations	7/1/25	2/28/26
System Requirements	7/1/25	2/28/26
High Level Design	7/1/25	2/28/26
PA&ED		
Prepare Environmental Document	2/28/26	3/30/26
Scoping	2/28/26	3/30/26
Technical Studies	2/28/26	3/30/26
Draft Environmental Document	2/28/26	3/30/26
Final Environmental Document	2/28/26	3/30/26
Community Outreach	2/28/26	3/30/26
Secure Project Approval	2/28/26	3/30/26
Categorical Exemption Filing	2/28/26	3/30/26
Insert other PAED milestones	2/28/26	3/30/26
PS&E		
35% PS&E		
Preliminary Investigations	7/1/26	4/30/27
Preliminary Foundation	7/1/26	4/30/27
Geometric Drawings	7/1/26	4/30/27
Bridge Type Selection Roadway and Retrofit Strategy	7/1/26	4/30/27
ADL Review	7/1/26	4/30/27
Utilities	7/1/26	4/30/27
Right-of-Way	7/1/26	4/30/27
Estimating	7/1/26	4/30/27
Civic Design	7/1/26	4/30/27
Structural Design	7/1/26	4/30/27

Detailed Design	3/30/26	4/30/27
ITS Drawings	3/30/26	4/30/27
System Plans	3/30/26	4/30/27
Communications Plans	3/30/26	4/30/27
Systems Integrations Plans	3/30/26	4/30/27
Software Specifications	7/1/26	4/30/27
Project Review & Comments	7/1/26	4/30/27
65% PS&E		
Civil Design Plans	5/1/27	6/30/28
Right-of-Way Engineering	5/1/27	6/30/28
Structural Design	5/1/27	6/30/28
Prepare Project Cost Estimate	5/1/27	6/30/28
Detailed Design	5/1/27	6/30/28
ITS Drawings	5/1/27	6/30/28
System Plans	5/1/27	6/30/28
Communications Plans	5/1/27	6/30/28
Systems Integrations Plans	5/1/27	6/30/28
Equipment Specifications	5/1/27	6/30/28
Software Specifications	5/1/27	6/30/28
Project Review & Comments	5/1/27	6/30/28
95% PS&E		
Civil Design Plans	7/1/28	6/30/29
Structural Design	7/1/28	6/30/29
Detailed Design	7/1/28	6/30/29
ITS Drawings	7/1/28	6/30/29
System Plans	7/1/28	6/30/29
Communications Plans	7/1/28	6/30/29
Systems Integrations Plans	7/1/28	6/30/29
Equipment Specifications	7/1/28	6/30/29
Software Specifications	7/1/28	6/30/29
Submit Final PS&E	7/1/28	6/30/29
Outside Agency Review	7/1/28	6/30/29

ATTACHMENT C - Location Map(s):



FA ATTACHMENT D
PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Expenditure Report to the LACMTA, after receiving LACMTA Project Manager's acceptance of the draft report, at ACCOUNTSPAYABLE@METRO.NET or by mail to **Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296.** Please note that letters or other forms of documentation may **not** be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.

- The draft Quarterly Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

- Any expense charged to the grant must be clearly and directly related to the project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost", please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations*.

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE M ATTACHMENT D-2

QUARTERLY PROGRESS/EXPENDITURE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	9200000000M
Quarterly Report #	

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO

ACCOUNTSPAYABLE@METRO.NET

or submit by mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296

Please note that letters or other forms of documentation may **not** be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and include totals in this Section.

	LACMTA Measure M MSP Grant $
Project Quarter Expenditure	
This Quarter Expenditure	
Retention Amount	
Net Invoice Amount (Less Retention)	
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	
Total Project Budget	
% of Project Budget Expended to Date	
Balance Remaining	

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year : ☐ 2018-19 ☐ 2019-20 ☐ 2020-21
☐ 2021-22 ☐ 2022-23 ☐ 2023-24

Quarter : ☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

Measure M Multi-Year Subregional Program Type: _____

LACMTA Project Manager	Name:	
	Phone Number:	
	E-mail:	

Grantee Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	E-mail:	

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. ***DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.***

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental				
Design				
Right-of-Way Acquisition				
Construction				
Vehicle Purchase				
Others				
Ground Breaking Event				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

☐ On schedule per original FA schedule
☐ Less than 12 months behind original schedule
☐ Between 12-24 months behind original schedule
☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

☐ Yes ☐ No ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

☐ Yes ☐ No ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

6. UPCOMING QUARTERLY TASKS / MILESTONES

List tasks or milestones expected to be accomplished next quarter.

7. PLAN EXPENDITURES

Provide expected expenditures (estimated) for next quarter.

SECTION 4. ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

	ITEM	INVOICE #	Invoice Reference Pg(s)	TOTAL EXPENSES CHARGED TO LACMTA MEASURE M GRANT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
	TOTAL			$ -

Note:
All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:

LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf.
Written exception requests for Check Payments should be completed and emailed to Accounts Payable at ACCOUNTSPAYABLE@METRO.NET.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature *Date*

Name *Title*

ATTACHMENT F
BOND REQUIREMENTS

The provisions of this Attachment F apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA' s approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment F and notify LACMTA of such designations.

ATTACHMENT G
SPECIAL GRANT CONDITIONS
LOS ANGELES COUNTY REGIONAL ITS ARCHITECTURE (CONNECT-IT) CONSISTENCY SELF-CERTIFICATION POLICY FORM

This Los Angeles County Regional ITS Architecture (CONNECT-IT) consistency self-certification form should be completed and executed for all ITS Projects or Projects with ITS elements. The form should be sent to LACMTA for any planned ITS projects or proposed funding involving Local, State or Federal funds programmed or administered through the LACMTA.

1. Project Title: 135th St Mobility Improvement Project
2. Name of Sponsoring Agency: City of Hawthorne
3. Contact Name: Akbar Farokhi
4. Contact Phone: (310) 349-2980
5. Contact Email: afarokhi@cityofhawthorne.org

6. Project Description:

135th Street is a major east and west collector street in the South Bay area of Los Angeles County with a daily traffic volume of 11,000 per day. This street provides direct access to Juan Cabrillo Elementary School, School Wiseburn Child Development Center, Wiseburn Library, Dana Middle School, DaVinci High School and City of El Segundo, and unincorporated areas of the Los Angeles County.

1) There are numerous benefits with the pedestrian improving pedestrian visibility, assisting in the upgrade of access ramps and beautification the street with landscaping opportunity.

The scope involves all phases PA/ED and PS&E. The project will environmentally clear and to modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, ADA ramps, Bike Lanes, and pedestrian safety elements. Additionally, other items not listed here may be necessary to complete the improvements. Detailed intersection improvements can be found below.

The project includes the following improvements and to effectively implement this project.

- Upgrade signal wirings and detection sensors including bicycle sensors. This will improve the reliability of the traffic signal system and provide detection of bicycle traffic. The new detection system includes the installation of advance sensors that will enable the signal system to extend the green time for the approaching vehicle to adequately clear the intersection.

- Upgrade traffic signal controllers and cabinet This will enhance the reliability of the signal operation and minimize traffic congestion due to malfunction of signal equipment.

- Upgrade traffic signal poles and signal heads. This will vastly improve the visibility of the signal heads. Some of the existing traffic signal poles will be upgraded with safety lights and they will be positioned to light up each crosswalk. This will enhance pedestrian safety by improving their visibility.

- Upgrade pedestrian signal with count-down features. This will enhance pedestrian safety by informing the pedestrian how much time they have to cross the street.

- Upgrade disabled access ramps at all intersections to enhance accessibility to sidewalk and minimize the pedestrians' need to travel on the street minimizing pedestrian related conflicts.

- Improvements to pavement at the entire project limits by removing and replacing deteriorated pavement sections and overlay the entire Street with a new layer of asphalt. The pavement will minimize the needs to close traffic lanes for maintenance purpose and thereby improve traffic circulation.

- A warrant study for Glasgow at 135th Street to create a signalized intersection and decrease the traffic impact at La Cienega during peak hours.

7. Identify the ITS elements being implemented and the relevant CONNECT-IT Service Package(s), see Exhibit A.
   TM03, TM04, VS02, VS12

8. Outline of the concept of operations for the project.
   - Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.

   - Incorporate provided layout plans to be incorporated into the final design.

   - Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.

   - Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.

   - Conduct geotechnical investigations of 135th St, between Aviation Blvd to Glasgow Ave

- Identify right-of-way acquisitions, and/or vacations to provide for the optimal alignment of Road, which shall incorporate roadway widening, development build outs and preservation of existing improvements and scenic character of the area.

- Identify street pavement structural sections for project area.

- Identify all drainage/BMP structure improvements, based upon hydrology, hydraulic calculations and water quality issues. Structural BMPs shall be incorporated into the street design for stormwater quality improvements prior to entering natural waterways.

- Identifying the ultimate alignment of roadway improvements, as well as the recommended ultimate repair strategy for As part of the Report, the Consultant shall prepare and provide CAD drawings of the proposed alignment, which shall include vertical and horizontal alignment, improvements, and drainage/BMP structures. Right-of-way acquisitions and/or vacations shall be clearly identified.

- Prepare Engineer's construction cost estimate for all recommended improvements identified in the Report.

9. Identify participating agencies roles and responsibilities.
   - City of Hawthorne: design, construction and management of project
   - LA County: traffic signal timing revision and controller updates, maintenance support and repair assistance, construction inspection services
   - City of El Segundo: agency to coordinate improvements at shared intersection of 135th St & Aviation Blvd

By signing and self-certifying this form, the agency commits itself to follow the ITS requirements listed below during project design and implementation. Please be advised that your project may be subject to further review and documentation by Metro and the CONNECT-IT Maintenance Team during project design and implementation phases:

- Perform a lifecycle analysis for the ITS project elements and incorporate these costs into the Operations and Maintenance plan as part of the system engineering process,
- Maintain and operate the system according to the recommendations of the operations and Maintenance plan upon project completion,
- Use the systems engineering process and document the system engineering steps, and
- Use the CONNECT-IT interface standards, if required, and conform to the regional configuration management process.

FTIP#: N/A
Subregion ID: Subregion ID: Interchange 405, I-110, I-105, and SR-91 Ramp and Interchange Improvements (South Bay)

Project#: MM5507.18
FA# 9200000000M5507.18

Signature:

Agency Representative

7/30/25
Date

Exhibit A

Architecture Reference for CONNECT-IT Service Packages

The table below is the architecture reference for the CONNECT-IT service packages. For additional information on the service packages below, to view interconnect diagrams for each service package or to suggest updates to CONNECT-IT, visit www.laconnect-it.com.

Service Package Area	Short Name	Name
Commercial Vehicle Operations	CVO01	Carrier Operations and Fleet Management
	CVO02	Freight Administration
	CVO03	Electronic Clearance
	CVO04	CV Administrative Processes
	CVO05	International Border Electronic Clearance
	CVO06	Freight Signal Priority
	CVO07	Roadside CVO Safety
	CVO08	Smart Roadside and Virtual WIM
	CVO09	Freight-Specific Dynamic Travel Planning
	CVO11	Freight Drayage Optimization
	CVO12	HAZMAT Management
	CVO14	CV Driver Security Authentication
	CVO15	Fleet and Freight Security
Data Management	DM01	ITS Data Warehouse
	DM02	Performance Monitoring
Maintenance and Construction	MC01	Maintenance and Construction Vehicle and Equipment Tracking
	MC02	Maintenance and Construction Vehicle Maintenance
	MC05	Roadway Maintenance and Construction
	MC06	Work Zone Management
	MC07	Work Zone Safety Monitoring
	MC08	Maintenance and Construction Activity Coordination
Parking Management	PM01	Parking Space Management
	PM02	Smart Park and Ride System
	PM03	Parking Electronic Payment
	PM04	Regional Parking Management
	PM05	Loading Zone Management
Public Safety	PS01	Emergency Call-Taking and Dispatch
	PS02	Routing Support for Emergency Responders
	PS03	Emergency Vehicle Preemption
	PS04	Mayday Notification
	PS05	Vehicle Emergency Response
	PS06	Incident Scene Pre-Arrival Staging Guidance for Emergency Responders
	PS07	Incident Scene Safety Monitoring
	PS08	Roadway Service Patrols
	PS10	Wide-Area Alert

Service Package Area	Short Name	Name
	PS11	Early Warning System
	PS12	Disaster Response and Recovery
	PS13	Evacuation and Reentry Management
	PS14	Disaster Traveler Information
Public Transportation	PT01	Transit Vehicle Tracking
	PT02	Transit Fixed-Route Operations
	PT03	Dynamic Transit Operations
	PT04	Transit Fare Collection Management
	PT05	Transit Security
	PT06	Transit Fleet Management
	PT07	Transit Passenger Counting
	PT08	Transit Traveler Information
	PT09	Transit Signal Priority
	PT10	Intermittent Bus Lanes
	PT11	Transit Pedestrian Indication
	PT14	Multi-modal Coordination
	PT16	Route ID for the Visually Impaired
	PT17	Transit Connection Protection
	PT18	Integrated Multi-Modal Electronic Payment
Support	SU01	Connected Vehicle System Monitoring and Management
	SU02	Core Authorization
	SU03	Data Distribution
	SU04	Map Management
	SU05	Location and Time
	SU06	Object Registration and Discovery
	SU07	Privacy Protection
	SU08	Security and Credentials Management
	SU09	Center Maintenance
	SU10	Field Equipment Maintenance
	SU11	Vehicle Maintenance
	SU12	Traveler Device Maintenance
Sustainable Travel	ST01	Emissions Monitoring
	ST02	Eco-Traffic Signal Timing
	ST03	Eco-Traffic Metering
	ST04	Roadside Lighting
	ST05	Electric Charging Stations Management
	ST06	HOV/HOT Lane Management
	ST08	Eco-Approach and Departure at Signalized Intersections
	ST09	Connected Eco-Driving
Traffic Management	TM01	Infrastructure-Based Traffic Surveillance
	TM02	Vehicle-Based Traffic Surveillance
	TM03	Traffic Signal Control
	TM04	Connected Vehicle Traffic Signal System
	TM05	Traffic Metering

Service Package Area	Short Name	Name
	TM06	Traffic Information Dissemination
	TM07	Regional Traffic Management
	TM08	Traffic Incident Management System
	TM09	Integrated Decision Support and Demand Management
	TM10	Electronic Toll Collection
	TM11	Road Use Charging
	TM12	Dynamic Roadway Warning
	TM13	Standard Railroad Grade Crossing
	TM14	Advanced Railroad Grade Crossing
	TM15	Railroad Operations Coordination
	TM16	Reversible Lane Management
	TM17	Speed Warning and Enforcement
	TM19	Roadway Closure Management
	TM20	Variable Speed Limits
	TM21	Speed Harmonization
	TM22	Dynamic Lane Management and Shoulder Use
Traveler Information	TI01	Broadcast Traveler Information
	TI02	Personalized Traveler Information
	TI03	Dynamic Route Guidance
	TI04	Infrastructure-Provided Trip Planning and Route Guidance
	TI05	Travel Services Information and Reservation
	TI06	Dynamic Ridesharing and Shared Use Transportation
	TI07	In-Vehicle Signage
Vehicle Safety	VS01	Autonomous Vehicle Safety Systems
	VS02	V2V Basic Safety
	VS03	V2V Situational Awareness
	VS04	V2V Special Vehicle Alert
	VS05	Curve Speed Warning
	VS08	Queue Warning
	VS09	Reduced Speed Zone Warning / Lane Closure
	VS10	Restricted Lane Warnings
	VS11	Oversize Vehicle Warning
	VS12	Pedestrian and Cyclist Safety
	VS13	Intersection Safety Warning and Collision Avoidance
	VS14	Cooperative Adaptive Cruise Control
	VS15	Infrastructure Enhanced Cooperative Adaptive Cruise Control
	VS16	Automated Vehicle Operations
	VS17	Traffic Code Dissemination

Note: CONNECT-IT service packages may differ from service packages identified in the National ITS Reference Architecture (ARC-IT). For any service packages not represented in CONNECT-IT, refer to ARC-IT by accessing www.arc-it.net. Contact the administrator at sharmas@metro.net for questions regarding CONNECT-IT.

ATTACHMENT G-1
SPECIAL GRANT CONDITIONS
SIGNAL SYNCHRONIZATION, INTELLIGENT TRANSPORTATION SYSTEMS (ITS), AND TRANSPORTATION TECHNOLOGY IMPROVEMENTS

1. Grantee is required to attend the LACMTA Arterial ITS Committee Meetings quarterly. Grantee shall coordinate through the Arterial ITS Committee, the Coalition for Transportation Technology and/or other appropriate and recognized forums to ensure consistency with local, subregional and regional ITS plans. Grantee shall provide the opportunity to LACMTA staff and other affected agencies to review, comment and participate on all aspects of the Project implementation to achieve multi-jurisdictional consensus, including, but not limited to, scope of work, consultant selection, PS&E, system design, bid documents and Project deliverables.

2. Grantee shall coordinate with LA County Public Works when applicable and shall not advertise the Project for bid to begin construction before all affected agencies have fully executed an agreement regarding the maintenance and operation of traffic signal synchronization system(s) along multi-jurisdictional corridor(s). Grantee shall deliver or email a copy of the fully executed agreement to LACMTA within seven (7) days from the date of full execution.

3. Grantee shall commit and/or secure non-LACMTA funds to maintain and operate the Project improvements. Operations and maintenance plans shall be developed for all ITS projects. For multi-jurisdictional projects, multi-agency agreements shall be executed committing to the long-term operations and maintenance of shared project elements.

4. Grantee's Project shall not make major equipment or timing-plan changes on other Metro funded projects, within the first two years of Grantee's Project implementation/system operation without LACMTA or lead agency prior written approval.

5. For all central traffic control system projects, Grantee shall coordinate the system design through LACMTA staff to allow communication with the Regional Integration of ITS (RIITS) to facilitate multi-jurisdictional traffic management and data sharing.

6. Grantee shall ensure Countywide Signal Priority (CSP) capabilities are maintained when Grantee's Project is in an existing and planned CSP corridor.

7. Grantee shall ensure Integrated Corridor Management (ICM) capabilities are maintained when Grantee's Project is in an existing and planned corridor.

8. Grantee shall make available all data from the Project, including, without limitation, improvements and inventory data, to LACMTA upon request.

Grantee shall:

a. provide real-time traffic data from the Project, if available, to the Regional Integration of ITS (RIITS)
b. allow for archiving through the Regional Integration of ITS (RIITS) Network or any regional ITS software to support regional transportation planning and operations
c. populate ITS Field Inventory Resource Sharing Tool (ITS FIRST) with data upon completion of project

9. Grantee shall ensure that the project uses a generally accepted system engineering approach to maintain the integrity and quality of completed projects.

10. Grantee's project shall adhere to existing Metro guidelines for specific subprograms as applicable.

The obligations set forth in this section shall survive the expiration or termination of this Agreement.

AGENDA ITEM NO. 23.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Measure M Funding Agreement MM5507.19 Between the City of Hawthorne and the Metropolitan Transportation Authority to Design Street Improvements for the Inglewood Avenue Improvement Project and Appropriation of $130,000 from the General Fund Balance for this Project.

RECOMMENDED MOTION:
Staff recommends that the City Council accept the grant and approve and authorize the City Manager to execute the Funding Agreement and all future amendments and appropriate $130,000 from the General Fund balance to Account Number 291-5502-XXX-40014 for the project to design street improvements for the Inglewood Avenue Improvement Project.

DISCUSSION:
Inglewood Avenue is a major north and south collector street in the South Bay Area of Los Angeles County with a daily traffic volume in excess of 30,000 vehicles per day. This collector street provides access to the 405 freeway, City of Lawndale, City of Inglewood, and unincorporated areas of Los Angeles County. Inglewood Avenue is part of MTA bus line 215. Furthermore, Inglewood Ave has higher than normal truck traffic as there are numerous trucking hubs going into the Inglewood and Rosecrans shopping centers, which distribute to Mobil gas station, Walmart Neighborhood Market, CVS and Marshall's. This intersection also eases 405 freeway access. In addition, this segment of Inglewood Ave has direct access to Hawthorne High School and two gas stations.

The City applied for and was awarded a grant from the MTA for design, plans, and specifications for traffic and roadway improvements on Inglewood Ave from El Segundo Blvd to Rosecrans Ave.

The project includes the following intersections:

- Inglewood Avenue at El Segundo Blvd (S)
- Inglewood Avenue at 129th St
- Inglewood Avenue at 130th St (S)
- Inglewood Avenue at 131st St
- Inglewood Avenue at 132nd St (S)
- Inglewood Avenue at 133rd St
- Inglewood Avenue at 134th St
- Inglewood Avenue at 134th Pl
- Inglewood Avenue at 135th St (S)
- Inglewood Avenue at 136th St
- Inglewood Avenue at 137th St
- Inglewood Avenue at 137th Pl
- Inglewood Avenue at 138th St (S)
- Inglewood Avenue at 139th St
- Inglewood Avenue at 140th St

- Inglewood Avenue at 141st St
- Inglewood Avenue at 142nd St
- Inglewood Avenue at Rosecrans Ave (S)

This project is currently under the design phase, and this project will be completed by 2029. This agenda item will allow the City Manager to execute the funding agreement, allowing staff to continue design and engineering for this critical capital improvement.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The funding agreement for this project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:

An appropriation of $130,000 is necessary. The City will be reimbursed by the Los Angeles County Metropolitan Transportation Authority for these expenditures.

NOTICING PROCEDURE:

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

ATTACHMENTS

Funding Agreement - Inglewood Ave

MEASURE M FUNDING AGREEMENT
MULTI-YEAR SUBREGIONAL PROGRAMS

This Funding Agreement ("FA") is made and entered into effective as of July 17, 2025 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Hawthorne ("GRANTEE") for Inglewood Avenue Improvement Project, LACMTA Project ID# MM5507.19, (the "Project"). This Project is eligible for funding under Line 63 of the Measure M Expenditure Plan.

WHEREAS, LACMTA adopted Ordinance #16-01, the Los Angeles County Traffic Improvement Plan, on June 23, 2016 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 8, 2016 as "Measure M" and became effective on July 1, 2017.

WHEREAS, the funding set forth herein is intended to fund Project Approval/Environmental Document (PAED) and Plans, Specifications and Estimates (PS&E).

WHEREAS, the LACMTA Board, at its September 28, 2023 meeting, programmed $130,000 in Measure M Funds to GRANTEE for Project Approval/Environmental Document (PAED) and Plans, Specifications and Estimates (PS&E), subject to the terms and conditions contained in this FA; and

WHEREAS, the Funds are currently programmed as follows: $40,000 in Measure M Funds in Fiscal Years (FY) 2023-24; $40,000 in Measure M Funds in Fiscal Years FY 2024-25; $40,000 in Measure M Funds in Fiscal Years FY 2025-26; and $10,000 in Measure M Funds in Fiscal Years FY 2026-27. The total designated for PAED and PS&E of the Inglewood Avenue Improvement Project is $130,000.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Expenditure Plan- Cost & Cash Flow Budget
5. Attachment C – Scope of Work
6. Attachment D – Project Reporting and Expenditure Guidelines
7. Attachment D-1 – Intentionally omitted
8. Attachment D-2 – Quarterly Progress/Expenditure Report
9. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
10. Attachment F – Bond Requirements
11. Attachment G – Special Grant Conditions: ITS Self-Certification Policy Form
12. Attachment G-1 – Special Grant Conditions: Signal Synch Special Conditions
13. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____

Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

Digitally signed by: 4dd8a4b6-a104-429a-9907-9b6d6de7c696
DN: CN = 4dd8a4b6-a104-429a-9907-9b6d6de7c696
Date: 2025.10.01 16:44:46 -08'00'

By: _____ Date: _____

Deputy

GRANTEE:

CITY OF HAWTHORNE

By: _____ Date: _____

Vontray Norris
City Manager

APPROVED AS TO FORM:

By: _____ Date: _____

Robert Kim
City Attorney

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): Inglewood Avenue Improvement Project – Project Approval/Environmental Document (PAED), Plans, Specifications and Estimates (PS&E) of the Project. LACMTA Project ID# MM5507.19.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of Measure M Funds.

2.2 To the extent the Measure M Funds are available; LACMTA shall make to GRANTEE a grant of the Measure M funds in the amount of $130,000 (the "Funds") for the Project. LACMTA Board of Directors' action of September 28, 2023 granted the Measure M Funds for the Project. The Funds are programmed over four (4) years for Fiscal Years FY 2023-24, FY 2024-25, FY 2025-26, FY 2026-27.

3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold 10% of eligible expenditures per invoice as retention pending an audit of expenditures and completion of scope of work.

4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.

5. **Attachment B** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program in writing. If the LACMTA's Senior Executive Officer managing the Measure M Multi-Year Subregional Program concurs with such updated Expenditure Plan in writing, Attachment B shall be replaced with the new Attachment B setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.

6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the

Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if the Project is a capital project. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE's ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.

7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.

8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/Expenditure Report is attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.

9. **Attachment E**, the "FTIP PROJECT SHEET (PDF)", is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at https://programmetro.ecointeractive.com/secure2/login.asp. All projects that receive funding through Measure M must be programmed into the FTIP, which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project information as necessary during a scheduled FTIP amendment or adoption. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE's ability to access funding, delay the Project and may ultimately result in the Funds being lapsed.

10. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, as specified in the Bond Requirements attached as **Attachment F** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested

by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such Bonds' tax status.

11. GRANTEE shall comply with the "Special Grant Conditions" attached as **Attachment G**, if any.

12. No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

13. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Minji Kwon
LACMTA Project Manager
Mail Stop: 99-18-2
Phone: (213) 922-4164
Email: KwonM@metro.net

14. GRANTEE's Address:

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250
Akbar Farokhi
Title: Director of Public Works
Phone: (310) 349-2983
Email: AFarokhi@cityofhawthorne.org

PART II
GENERAL TERMS OF THE FA

1. TERM

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure M Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Project ID# MM5507.19 and FA# 9200000000M550719
Minji Kwon; Mail Stop 99-18-2

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines, the specifications for use for the transportation purposes described in the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his Designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with

the Regional ITS Architecture. Attachment G, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Report within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable

within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits and final audits. LACMTA will commence a final audit within six (6) months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 6, paragraphs 6.3 and 6.4 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE's records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service (IRS), as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure M Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure M Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee within the subregion in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

(i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the

first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) Beginning Project Design, Preliminary Engineering-(PE) within **six (6) months** from completion of environmental clearance, if appropriate.

(iii) Expending Right-of-Way costs (including by deposit into a condemnation action) by the end of the **second (2nd) fiscal year** following the year the Funds were first programmed; and

(iv) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and

(v) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C of this FA; and

(vi) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and

(vii) Expending the Funds granted under this FA for allowable costs within **three years or 36 months** from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2023-24 are subject to lapse by June 30, 2026. All Funds programmed for FY 2024-25 are subject to lapse by June 30, 2027. All Funds programmed for FY 2025-26 are subject to lapse by June 30, 2028. All Funds programmed for FY 2026-27 are subject to lapse by June 30, 2029.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA as part of its Annual Update process and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance, the Guidelines and the Multi-Year Subregional Programs Administrative Procedures. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following

remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address or contact person.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A -PROJECT FUNDING

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.19

Project Title: Inglewood Ave Mobility Project Project ID#: MM5507.19

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2023-24	FY2024-25	FY2025-26	FY2026-27		Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE M MSP FUNDS		$ 40,000	$ 40,000	$ 40,000	$ 10,000		$ 130,000	
SUM PROG LACMTA FUNDS	$ -	$ 40,000	$ 40,000	$ 40,000	$ 10,000	$ -	$ 130,000	**100%**
OTHER NON LACMTA FUNDING:								
LOCAL:							$ -	0%
STATE:							$ -	0%
FEDERAL:							$ -	0%
PRIVATE OR OTHER:							$ -	0%
SUM NON-LACMTA FUNDS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**0**
TOTAL PROJECT FUNDS	**$ -**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 10,000**	**$ -**	**$ 130,000**	**100%**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.19
Project Title: Inglewood Ave Mobility Project Project ID#: MM5507.19

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									$0
Planning Activities/Prog Dev	$1,000	$1,000	$1,000	$2,000					$5,000
Environmental	$1,000	$1,000	$1,000	$2,000					$5,000
Design and PS&E					$10,000	$10,000	$10,000	$10,000	$40,000
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**
SUM PROG LACMTA FUNDS:	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE:									$0
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									**$0**
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2025-26 and FY2026-27	**$2,000**	**$2,000**	**$2,000**	**$4,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$50,000**

ATTACHMENT B - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure M MSP - Southbay Highway Operational Improvements Program - Funding Agreement Projects - FA#: 9200000000MM5507.19
Project Title: Inglewood Ave Mobility Project Project ID#: MM5507.19

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY2027-28 Qtr 1	FY2027-28 Qtr 2	FY2027-28 Qtr 3	FY2027-28 Qtr 4	FY2028-29 Qtr 1	FY2028-29 Qtr 2	FY2028-29 Qtr 3	FY2028-29 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE M MSP FUNDS:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$80,000
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total MEASURE M	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$80,000**
SUM PROG LACMTA FUNDS:	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$80,000**
OTHER NON LACMTA FUNDING:									
LOCAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total LOCAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
STATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total STATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
FEDERAL:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total FEDERAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PRIVATE:									
Planning Activities/Prog Dev									$0
Environmental									$0
Design and PS&E									$0
Right-of-Way Acquisition									$0
Construction									$0
Vehicle Purchase									$0
Others									$0
Total PRIVATE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
SUM NON-LACMTA FUNDS :	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT FUNDING FY2027-28 and FY2028-29	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$80,000**
TOTAL LACMTA FUNDS	**$12,000**	**$12,000**	**$12,000**	**$14,000**	**$20,000**	**$20,000**	**$20,000**	**$20,000**	**$130,000**
TOTAL NON-LACMTA FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PROJECT FUNDING	**$12,000**	**$12,000**	**$12,000**	**$14,000**	**$20,000**	**$20,000**	**$20,000**	**$20,000**	**$130,000**

ATTACHMENT C
SCOPE OF WORK
CAPITAL PROJECT

PROJECT TITLE:
Inglewood Ave Improvement Project

PROJECT LOCATION:
The project is located at Inglewood Ave in the City of Hawthorne, in the Los Angeles County area

PROJECT LIMITS:
This project limits are Inglewood Ave between El Segundo Blvd to Rosecrans Ave.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:
Inglewood Avenue is a major north and south collector street in the South Bay area of Los Angeles County with a daily traffic volume in excess of 30,000 vehicles per day. This collector street provides access to the 405 freeway, City of Lawndale, City of Inglewood, and unincorporated areas of Los Angeles County. Inglewood Avenue is part of MTA bus line 215. Furthermore, Inglewood Ave has higher than normal truck traffic as there are numerous trucking hubs going into the Inglewood and Rosecrans shopping centers which distributes to Mobil gastation, Walmart neighborhood Market, CVS and Marshall. This intersection also eases 405 freeway access. In addition, this segment of Inglewood Ave has direct access to Hawthorne High school and two gas stations.

The width of Inglewood Ave is 60ft. which has an adverse effect on pedestrian circulation, taking more than 15 seconds on average, at the average walking speed of 3.5 feet per second, to cross. The relative speed and volume of traffic on Inglewood Ave, coupled with the high volume of turning movements and through traffic on major East and West streets such as Rosecrans Ave and El Segundo Blvd produce a situation where crossing the avenue is difficult and time consuming. Additionally, the mixed use of parking and through traffic, coupled with transit stops, contributes to the congestion and bottlenecks throughout the Avenue. The Inglewood Avenue Mobility Improvement Project will increase intersection capacity, make enhancements to improve traffic flow, increase pedestrian safety and improve the efficiency of public transit.

PROJECT BACKGROUND:
The scope involves all phases PA/ED and PS&E. The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements. Detailed intersection improvements can be found below.

a) Intersection widening – Inglewood Ave at the Rosecrans Ave. to widen the east side of Inglewood Ave. to add a 2nd southbound left-turn lane on Inglewood Ave.

b) Traffic signal system will be upgraded at each signalized intersection along Inglewood Avenue(6 intersections) enhancing the traffic circulation. The current signal systems are installed over 3 decades ago, and have proven problematic for coordination due to equipment break down and inaccurate time keeping in the old controllers. This project will also provide new traffic signal timings to each intersection reflecting the current traffic demand thereby enhancing the traffic coordination and minimizing travel delays. The project includes the following intersections:

- Inglewood Avenue at El Segundo Blvd (S)
- Inglewood Avenue at 129th St
- Inglewood Avenue at 130TH St (S)
- Inglewood Avenue at 131st St
- Inglewood Avenue at 132nd St (S)
- Inglewood Avenue at 133rd St
- Inglewood Avenue at 134th St
- Inglewood Avenue at 134th Pl
- Inglewood Avenue at 135th St (S)
- Inglewood Avenue at 136st St
- Inglewood Avenue at 137th St
- Inglewood Avenue at 137th Pl
- Inglewood Avenue at 138th St (S)
- Inglewood Avenue at 139th St
- Inglewood Avenue at 140th St
- Inglewood Avenue at 141st St
- Inglewood Avenue at 142nd St
- Inglewood Avenue at Rosecrans Ave (S)

The project includes the following improvements and to effectively implement this project.

a) Upgrade signal wirings and detection sensors including bicycle sensors. This will improve the reliability of the traffic signal system and provide detection of bicycle traffic. The new detection system includes the installation of advance sensors that will enable the signal system to extend the green time for the approaching vehicle to adequately clear the intersection.

b) Upgrade traffic signal controllers and cabinets at all 6 signal intersection locations. This will enhance the reliability of the signal operation and minimize traffic congestion due to malfunction of signal equipment.

c) Upgrade traffic signal poles and signal heads at all 6 intersection locations. This will vastly improve the visibility of the signal heads. Some of the existing traffic signal poles will be upgraded with safety lights and they will be positioned to light up each crosswalk. This will enhance pedestrian safety by improving their visibility.

d) Upgrade pedestrian signal with count-down features at all 6 intersection locations. This will enhance pedestrian safety by informing the pedestrian how much time they have to cross the street.

e) Upgrade disabled access ramps at all intersections to enhance accessibility to sidewalk and minimize the pedestrians' need to travel on the street minimizing pedestrian related conflicts.

f) Improvements to pavement by removing and replacing deteriorated pavement sections and overlay the entire boulevard with a new layer of asphalt. The pavement will minimize the needs to close traffic lanes for maintenance purpose and thereby improve traffic circulation.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	10,000
PS and E	120,000
Total Budget	$ 130,000

PROJECT FUNDING:

PHASE	LACMTA – MEASURE M FUNDS	LOCAL AGENCY (IF ANY)	TOTAL
PA/ED	10,000		
PS&E	120,000		
TOTAL BUDGET COST	**130,000**		

DESIGN:

I. Preliminary Design – "Project Report" as Final Work Product

Tasks to be performed include, but are not limited to, the following:

A. Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.
B. Read, review and understand all aspects and goals of the Lead Agency's General Plan Circulation Element and other plans, as these plans pertain to the widening and ultimate build-out
C. Incorporate provided layout plans to be incorporated into the final design.
D. Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.
E. Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.
F. Conduct geotechnical investigations
G. Identify right-of-way acquisitions, and/or vacations to provide for the optimal alignment of Road, which shall incorporate roadway widening, development build outs and preservation of existing improvements and scenic character of the area.
H. Identify street pavement structural sections for project area.

I. Identify all drainage/BMP structure improvements, based upon hydrology, hydraulic calculations and water quality issues. Structural BMPs shall be incorporated into the street design for stormwater quality improvements prior to entering natural waterways.
J. Prepare and submit an Engineer's construction cost estimate for all recommended improvements identified in the Report.

II. Environmental Analysis

Tasks to be performed include, but are not limited to, the following

A. Conduct the required technical analysis for the project.
B. Prepare, following completion of appropriate technical analysis, an Administrative Draft IS, consistent with CEQA Guidelines Appendix G, for review and approval by the City.
C. Coordinate with the City and prepare permit applications/notifications for the Project as applicable.

III. Final Design – Plans, Specifications and Estimates

Tasks to be performed include, but are not limited to, the following:

A. Design the ultimate build out and ultimate repair strategy based on the City reviewed "Summary Letter Report".
B. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Drainage/BMP Structure(s) Details, Traffic Striping/Signage/Signal Plans, Street Lighting/Electrical, Bike Lane Plans, and Median/Landscaping Plans.
C. Submittal of plan set shall be delivered at 50% and 90% complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.
D. Assist the City for the Community Information Workshop after the 90% submittal by preparing exhibits and attending booths
E. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates.
F. Submittal of specifications shall be delivered to the City at 90% complete and final. When project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.
G. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.
H. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

IV. Project Management and Preparation of Periodic Updated Schedule, Deliverables and Meetings

Tasks to be performed include, but are not limited to, the following:

A. Meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and City, shall be and not be limited to: Project Kick-off Meeting, progress meetings and preparation for the Community Information Workshop at 90% design completion.
B. Provide periodic schedule updates on deliverables and meetings as changes to original schedule occur or as needed based on the needs of the project.

MILESTONES: The implementation schedule for this project will be as follows.

	START DATE	COMPLETION DATE
PLANNING		
Prepare Concept Report	7/1/25	2/28/26
Prepare Feasibility Study	7/1/25	2/28/26
Prepare Project Study Report	7/1/25	2/28/26
Intelligent Transportation System (ITS)	7/1/25	2/28/26
Feasibility Study	7/1/25	2/28/26
Concept Exploration	7/1/25	2/28/26
PRELIMINARY DESIGN		
Prepare Detailed Design Plans	7/1/25	2/28/26
Prepare Detailed Construction Plans	7/1/25	2/28/26
Prepare Project Cost Estimate	7/1/25	2/28/26
Intelligent Transportation System (ITS)	7/1/25	2/28/26
Concept of Operations	7/1/25	2/28/26
System Requirements	7/1/25	2/28/26
High Level Design	7/1/25	2/28/26
PA&ED		
Prepare Environmental Document	2/28/26	3/30/26
Scoping	2/28/26	3/30/26
Technical Studies	2/28/26	3/30/26
Draft Environmental Document	2/28/26	3/30/26
Final Environmental Document	2/28/26	3/30/26
Community Outreach	2/28/26	3/30/26
Secure Project Approval	2/28/26	3/30/26
Categorical Exemption Filing	2/28/26	3/30/26
Insert other PAED milestones	2/28/26	3/30/26
PS&E		
35% PS&E		
Preliminary Investigations	7/1/26	4/30/27
Preliminary Foundation	7/1/26	4/30/27
Geometric Drawings	7/1/26	4/30/27
Bridge Type Selection Roadway and Retrofit Strategy	7/1/26	4/30/27
ADL Review	7/1/26	4/30/27
Utilities	7/1/26	4/30/27
Right-of-Way	7/1/26	4/30/27
Estimating	7/1/26	4/30/27
Civic Design	7/1/26	4/30/27
Structural Design	7/1/26	4/30/27

Detailed Design	3/30/26	4/30/27
ITS Drawings	3/30/26	4/30/27
System Plans	3/30/26	4/30/27
Communications Plans	3/30/26	4/30/27
Systems Integrations Plans	3/30/26	4/30/27
Software Specifications	7/1/26	4/30/27
Project Review & Comments	7/1/26	4/30/27
65% PS&E		
Civil Design Plans	5/1/27	6/30/28
Right-of-Way Engineering	5/1/27	6/30/28
Structural Design	5/1/27	6/30/28
Prepare Project Cost Estimate	5/1/27	6/30/28
Detailed Design	5/1/27	6/30/28
ITS Drawings	5/1/27	6/30/28
System Plans	5/1/27	6/30/28
Communications Plans	5/1/27	6/30/28
Systems Integrations Plans	5/1/27	6/30/28
Equipment Specifications	5/1/27	6/30/28
Software Specifications	5/1/27	6/30/28
Project Review & Comments	5/1/27	6/30/28
95% PS&E		
Civil Design Plans	7/1/28	6/30/29
Structural Design	7/1/28	6/30/29
Detailed Design	7/1/28	6/30/29
ITS Drawings	7/1/28	6/30/29
System Plans	7/1/28	6/30/29
Communications Plans	7/1/28	6/30/29
Systems Integrations Plans	7/1/28	6/30/29
Equipment Specifications	7/1/28	6/30/29
Software Specifications	7/1/28	6/30/29
Submit Final PS&E	7/1/28	6/30/29
Outside Agency Review	7/1/28	6/30/29

ATTACHMENT C - Location Map(s):

El Segundo Blvd
129th St
130th St.
131st St.
132nd St.
133rd St.
134th St.
135th St
136th St
137th St.
137th Pl.
138th St.
140th St.
141st St.
142nd St.
Rosecrans Ave
Inglewood Ave
Sepulveda Blvd
Ramona Ave

FA ATTACHMENT D
PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Expenditure Report to the LACMTA, after receiving LACMTA Project Manager's acceptance of the draft report, at ACCOUNTSPAYABLE@METRO.NET or by mail to **Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296.** Please note that letters or other forms of documentation may **not** be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.

- The draft Quarterly Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

- Any expense charged to the grant must be clearly and directly related to the project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost", please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations*.

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE M ATTACHMENT D-2

QUARTERLY PROGRESS/EXPENDITURE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	9200000000M
Quarterly Report #	

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO

ACCOUNTSPAYABLE@METRO.NET

or submit by mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296

Please note that letters or other forms of documentation may **not** be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and include totals in this Section.

	LACMTA Measure M MSP Grant $
Project Quarter Expenditure	
This Quarter Expenditure	
Retention Amount	
Net Invoice Amount (Less Retention)	
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	
Total Project Budget	
% of Project Budget Expended to Date	
Balance Remaining	

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year : ☐ 2018-19 ☐ 2019-20 ☐ 2020-21
☐ 2021-22 ☐ 2022-23 ☐ 2023-24

Quarter : ☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

Measure M Multi-Year Subregional Program Type: _____

LACMTA Project Manager	Name:	
	Phone Number:	
	E-mail:	

Grantee Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	E-mail:	

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. ***DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.***

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental				
Design				
Right-of-Way Acquisition				
Construction				
Vehicle Purchase				
Others				
Ground Breaking Event				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

☐ On schedule per original FA schedule
☐ Less than 12 months behind original schedule
☐ Between 12-24 months behind original schedule
☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

☐ Yes ☐ No ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

☐ Yes ☐ No ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

6. UPCOMING QUARTERLY TASKS / MILESTONES

List tasks or milestones expected to be accomplished next quarter.

7. PLAN EXPENDITURES

Provide expected expenditures (estimated) for next quarter.

SECTION 4. ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

	ITEM	INVOICE #	Invoice Reference Pg(s)	TOTAL EXPENSES CHARGED TO LACMTA MEASURE M GRANT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
	TOTAL			$ -

Note:
All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:

LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf.
Written exception requests for Check Payments should be completed and emailed to Accounts Payable at ACCOUNTSPAYABLE@METRO.NET.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature *Date*

Name *Title*

ATTACHMENT F
BOND REQUIREMENTS

The provisions of this Attachment F apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA' s approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment F and notify LACMTA of such designations.

ATTACHMENT G
SPECIAL GRANT CONDITIONS
LOS ANGELES COUNTY REGIONAL ITS ARCHITECTURE (CONNECT-IT) CONSISTENCY SELF-CERTIFICATION POLICY FORM

This Los Angeles County Regional ITS Architecture (CONNECT-IT) consistency self-certification form should be completed and executed for all ITS Projects or Projects with ITS elements. The form should be sent to LACMTA for any planned ITS projects or proposed funding involving Local, State or Federal funds programmed or administered through the LACMTA.

1. Project Title: Inglewood Ave Improvement Project
2. Name of Sponsoring Agency: City of Hawthorne
3. Contact Name: Akbar Farokhi
4. Contact Phone: (310) 349-2980
5. Contact Email: afarokhi@cityofhawthorne.org

6. Project Description:

The scope involves all phases PA/ED and PS&E. The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements. Detailed intersection improvements can be found below.

a) Intersection widening – Inglewood Ave at the Rosecrans Ave. to widen the east side of Inglewood Ave. to add a 2nd southbound left-turn lane on Inglewood Ave.

b) Traffic signal system will be upgraded at each signalized intersection along Inglewood Avenue(6 intersections) enhancing the traffic circulation. The current signal systems are installed over 3 decades ago, and have proven problematic for coordination due to equipment break down and inaccurate time keeping in the old controllers. This project will also provide new traffic signal timings to each intersection reflecting the current traffic demand thereby enhancing the traffic coordination and minimizing travel delays. The project includes the following intersections:

- Inglewood Avenue at El Segundo Blvd (S)
- Inglewood Avenue at 129th St
- Inglewood Avenue at 130th St (S)
- Inglewood Avenue at 131st St
- Inglewood Avenue at 132nd St (S)
- Inglewood Avenue at 133rd St
- Inglewood Avenue at 134th St

- Inglewood Avenue at 134th Pl
- Inglewood Avenue at 135th St (S)
- Inglewood Avenue at 136st St
- Inglewood Avenue at 137th St
- Inglewood Avenue at 137th Pl
- Inglewood Avenue at 138th St (S)
- Inglewood Avenue at 139th St
- Inglewood Avenue at 140th St
- Inglewood Avenue at 141st St
- Inglewood Avenue at 142nd St
- Inglewood Avenue at Rosecrans Ave (S)

The project includes the following improvements and to effectively implement this project.

a) Upgrade signal wirings and detection sensors including bicycle sensors. This will improve the reliability of the traffic signal system and provide detection of bicycle traffic. The new detection system includes the installation of advance sensors that will enable the signal system to extend the green time for the approaching vehicle to adequately clear the intersection.

b) Upgrade traffic signal controllers and cabinets at all 6 signal intersection locations. This will enhance the reliability of the signal operation and minimize traffic congestion due to malfunction of signal equipment.

c) Upgrade traffic signal poles and signal heads at all 6 intersection locations. This will vastly improve the visibility of the signal heads. Some of the existing traffic signal poles will be upgraded with safety lights and they will be positioned to light up each crosswalk. This will enhance pedestrian safety by improving their visibility.

d) Upgrade pedestrian signal with count-down features at all 6 intersection locations. This will enhance pedestrian safety by informing the pedestrian how much time they have to cross the street.

e) Upgrade disabled access ramps at all intersections to enhance accessibility to sidewalk and minimize the pedestrians' need to travel on the street minimizing pedestrian related conflicts.

f) Improvements to pavement by removing and replacing deteriorated pavement sections and overlay the entire boulevard with a new layer of asphalt. The pavement will minimize the needs to close traffic lanes for maintenance purpose and thereby improve traffic circulation.

7. Identify the ITS elements being implemented and the relevant CONNECT-IT Service Package(s), see Exhibit A.
   TM03, TM04, VS02, VS12

8. Outline of the concept of operations for the project.
   - Account for field visits of the project area to identify design issues. Record existing site conditions in photographs and/or video.

   - Incorporate provided layout plans to be incorporated into the final design.

   - Provide a complete survey of the project area, establishing horizontal and vertical control for the project. Mapping shall include topographic features within 50 feet of project area.

   - Identify and coordinate with all utilities in the project area to facilitate the final design of the Project.

   - Conduct geotechnical investigations of Inglewood Ave, between El Segundo Blvd to Rosecrans Ave

   - Identify right-of-way acquisitions, and/or vacations to provide for the optimal alignment of Road, which shall incorporate roadway widening, development build outs and preservation of existing improvements and scenic character of the area.

   - Identify street pavement structural sections for project area.

   - Identify all drainage/BMP structure improvements, based upon hydrology, hydraulic calculations and water quality issues. Structural BMPs shall be incorporated into the street design for stormwater quality improvements prior to entering natural waterways.

   - Identifying the ultimate alignment of roadway improvements, as well as the recommended ultimate repair strategy for As part of the Report, the Consultant shall prepare and provide CAD drawings of the proposed alignment, which shall include vertical and horizontal alignment, improvements, and drainage/BMP structures. Right-of-way acquisitions and/or vacations shall be clearly identified.

   - Prepare Engineer's construction cost estimate for all recommended improvements identified in the Report.

9. Identify participating agencies roles and responsibilities.
   - City of Hawthorne: design, construction and management of project

- LA County: traffic signal timing revision and controller updates, maintenance support and repair assistance, construction inspection services, coordinate shared intersections

By signing and self-certifying this form, the agency commits itself to follow the ITS requirements listed below during project design and implementation. Please be advised that your project may be subject to further review and documentation by Metro and the CONNECT-IT Maintenance Team during project design and implementation phases:

- Perform a lifecycle analysis for the ITS project elements and incorporate these costs into the Operations and Maintenance plan as part of the system engineering process,
- Maintain and operate the system according to the recommendations of the operations and Maintenance plan upon project completion,
- Use the systems engineering process and document the system engineering steps, and
- Use the CONNECT-IT interface standards, if required, and conform to the regional configuration management process.

Signature:

Agency Representative

7/30/25
Date

Exhibit A

Architecture Reference for CONNECT-IT Service Packages

The table below is the architecture reference for the CONNECT-IT service packages. For additional information on the service packages below, to view interconnect diagrams for each service package or to suggest updates to CONNECT-IT, visit www.laconnect-it.com.

Service Package Area	Short Name	Name
Commercial Vehicle Operations	CVO01	Carrier Operations and Fleet Management
	CVO02	Freight Administration
	CVO03	Electronic Clearance
	CVO04	CV Administrative Processes
	CVO05	International Border Electronic Clearance
	CVO06	Freight Signal Priority
	CVO07	Roadside CVO Safety
	CVO08	Smart Roadside and Virtual WIM
	CVO09	Freight-Specific Dynamic Travel Planning
	CVO11	Freight Drayage Optimization
	CVO12	HAZMAT Management
	CVO14	CV Driver Security Authentication
	CVO15	Fleet and Freight Security
Data Management	DM01	ITS Data Warehouse
	DM02	Performance Monitoring
Maintenance and Construction	MC01	Maintenance and Construction Vehicle and Equipment Tracking
	MC02	Maintenance and Construction Vehicle Maintenance
	MC05	Roadway Maintenance and Construction
	MC06	Work Zone Management
	MC07	Work Zone Safety Monitoring
	MC08	Maintenance and Construction Activity Coordination
Parking Management	PM01	Parking Space Management
	PM02	Smart Park and Ride System
	PM03	Parking Electronic Payment
	PM04	Regional Parking Management
	PM05	Loading Zone Management
Public Safety	PS01	Emergency Call-Taking and Dispatch
	PS02	Routing Support for Emergency Responders
	PS03	Emergency Vehicle Preemption
	PS04	Mayday Notification
	PS05	Vehicle Emergency Response
	PS06	Incident Scene Pre-Arrival Staging Guidance for Emergency Responders
	PS07	Incident Scene Safety Monitoring
	PS08	Roadway Service Patrols
	PS10	Wide-Area Alert

Service Package Area	Short Name	Name
	PS11	Early Warning System
	PS12	Disaster Response and Recovery
	PS13	Evacuation and Reentry Management
	PS14	Disaster Traveler Information
Public Transportation	PT01	Transit Vehicle Tracking
	PT02	Transit Fixed-Route Operations
	PT03	Dynamic Transit Operations
	PT04	Transit Fare Collection Management
	PT05	Transit Security
	PT06	Transit Fleet Management
	PT07	Transit Passenger Counting
	PT08	Transit Traveler Information
	PT09	Transit Signal Priority
	PT10	Intermittent Bus Lanes
	PT11	Transit Pedestrian Indication
	PT14	Multi-modal Coordination
	PT16	Route ID for the Visually Impaired
	PT17	Transit Connection Protection
	PT18	Integrated Multi-Modal Electronic Payment
Support	SU01	Connected Vehicle System Monitoring and Management
	SU02	Core Authorization
	SU03	Data Distribution
	SU04	Map Management
	SU05	Location and Time
	SU06	Object Registration and Discovery
	SU07	Privacy Protection
	SU08	Security and Credentials Management
	SU09	Center Maintenance
	SU10	Field Equipment Maintenance
	SU11	Vehicle Maintenance
	SU12	Traveler Device Maintenance
Sustainable Travel	ST01	Emissions Monitoring
	ST02	Eco-Traffic Signal Timing
	ST03	Eco-Traffic Metering
	ST04	Roadside Lighting
	ST05	Electric Charging Stations Management
	ST06	HOV/HOT Lane Management
	ST08	Eco-Approach and Departure at Signalized Intersections
	ST09	Connected Eco-Driving
Traffic Management	TM01	Infrastructure-Based Traffic Surveillance
	TM02	Vehicle-Based Traffic Surveillance
	TM03	Traffic Signal Control
	TM04	Connected Vehicle Traffic Signal System
	TM05	Traffic Metering

Service Package Area	Short Name	Name
	TM06	Traffic Information Dissemination
	TM07	Regional Traffic Management
	TM08	Traffic Incident Management System
	TM09	Integrated Decision Support and Demand Management
	TM10	Electronic Toll Collection
	TM11	Road Use Charging
	TM12	Dynamic Roadway Warning
	TM13	Standard Railroad Grade Crossing
	TM14	Advanced Railroad Grade Crossing
	TM15	Railroad Operations Coordination
	TM16	Reversible Lane Management
	TM17	Speed Warning and Enforcement
	TM19	Roadway Closure Management
	TM20	Variable Speed Limits
	TM21	Speed Harmonization
	TM22	Dynamic Lane Management and Shoulder Use
Traveler Information	TI01	Broadcast Traveler Information
	TI02	Personalized Traveler Information
	TI03	Dynamic Route Guidance
	TI04	Infrastructure-Provided Trip Planning and Route Guidance
	TI05	Travel Services Information and Reservation
	TI06	Dynamic Ridesharing and Shared Use Transportation
	TI07	In-Vehicle Signage
Vehicle Safety	VS01	Autonomous Vehicle Safety Systems
	VS02	V2V Basic Safety
	VS03	V2V Situational Awareness
	VS04	V2V Special Vehicle Alert
	VS05	Curve Speed Warning
	VS08	Queue Warning
	VS09	Reduced Speed Zone Warning / Lane Closure
	VS10	Restricted Lane Warnings
	VS11	Oversize Vehicle Warning
	VS12	Pedestrian and Cyclist Safety
	VS13	Intersection Safety Warning and Collision Avoidance
	VS14	Cooperative Adaptive Cruise Control
	VS15	Infrastructure Enhanced Cooperative Adaptive Cruise Control
	VS16	Automated Vehicle Operations
	VS17	Traffic Code Dissemination

Note: CONNECT-IT service packages may differ from service packages identified in the National ITS Reference Architecture (ARC-IT). For any service packages not represented in CONNECT-IT, refer to ARC-IT by accessing www.arc-it.net. Contact the administrator at sharmas@metro.net for questions regarding CONNECT-IT.

ATTACHMENT G-1
SPECIAL GRANT CONDITIONS
SIGNAL SYNCHRONIZATION, INTELLIGENT TRANSPORTATION SYSTEMS (ITS), AND TRANSPORTATION TECHNOLOGY IMPROVEMENTS

1. Grantee is required to attend the LACMTA Arterial ITS Committee Meetings quarterly. Grantee shall coordinate through the Arterial ITS Committee, the Coalition for Transportation Technology and/or other appropriate and recognized forums to ensure consistency with local, subregional and regional ITS plans. Grantee shall provide the opportunity to LACMTA staff and other affected agencies to review, comment and participate on all aspects of the Project implementation to achieve multi-jurisdictional consensus, including, but not limited to, scope of work, consultant selection, PS&E, system design, bid documents and Project deliverables.

2. Grantee shall coordinate with LA County Public Works when applicable and shall not advertise the Project for bid to begin construction before all affected agencies have fully executed an agreement regarding the maintenance and operation of traffic signal synchronization system(s) along multi-jurisdictional corridor(s). Grantee shall deliver or email a copy of the fully executed agreement to LACMTA within seven (7) days from the date of full execution.

3. Grantee shall commit and/or secure non-LACMTA funds to maintain and operate the Project improvements. Operations and maintenance plans shall be developed for all ITS projects. For multi-jurisdictional projects, multi-agency agreements shall be executed committing to the long-term operations and maintenance of shared project elements.

4. Grantee's Project shall not make major equipment or timing-plan changes on other Metro funded projects, within the first two years of Grantee's Project implementation/system operation without LACMTA or lead agency prior written approval.

5. For all central traffic control system projects, Grantee shall coordinate the system design through LACMTA staff to allow communication with the Regional Integration of ITS (RIITS) to facilitate multi-jurisdictional traffic management and data sharing.

6. Grantee shall ensure Countywide Signal Priority (CSP) capabilities are maintained when Grantee's Project is in an existing and planned CSP corridor.

7. Grantee shall ensure Integrated Corridor Management (ICM) capabilities are maintained when Grantee's Project is in an existing and planned corridor.

8. Grantee shall make available all data from the Project, including, without limitation, improvements and inventory data, to LACMTA upon request.

Grantee shall:

a. provide real-time traffic data from the Project, if available, to the Regional Integration of ITS (RIITS)
b. allow for archiving through the Regional Integration of ITS (RIITS) Network or any regional ITS software to support regional transportation planning and operations
c. populate ITS Field Inventory Resource Sharing Tool (ITS FIRST) with data upon completion of project

9. Grantee shall ensure that the project uses a generally accepted system engineering approach to maintain the integrity and quality of completed projects.

10. Grantee's project shall adhere to existing Metro guidelines for specific subprograms as applicable.

The obligations set forth in this section shall survive the expiration or termination of this Agreement.

AGENDA ITEM NO. 24.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Manager

SUBJECT:
Nominations of Commissioners for Planning, Parks, Recreation & Fine Arts, Senior Citizens' and Youth Commissions. (A. Vargas)

Planning Commission:
Mike Talleda
Stephen Nellman

Parks, Recreation & Fine Arts Commission:
Greg Guich
Jessica Romero

Senior Citizens' Commission :
Juanita Douse

Youth Commission:
Richard Harrison
Jesus Lemus
Nuzhath Samira

AGENDA ITEM NO. 25.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/14/2025
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:
Construction Industry Transparency Ordinance (K. Manning)

RECOMMENDED MOTION:

DISCUSSION:

FISCAL IMPACT:

NOTICING PROCEDURE: