

Barry Waite, Mayor  
Bill Uphoff, Mayor Pro Tem  
James Gazeley, Council Member  
Cindy Segawa, Council Member  
Mark A. Waronek, Council Member



LOMITA CITY HALL  
COUNCIL CHAMBERS  
24300 Narbonne Avenue  
Lomita, CA 90717  
Phone: (310) 325-7110  
Fax: (310) 325-4024

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Next Resolution No. 2023-23  
Next Ordinance No. 859

**AGENDA  
REGULAR MEETING  
LOMITA CITY COUNCIL  
TUESDAY, NOVEMBER 7, 2023  
6:00 P.M.**

**THE CITY COUNCIL HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. PARTICIPATION BY MEMBERS OF THE PUBLIC IS ONLY GUARANTEED VIA IN-PERSON ATTENDANCE. AS A COURTESY, THE CITY MAY ALSO CHOOSE TO ALLOW PUBLIC PARTICIPATION DURING THE MEETING VIA A COMPUTER OR SMART DEVICE USING THE FOLLOWING ZOOM LINK:**

<https://us02web.zoom.us/j/87836258466>

Telephone Option: (669) 900-6833 Meeting ID: 878 3625 8466

**THE COUNCIL MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING, OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT THE MEETING.**

Please note that the City cannot, and does not, guarantee that the above Zoom link or dial in feature will work, that any individual commenter's computer or smart device will operate without issue, or that the City's hosting of the Zoom will work without issue. Members of the public acknowledge this and are on notice that public participation is only guaranteed via attendance in Council Chambers and that the Zoom option is provided as a courtesy only. Technological issues or failure of the Zoom link to be operational for any reason will not result in any pause, recess, or cancellation of the meeting.

If you wish to provide public comment during oral communications or for a particular agenda item, you may either contact the City Clerk's Office before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the City Clerk or if participating via Zoom utilize the "raise hand" function to join the queue to speak when the Mayor calls the item for discussion. Your name and city of residency is requested, but not required.

**No meeting of the Lomita Public Financing Authority will be held on this date.**

**1. OPENING CEREMONIES**

- a. Call Meeting to Order
- b. Flag Salute
- c. Invocation – Council Member Segawa
- d. Roll Call

**2. APPROVAL OF AGENDA****3. PRESENTATIONS**

- **RECOGNITION OF KAREN KANDA FOR RECEIVING THE SILVER SUSTAINABILITY LEADER AWARD AS A VOLUNTEER WITH THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**
- **RECOGNITION OF FLEMING MIDDLE SCHOOL GIRLS' FLAG FOOTBALL TEAM AS DIVISION I LOS ANGELES CITY CHAMPIONS**

**4. ORAL COMMUNICATIONS**

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. In order to conduct a timely meeting, a three (3) minute time limit per person has been established. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.

**5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL**

The City Council may discuss and act upon items described under Council comments; however, items which are not on the agenda will be limited to Council reports, announcements, requests for clarification or factual information, or placement of matters on the agenda for a future meeting.

**6. CITY MANAGER'S REPORT (information only)****7. CONSENT AGENDA**

All items under the Consent Agenda are considered by the Council to be routine and will be enacted by one motion in the form listed below. There may be separate discussions of these items prior to the time the Council votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Council Member or staff.

**RECOMMENDED ACTION:** That Consent Agenda Items 7a-l be approved.

- a. Motion to Waive Full Reading of Ordinances and that They be Read in Title Only

**RECOMMENDED ACTION:** Approve motion.

- b. Minutes of the Regular and Special City Council Meetings of May 16, 2023, and Regular City Council Meeting of July 18, 2023

**RECOMMENDED ACTION:** Approve minutes.

- c. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- d. Professional Services Agreement with BOA for Tom Rico Center Roof and Railroad Museum Building Improvements

**RECOMMENDED ACTION:** Approve a Professional Services Agreement with Black, O'Dowd and Associates, Inc., dba BOA Architecture for engineering design services for the New Roof Design for the Tom Rico Center Roof and Railroad Museum Building Improvements Project for an amount of \$46,700.00 plus a 20% contingency amount of \$9,340.00; and authorize the City Manager to execute the Agreement.

- e. Resolution to Accept Funds from the SB 1383 Local Assistance Grant Program

**RECOMMENDED ACTION:** Adopt Resolution No. 2023-23, authorizing the submittal of an application with the Department of Resources Recycling and Recovery (CalRecycle).

**RESOLUTION NO. 2023-23 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING AND AUTHORIZING PARTICIPATION AND ACCEPTANCE OF THE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM**

- f. Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update

**RECOMMENDED ACTION:** 1) Approve a Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update in the amount of \$25,655 plus a 15% contingency amount of \$3,848.25; 2) Appropriate \$29,503.25 to Account Number 225-810-5806.326; and 3) Authorize the City Manager to execute the Agreement.

- g. As-Needed Engineering and Land Development Services

**RECOMMENDED ACTION:** 1) Approve a Professional Services Agreement with Transtech Engineers, Inc. for As-Needed Engineering and Land Development Services for an amount of \$125,000.00 per year for up to four years with a 20% contingency of \$25,000 per year for four years; 2) Appropriate \$150,000 to 100-605.5340.000; and 3) Authorize the City Manager to execute the Agreement.

- h. Side Letter with the Lomita City Employees Association (LCEA) re: Various Policies, Amendment to the Compensation Plan for Non-Represented and Related Actions

**RECOMMENDED ACTION:** 1) Adopt Resolution No. 2023-24 approving a side letter covering various policies with the LCEA amending MOUs with the Administrative and Field Services Units covering the period of July 1, 2022 – June 30, 2025; 2) Adopt Resolution No. 2023-25 approving an amendment to the comp plan for non-represented employees adding a certification policy and adding the position of Human Resources Manager; 3) Adopt Resolution No. 2023-26 establishing a revised list of full-time positions with corresponding salary schedule and make the necessary budget adjustment for the position of Human Resources Manager; and 4) Approve a new class specification for Human Resources Manager and a revised class specification for Water Service Technician I/II.

**RESOLUTION NO. 2023-24 - SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF LOMITA AND THE LOMITA CITY EMPLOYEES ASSOCIATION (LCEA) PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 3505.1**

**RESOLUTION NO. 2023-25 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING A COMPENSATION PLAN FOR NON-REPRESENTED EMPLOYEES FOR FISCAL YEARS 2022-23 THROUGH 2024-25 AND RESCINDING RESOLUTION NO. 2022-33**

**RESOLUTION NO. 2023-26 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ESTABLISHING A SALARY SCHEDULE AND AUTHORIZED POSITIONS FOR EMPLOYEES FOR THE FISCAL YEAR COMMENCING JULY 1, 2022, AND ENDING JUNE 30, 2024**

- i. Resolution Amending the Part-time and Temporary Employment Policy and Compensation Plan for Fiscal Year 2023-2024

**RECOMMENDED ACTION:** Adopt a resolution amending the Part-time and Temporary Employee Policy and Compensation Plan for Fiscal Year 2023-2024.

**RESOLUTION NO. 2023-27- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING THE PART-TIME AND TEMPORARY EMPLOYMENT POLICY AND COMPENSATION PLAN, ADOPTED IN RESOLUTION NO. 2015-34, AND ESTABLISHING AUTHORIZED POSITIONS AND A SALARY SCHEDULE FOR PART-TIME AND TEMPORARY EMPLOYEES FOR FISCAL YEAR COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024**

- j. Groundwater Well Feasibility Study

**RECOMMENDED ACTION:** Receive and file the final report, a New Groundwater Well Feasibility Study.

- k. ARPA Job Creation Program Application for Retro Reload Façade Improvement

**RECOMMENDED ACTION:** 1) Approve one (1) application under the City's ARPA Business Assistance Programs; 2) Authorize the City Manager to make minor amendments as may be necessary with approval of the City Attorney; and 3) Authorize the City Manager to execute agreements with approved applicants for funding.



I. Disposal of Surplus Equipment

**RECOMMENDED ACTION:** Authorize the Administrative Services Director to exercise the sale of, or otherwise dispose of surplus City property.

**8. SCHEDULED ITEMS**

**a. DISCUSSION AND CONSIDERATION OF PREFERRED LAND USE PLAN FOR THE GENERAL PLAN UPDATE**

Presented by Brianna Rindge, Community & Economic Development Director

**RECOMMENDED ACTION:** Discuss and direct City staff to work with the Consultant to proceed with the attached Preferred Land Use Plan and continue formulating the General Plan Elements, Development Standards, and Draft Environmental Impact Report.

**b. DISCUSSION AND CONSIDERATION OF A POTENTIAL LOAN TO THE CITY OF A REPLICA RED CAR FROM THE PORTS OF LOS ANGELES**

Presented by Emma Kelley, Recreation Manager

**RECOMMENDED ACTION:** Discuss and provide staff direction to draft a formal loan agreement with the Ports of Los Angeles for the loan of a replica Waterfront Red Car in a form to be approved by the City Attorney and return to the Council for consideration and possible approval.

**9. PUBLIC HEARINGS**

**a. DISCUSSION AND CONSIDERATION OF SOLID WASTE RATE ADJUSTMENTS FOR THE YEARS COVERING 2024-2028 (PROP 218 PUBLIC HEARING)**

Presented by Gary Y. Sugano, Assistant City Manager

**RECOMMENDED ACTION:** 1) Hold a protest hearing to accept testimony and written protests against the increased fees. Ask the City Clerk to tabulate the protests. If the number of written protests received is not sufficient to constitute a majority protest, make a finding that there is no majority protest by property owners within the assessment area; and 2) Adopt Resolution No. 2023-28, adjusting solid waste rates.

**RESOLUTION NO. 2023-28 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, INCREASING SOLID WASTE COLLECTION RATES**

**10. ADJOURNMENT**

*Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.*

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.*

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall, Lomita Park, and uploaded to the City of Lomita website [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: November 3, 2023

A handwritten signature in blue ink, reading "Kathleen Horn Gregory".

Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA CITY COUNCIL  
REGULAR MEETING  
TUESDAY, MAY 16, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Waite at 6:08 p.m. on Tuesday, May 16, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Mayor Waite led the salute to the flag.

c. Invocation

Council Member Waronek gave the invocation.

d. Roll Call

**PRESENT:** Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

**ABSENT:** None

**STAFF PRESENT:** City Manager Smoot, Assistant City Attorney Castillo, Administrative Services Director Kamada, Public Works Director Dillon, Recreation Manager Kelley (via Zoom), and City Clerk Gregory

**2. APPROVAL OF AGENDA**

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve the agenda.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

**3. PRESENTATIONS**

None scheduled.

#### **4. ORAL COMMUNICATIONS**

Mayor Waite announced the time for public comments on consent agenda items or subjects other than those scheduled.

George Kivett, Lomita resident, spoke regarding the significance of Memorial Day and his ancestry dating back to the Battle of Brandywine, the first battle in which the American flag was flown. He thanked Director Dillon and the Public Works Department for the quick response in fixing several sections of the sidewalk on Stanhurst Avenue. He also mentioned that he will be applying for the General Plan Advisory Committee (GPAC), and commented that the May 7 Health Fair put on by the Lomita Chamber of Commerce was an excellent event.

There being no further requests to speak, Mayor Waite closed oral communications.

#### **5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL**

Council Member Segawa reported on the following:

- May 5 – West Basin Municipal Water District Water Issues Forum
- May 6 – Celebration of Life for Ken Blackwood
- May 7 – Lomita Chamber of Commerce Health Fair
- Recent Founders Day Subcommittee Meeting
- May 11 – Harassment Prevention Training
- May 11 – Narbonne High School Water Bottle Filling Dispensers Unveiling

Mayor Pro Tem Uphoff reported on the following:

- May 3 – South Bay Cities Council of Governments (SBCCOG) Homeless Services Task Force Meeting
- May 5 – West Basin Municipal Water District Water Issues Forum
- May 8 – SBCCOG Transportation Committee Meeting
- May 10 – California Contract Cities Association (CCCA) Legislative Committee Meeting

Council Member Gazeley reported on the following:

- May 10 – L.A. County Liability Trust Fund Meeting
- May 11 – L.A. County West Vector Control District Meeting

Council Member Waronek reported on the following:

- May 4-5 – Southern California Association of Governments Regional Conference and General Assembly
- May 5 – Golden Apple Awards
- May 10 – L.A. County Liability Trust Fund Meeting
- May 18-21 – CCCA Annual Municipal Seminar

Mayor Waite reported on the following:

- May 8 – SBCCOG Steering Committee Meeting

## 6. CITY MANAGER'S REPORT (information only)

City Manager Smoot announced that this year's Memorial Day Ceremony will take place at Veterans Park on May 29, 2023, at 9:00 a.m.

## 7. CONSENT AGENDA

**RECOMMENDED ACTION:** That Consent Agenda Items 7a-q be approved.

Assistant City Attorney Castillo noted that items 7j, 7k, and 7l contain typographical errors in the recitals of the ordinances that will be corrected subject to the City Attorney's review, and that the recommended action is to approve all Consent Agenda items, including items 7j, 7k, and 7l, with the corrections subject to the City Attorney's review.

Council Member Waronek made a motion, seconded by Council Member Segawa to approve the amended recommended action.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

**Approved the following Consent Agenda items:**

- a. Motion to Waive Full Reading of Ordinances and that They be Read in Title Only

**RECOMMENDED ACTION:** Approve Motion.

- b. Minutes of the Regular City Council Meeting of April 4, 2023

**RECOMMENDED ACTION:** Approve minutes.

- c. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- d. Monthly Report for the Administrative Services Department

**RECOMMENDED ACTION:** Receive and file the report.

- e. Monthly Report for the City Manager's Department

**RECOMMENDED ACTION:** Receive and file the report.

- f. Monthly Report for the Community and Economic Development Department

**RECOMMENDED ACTION:** Receive and file the report.

- g. Monthly Report for the Recreation and Facilities Division

**RECOMMENDED ACTION:** Receive and file the report.

- h. Monthly Report for the Public Works Department

**RECOMMENDED ACTION:** Receive and file the report.

- i. March 2023 Treasury & Investment Report

**RECOMMENDED ACTION:** Receive and file the report.

- j. Second Reading and Adoption of Ordinance No. 851 Approving a Zone Text Amendment Updating Regulations Regarding the Keeping of Hen Chickens and Finding the Action Exempt from the California Environmental Quality Act

**RECOMMENDED ACTION:** Adopt ordinance.

**ORDINANCE NO. 851 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-04 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 30 (RESIDENTIAL ZONES) TO UPDATE REGULATIONS REGARDING THE KEEPING OF HEN CHICKENS WITHIN THE A-1 (AGRICULTURE, NONCOMMERCIAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) ZONES AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- k. Second Reading and Adoption of Ordinance No. 852 Approving a Zone Text Amendment Regulating Planned Residential Developments and Finding the Action Exempt from the California Environmental Quality Act

**RECOMMENDED ACTION:** Adopt ordinance.

**ORDINANCE NO. 852 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-05 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 2 (DIVISION OF LAND), ARTICLE 4 (DESIGN), SECTION 11-2.171 (LOT DESIGN), AND CHAPTER 1 (ZONING), ARTICLE 15 (DEFINITIONS), TO SPECIFY REGULATIONS IN COMPATIBILITY WITH ADOPTED ORDINANCE NO. 839 REGULATING PLANNED RESIDENTIAL DEVELOPMENTS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- l. Second Reading and Adoption of Ordinance No. 853 Approving a Zone Text Amendment Updating Outdoor Dining Regulations and Finding the Action Exempt from the California Environmental Quality Act

**RECOMMENDED ACTION:** Adopt ordinance.

**ORDINANCE NO. 853 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING ZONING TEXT AMENDMENT 2023-03 AMENDING LOMITA MUNICIPAL CODE TITLE XI (PLANNING AND ZONING), CHAPTER 1 (ZONING), ARTICLE 68 (SPECIAL DEVELOPMENT STANDARDS),**

**SECTION 11-1.68.06 (OUTDOOR DINING) TO UPDATE OUTDOOR DINING REGULATIONS AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- m. Fiscal Year (FY) 2022/23 Quarterly Financial Report Third Quarter Ending March 31, 2023

**RECOMMENDED ACTION:** Receive and file the report.

- n. ARPA Job Creation Program Application for Corridor Flow

**RECOMMENDED ACTION:** Approve one application under the City's ARPA Business Assistance Program; and authorize the City Manager to make amendments as may be necessary with approval of the City Attorney to execute agreements with the applicant.

- o. Lease Agreement with the Hillside Memorial Park for 25 Acre-Feet of Unused FY 2022-2023 Groundwater Pumping Rights

**RECOMMENDED ACTION:** Approve a lease agreement with the Hillside Memorial Park for 25 acre-feet of unused FY 2022-2023 groundwater pumping rights at a price of \$110.00 per acre-foot for a total of \$2,750; and authorize the City Manager and City Clerk to execute the agreement.

- p. Memorandum of Agreement for the Coordinated Integrated Monitoring Program and Watershed Management Program for the Dominguez Channel Watershed Management Area

**RECOMMENDED ACTION:** Approve the Memorandum of Agreement (MOA) between the City of Los Angeles, the City of Carson, the City of El Segundo, the City of Hawthorne, the City of Inglewood, the City of Lawndale, the City of Lomita, Los Angeles County Flood Control District, the County of Los Angeles, and the South Bay Cities Council of Governments regarding the administration and cost sharing for implementing the Coordinated Integrated Monitoring Program (CIMP) and Watershed Management Program (WMP) for the Dominguez Channel Watershed Management Area; authorize the Mayor to sign the MOA; and authorize Lomita's estimated share of the funding, \$269,802 over three years.

- q. Professional Services Agreement with BOA Architecture for Stephenson Center Maintenance Project

**RECOMMENDED ACTION:** Approve a Professional Services Agreement with Black, O'Dowd and Associates (dba BOA Architecture) for Engineering Design Services for Stephenson Center Maintenance Project in the amount of \$48,500.00 plus a 20% contingency amount of \$9,700.00; appropriate \$58,200.00 to the Park Grant Fund for this project; and authorize the City Manager and City Clerk to execute the Agreement.

**8. SCHEDULED ITEMS**

- a. **DISCUSSION AND CONSIDERATION TO END THE CURRENT DROUGHT RESPONSE LEVEL 2 AND ADOPT A RESOLUTION DECLARING A DROUGHT RESPONSE LEVEL 1 SHORTAGE ALERT**

**RECOMMENDED ACTION:** Declare an end to the current Drought Response Level 2, adopt Resolution 2023-11 declaring a Drought Response Level 1 Shortage Alert, and find the action exempt from the California Environmental Quality Act (CEQA).

Director Dillon presented the staff report per the agenda material. The City Council approved adoption of Drought Level 1 in December 2021, and Drought Level 2 in June 2022 following State executive action and drought stage elevation by West Basin Municipal Water District. Some entities are moving back to Level 1, including Cal Water; Level 1 still reflects heightened levels of conservation, including some restrictions.

As there were no requests from the public to speak on this item, Mayor Waite brought the item back to the Council for discussion or a motion.

Council Member Waronek made a motion, seconded by Council Member Segawa to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: None

**Adopted the following titled resolution:**

**RESOLUTION NO. 2023-11 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ADOPTING A WATER SHORTAGE CONTINGENCY STAGE 1 AND FINDING THE SAME EXEMPT FROM CEQA**

**b. DISCUSSION AND CONSIDERATION TO APPOINT NEW COMMISSIONERS TO THE PLANNING COMMISSION AND PUBLIC SAFETY TRAFFIC COMMISSION**

**RECOMMENDED ACTION:** Consider candidates to fill one seat on the Public Safety Traffic Commission with a term ending June 2027, and two seats on the Planning Commission with terms ending June 2027.

City Manager Smoot introduced the item, then Mayor Waite opened the item for public comment. There being no requests from the public to speak on this item, Mayor Waite brought the item back to the Council for nominations.

Brief discussion was held relative to the nomination process, the historical practice of reappointing commissioners, and interest in appointing commissioners who reflect the demographics of the City.

Council Member Gazeley left the dais and the meeting at 6:33 p.m. and did not return.

After deliberations, Monica Dever was reappointed and Jay Mattingly was appointed to the Planning Commission, and Jessiqa Pace was appointed to the Public Safety and Traffic Commission.



**c. DISCUSSION AND CONSIDERATION OF THE APPROVAL OF VARIOUS AGREEMENTS RELATED TO FOUNDERS DAY 2023**

**RECOMMENDED ACTION:** Approve and authorize the City Manager and City Clerk to execute the agreements.

Recreation Manager Kelley presented the staff report per the agenda material. She summarized plans for this year's event and outlined the two agreements, one for security, and the other for carnival rides and game booths.

Brief discussion was held relative to funding and fundraising for the event.

As there were no requests from the public to speak on this item and there was no further discussion, Mayor Waite brought the item back to the Council for a motion.

Mayor Pro Tem Uphoff made a motion, seconded by Council Member Segawa to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

**d. UPDATE AND DISCUSSION OF GOLF CLASSIC AND MAYOR'S CUP 2023**

**RECOMMENDED ACTION:** After discussion, provide direction to staff to cancel or replace the Golf Classic and Mayor's Cup for 2023.

Recreation Manager Kelley presented the staff report per the agenda material. The event is a fundraiser to help offset the costs of youth sports and recreation programs. It involves a significant amount of staff time, but has brought in less revenue over the past several years. As the Parks Department is currently without a Recreation Supervisor as well as some part-time staff, cancellation of the event for 2023 is recommended.

George Kivett, Lomita resident, cautioned the Council to be very conservative with City funds as a recession appears to be on the horizon.

Brief discussion was held relative to raising funds for the event, and concern that cancelling the event this year would lead to getting rid of it entirely. It was noted that Founders Day has become a much bigger event in the past few years, and it now requires considerable staff time.

City Manager Smoot stated that this item can be brought back at the beginning of 2024 along with the calendar of events.

Brief discussion was held relative to booking the golf course in advance so that the event is at least on the books, and to look into the purpose of this and other events.

Mayor Pro Tem Uphoff made a motion, seconded by Council Member Segawa to authorize the cancellation of the event for 2023, to be revisited in 2024.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

## 9. PUBLIC HEARINGS

None scheduled.

## 10. ADJOURNMENT

There being no further business to discuss, Mayor Waite adjourned the meeting at 6:51 p.m.

Respectfully submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Adopted:

**MINUTES OF THE  
LOMITA CITY COUNCIL  
SPECIAL MEETING  
TUESDAY, MAY 16, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The special meeting of the Lomita City Council was called to order by Mayor Waite at 5:30 p.m. on Tuesday, May 16, 2023, in the Commission Conference Room at City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Roll Call

**PRESENT:** Council Members Gazeley, Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

**ABSENT:** None

**STAFF PRESENT:** City Manager Smoot, Assistant City Manager Sugano, Assistant City Attorney Castillo, Community and Economic Development Director Rindge, and City Clerk Gregory

**2. ORAL COMMUNICATIONS**

There were no requests to speak during oral communications.

**3. SPECIAL MEETING ITEMS**

a) **CONDUCT COMMISSION INTERVIEWS**

**RECOMMENDED ACTION:** Interview new applicants to add to the eligibility list of candidates for consideration of an appointment to fill one seat on the Public Safety and Traffic Commission and two seats on the Planning Commission.

Interviews were conducted and no reportable action was taken.

**4. ADJOURNMENT**

There being no further business to discuss, Mayor Waite adjourned the meeting at 6:05 p.m.

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Kathleen Horn Gregory, MMC, City Clerk  
Adopted:

**MINUTES OF THE  
LOMITA CITY COUNCIL  
REGULAR MEETING  
TUESDAY, JULY 18, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita City Council was called to order by Mayor Waite at 6:01 p.m. on Tuesday, July 18, 2023, in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Mayor Pro Tem Uphoff led the salute to the flag.

c. Invocation

Mayor Pro Tem Uphoff gave the invocation.

d. Roll Call

**PRESENT:** Council Members: Segawa, Waronek (participated via teleconference from 14 David Street, Southampton, MA 01073, via Zoom meeting link <https://us02web.zoom.us/j/83306576837>), Mayor Pro Tem Uphoff, and Mayor Waite

**ABSENT:** Council Member Gazeley

**STAFF PRESENT:** City Manager Smoot, City Attorney Rusin, Public Works Director Dillon, Community and Economic Development Director Rindge, Administrative Services Director Kamada, Associate Planner MacMorran, Senior Management Analyst Hernandez, and City Clerk Gregory

**2. APPROVAL OF AGENDA**

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve the agenda.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: Council Member Gazeley

**3. PRESENTATIONS**

Mayor Waite recognized Mayor Pro Tem Uphoff's birthday.

Mayor Waite presented certificates of recognition to the Fleming Middle School Girls Soccer Team for being named 2023 LAUSD Regional Champions and 2023 LAUSD Division II City Champions.

Senior Management Analyst Hernandez gave a brief presentation on the City's emergency response efforts. She touched on objectives including enhancing resilience, learning from the pandemic, conducting a preliminary assessment, and implementing mitigation actions to further preparation efforts. Updated emergency preparedness items will be brought to the Council for consideration at future meetings.

Brief discussion took place relative to holding emergency-related training for the City's Council Members.

#### **4. ORAL COMMUNICATIONS**

Mayor Waite announced the time for public comments on consent agenda items or subjects other than those scheduled.

George Kivett, Lomita resident, spoke in support of Nayeem Khan as the Lomita business representative to the South Bay Workforce Investment Board. He shared the history of a bolo he was wearing, which was previously owned by three brothers in his family, all veterans. He thanked Director Dillon for scheduling ADA upgrades to the sidewalk near the County yard, and the City for its work with the CERT Program. He suggested the CERT Program would benefit from having some younger members.

There being no further requests to speak, Mayor Waite closed oral communications.

#### **5. ORAL COMMUNICATIONS AND MEETING ATTENDANCE REPORTS FROM THE CITY COUNCIL**

Council Member Waronek reported on the following:

- June 28 – JPIA Executive Committee Meeting
- July 10 – The Slip Meet & Greet
- Announced Lemonade Day on July 22
- Announced National Night Out on August 1
- Announced the Lomita-Harbor City Kiwanis Club Annual Spaghetti Dinner for Lomita Sheriff and Fire Stations on August 25

Council Member Segawa reported on the following:

- May 10 – Lemonade Day University with the Lomita Chamber of Commerce
- May 25 – Silverado Memory Care Communities (Rolling Hills) Grand Opening & Ribbon Cutting
- June 27 and July 11 – GPAC workshops
- June 28 – Happy Hour with History, a Lomita Chamber of Commerce Mixer
- July 17 – Palos Verdes Peninsula Public Safety Town Hall

Mayor Pro Tem Uphoff reported on the following:

- July 10 – South Bay Cities Council of Governments (SBCCOG) Transportation Committee Meeting
- July 10 – SBCCOG Steering Committee Meeting
- July 10 – The Slip Meet & Greet
- July 11 – South Bay Aerospace Alliance Meeting
- July 13 – SBCCOG Legislative Briefing
- July 17 – Palos Verdes Peninsula Public Safety Town Hall

Mayor Waite reported on the following:

- Recent AQMD Report Noting Poor Air Quality Resulting from Heavy Fireworks in the Area on the 4<sup>th</sup> of July
- Recent International Geographers Conference

## **6. CITY MANAGER'S REPORT** (information only)

City Manager Smoot announced the kickoff of the City's new five-year master law enforcement agreement negotiations. He is part of a working group with fellow city managers whose cities belong to the California Contract Cities Association.

The Council requested 4<sup>th</sup> of July reports from both LASD and Lomita Fire Station. It was Council consensus to discuss increasing the fines for violations along with the possibility of allowing safe and sane fireworks in the City at a future meeting.

## **7. CONSENT AGENDA**

**RECOMMENDED ACTION:** That Consent Agenda Items 7a-o be approved.

Mayor Pro Tem Uphoff requested to pull Item 7o.

Council Member Waronek made a motion, seconded by Council Member Segawa to approve Consent Agenda Items 7a-7n.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Waronek, Segawa, Mayor Pro Tem Uphoff, and Mayor Waite

NOES: None

ABSENT: Council Member Gazeley

**Approved the following Consent Agenda items:**

- a. Motion to Waive Full Reading of Ordinances and that They be Read in Title Only

**RECOMMENDED ACTION:** Approve motion.

- b. Minutes of the Regular City Council Meetings of February 21, 2023, April 18, 2023, June 20, 2023, and the Special City Council Meeting of June 5, 2023

**RECOMMENDED ACTION:** Approve minutes.

- c. Warrants/Payroll Register

**RECOMMENDED ACTION:** Approve and file Warrants/Payroll Register.

- d. Monthly Report for the Administrative Services Department

**RECOMMENDED ACTION:** Receive and file the report.

- e. Monthly Report for the City Manager's Department

**RECOMMENDED ACTION:** Receive and file the report.

- f. Monthly Report for the Community and Economic Development Department

**RECOMMENDED ACTION:** Receive and file the report.

- g. Monthly Report for the Recreation and Facilities Division

**RECOMMENDED ACTION:** Receive and file the report.

- h. Monthly Report for the Public Works Department

**RECOMMENDED ACTION:** Receive and file the report.

- i. May and June 2023 Treasury & Investment Report

**RECOMMENDED ACTION:** Receive and file the report.

- j. Professional Services Agreement with Psomas for the Sanitary Sewer System Master Plan

**RECOMMENDED ACTION:** Approve a Professional Services Agreement with Psomas for the completion of the Sanitary Sewer System Master Plan in the amount of \$125,040 plus a 10% contingency amount of \$12,504; appropriate \$22,544 from the Sewer Replacement Fund; and authorize the City Manager to execute the agreement.

- k. Confirmation of South Bay Workforce Investment Board Nominee

**RECOMMENDED ACTION:** Confirm the appointment of the Lomita Chamber of Commerce nominee, Nayeem Khan as the Lomita business representative to the South Bay Workforce Investment Board for a term beginning July 1, 2023, through June 30, 2027.

- l. First Amendment to the Professional Services Agreement with Kiley & Associates for Federal Legislative Advocacy Services

**RECOMMENDED ACTION:** Approve a First Amendment to the agreement with Kiley and Associates and authorize the City Manager to execute the agreement.

m. Bus Loading Zone on Eshelman Avenue

**RECOMMENDED ACTION:** Establish a bus loading zone from 7 a.m. to 9 a.m. and 12:30 p.m. to 3 p.m. on school days on the east side of Eshelman Avenue between a point 65 feet and a point 125 feet south of 255<sup>th</sup> Street and between a point 150 feet and a point 305 feet south of 255<sup>th</sup> Street; post bus loading signage; and install 30 feet of red curb on the east side of Eshelman Avenue, at its intersection with 255<sup>th</sup> Street as shown on attached drawings.

n. Professional Services Agreement with Onward Engineering for the Design of Water Main Replacements in Zone G

**RECOMMENDED ACTION:** Approve a Professional Services Agreement with Onward Engineering for engineering design services for water main replacements in Zone G in the amount of \$175,755 plus a 15% contingency amount of \$26,363; reappropriate \$1,156,000 from FY22-23 to FY23-24; and authorize the City Manager to execute the agreement.

**ITEM PULLED FOR SEPARATE CONSIDERATION**

o. Los Angeles City Permit Fee for 247<sup>th</sup> Area Project

**RECOMMENDED ACTION:** Authorize payment for Los Angeles City Permit Fee for the 247<sup>th</sup> Area Project for approximately \$320,000; and appropriate \$260,000 from the Water Capital Fund to the 247<sup>th</sup> Area Project

Mayor Pro Tem Uphoff asked the total cost of the project in relation to the cost of the permit fee.

Director Dillon stated that the entire project is budgeted at \$1.5 million. Efforts to have the fee reduced have been unsuccessful thus far, and any further delays to the project could increase overall costs.

Mayor Pro Tem Uphoff made a motion, seconded by Council Member Segawa to approve item 7o.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

**8. SCHEDULED ITEMS**

a. **DISCUSSION AND CONSIDERATION OF ESTABLISHING A 60<sup>th</sup> ANNIVERSARY AD HOC COMMITTEE**

**RECOMMENDED ACTION:** Discuss the possibility of establishing an ad hoc committee for Lomita's 60-year Anniversary celebration.



Senior Management Analyst Hernandez presented the staff report per the agenda material.

It was the consensus of the Council to combine this ad hoc committee with the Founder's Day Committee, and to appoint Council Members Segawa and Waronek as members, as they are both already members of the Founder's Day Committee.

It was also Council consensus to allow the current committee members to nominate other members (increasing the number of committee members), including from the public, the Chamber of Commerce, and other local non-profits, to the committee, for the Council to approve at a future meeting.

**b. DISCUSSION OF LANE STRIPING ON NARBONNE AVENUE SOUTH OF PACIFIC COAST HIGHWAY**

**RECOMMENDED ACTION:** Discussion only.

Director Dillon presented the staff report per the agenda material. Narbonne Avenue north of PCH is currently one lane in both directions, with a center turn lane, bicycle lanes, and street parking, while south of PCH is now two lanes in each direction with street parking. The City is presently in the design phase for street reconstruction south of PCH, as well as water main replacement in that area, so staff must determine whether to reconfigure the striping before that work begins. She outlined the benefits of reconfiguration, including traffic calming.

Brief discussion was held relative to traffic data north of Narbonne Avenue since the decrease to one lane in either direction, gathering input from the public, outreach to the public and neighboring cities who might be impacted, traffic impacts while the area is under construction, and the timeline for completion of all proposed work.

City Manager Smoot stated that Narbonne Avenue south of PCH has worsened in condition due to the City's wait for funding from several agencies for the water line, which has now been received.

George Kivett, Lomita resident, spoke in favor of one lane in each direction south of PCH.

Nayeem Khan, Lomita business owner, expressed concerns about the possible reduction or elimination of parking south of PCH if changed to one lane in each direction.

Mayor Waite clarified that parking would not be eliminated; it would be the same parking configuration as on Narbonne Avenue north of PCH.

Director Dillon agreed to notify staff at both Rolling Hills and Rolling Hills Estates of the work schedule.

**c. DISCUSSION AND CONSIDERATION OF POSSIBLE RELOCATION AND IMPROVEMENTS TO THE LOMITA CIRCLE OF HONOR PROGRAM AND CONSIDERATION OF THE NOMINATION OF BEN TRAINA**

**RECOMMENDED ACTION:** Discuss and provide direction regarding options for relocation and improvements to the Circle of Honor monument and discuss and consider the nomination of Ben Traina for the Circle of Honor.

Senior Management Analyst presented the staff report per the agenda material. She outlined the current policy for nominations, and highlighted Mr. Traina's accomplishments per the nomination papers. One consideration with regard to relocating the monument is that the City's time capsule is located at the current site. It is to be unearthed in 2026 and it is unknown whether its removal will damage the plaques. In addition, the City might be required to remove the turf at the current site in the future and rework the landscape to address drought conditions. She presented some options for relocation adjacent to the current site, and for wall art either inside or outside.

Brief discussion was held relative to locations other than City Hall including Teuchert Park, what the monument might look like in 50 years, and whether a wall could accommodate its growth. Concerns were expressed that community members (non-elected officials) and less-recent accomplishments are not represented. Revisiting policy and purpose was also discussed.

Mayor Waite invited a motion with regard to Mr. Traina's nomination.

Council Member Segawa made a motion, seconded by Mayor Waite, to approve the nomination of Ben Traina for the Circle of Honor.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

Additional discussion was held relative to seeking the advice of an architect.

It was the consensus of the Council to continue to look into the options for "who, what, when, and where" relative to policy, purpose, design, and location.

Council Member Waronek made a motion, seconded by Mayor Waite to create an Ad Hoc Circle of Honor Committee, and to appoint Council Member Segawa and Mayor Pro Tem Uphoff as members.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

**d. DISCUSSION AND CONSIDERATION OF CANCELLING THE AUGUST 1, 2023, CITY COUNCIL MEETING** (No staff report)

**RECOMMENDED ACTION:** Cancel the meeting due to National Night Out.

City Manager Smoot explained that the August 1, 2023, Regular City Council Meeting falls on the same night as National Night Out which makes attendance difficult for Council Members.

Council Member Segawa made a motion, seconded by Council Member Waronek to approve the recommended action.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek, Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

## 9. PUBLIC HEARINGS

### a. DISCUSSION AND CONSIDERATION OF FINAL TRACT MAP NO. 78233 (26016 OAK STREET)

**RECOMMENDED ACTION:** Adopt resolution approving Final Tract Map No. 78233 and find the request exempt from the California Environment Quality Act (CEQA).

Associate Planner MacMorran presented the staff report per the agenda material. She stated that the lot size in the title of the resolution is incorrect, and that it should be 23,417 square feet. The Council approved the Vesting Tentative Tract Map in 2021, the demolition permit and grading permits have been issued, and construction should begin shortly after Labor Day. There will be a five-foot dedication which will change from the curb to the property line, creating a parkway. The City's Public Works Department has reviewed the dedication and has worked with the property owner; it will improve ADA access, particularly around the driveway apron.

As there were no questions for staff, Mayor Waite opened the public hearing at 7:35 p.m.

George Kivett, Lomita resident, commented on his familiarity with the property as the listing broker, calling it a unique property with a very generous dedication. He supported approval of the Final Tract Map.

As there were no further requests from the public to speak on this item, Mayor Waite closed the public hearing at 7:38 p.m. and brought the item back to the Council for discussion or a motion.

Director Rindge stated that the draft resolution in the staff report is a different version from the actual final draft resolution, which refers to the Planning Commission resolution conditions.

City Attorney Rusin noted a few typographical (non-substantive) errors to be corrected in the final version of the resolution:

1. The resolution title should specify that it is a 23,417 square foot lot rather than 7,500 square feet;

2. The resolution title should include the following at the end: "...and finding the action exempt from the California Environmental Quality Act"; and
3. The conditions of approval within Planning Commission Resolution No. 2021-13 should be under Section 3, GENERAL PROJECT CONDITIONS, followed by Sections 4 and 5.

Council Member Segawa made a motion, seconded by Mayor Pro Tem Uphoff to approve the recommended action, with the corrections to be made as noted by the City Attorney above.

**MOTION CARRIED** by the following vote:

AYES: Council Members: Segawa, Waronek Mayor Pro Tem Uphoff, and Mayor Waite  
NOES: None  
ABSENT: Council Member Gazeley

**Adopted the following titled resolution:**

**RESOLUTION NO. 2023-15 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CA, APPROVING TRACT MAP NO. 78233 FOR THE DEVELOPMENT OF NINE CONDOMINIUM RESIDENTIAL UNITS ON A 23,417-SQUARE-FOOT LOT, LOCATED AT 26016 OAK STREET IN THE RESIDENTIAL VARIABLE DENSITY 2500 ZONE (RVD-2500) FILED BY GRANVIA INVESTMENTS INC., 1981 ARTESIA BLVD. #8, REDONDO BEACH, CALIFORNIA**

## 10. ADJOURNMENT

There being no further business to discuss, Mayor Waite adjourned the meeting at 7:41 p.m.

Respectfully submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Adopted:


TO: Honorable Mayor and City Council  
FROM: Administrative Services Department  
DATE: November 7, 2023  
SUBJECT: WARRANT REGISTER  
PAYROLL REGISTER

November 7, 2023	TOTAL WARRANTS ISSUED:	\$983,118.60
	Wires Transfers:	10971-10979
	Prepay:	531514-531520
	Check Numbers:	531521-531623

Total Pages of Register: 18

October 20, 2023	TOTAL PAYROLL ISSUED:	\$122,783.39
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I hereby certify that the demands or claims covered by the checks listed on pages 1 to 18 inclusive of the check register are accurate and funds are available for payment thereof:

  
\_\_\_\_\_  
Susan Kamada  
Administrative Services Director



Lomita, CA

# Warrant Register

## By Vendor Name

Post Dates 10/18/2023 - 11/7/2023

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
<b>Vendor: 12798 - 4LEAF, Inc.</b>					
531521	11/07/2023	4LEAF, Inc.	J41211	Augmented Code Enforcement..	6,000.00
<b>Vendor 12798 - 4LEAF, Inc. Total:</b>					<b>6,000.00</b>
<b>Vendor: 6948 - A1 Lawnmower Shop</b>					
531522	11/07/2023	A1 Lawnmower Shop	01593	Saw Repair	10.00
531522	11/07/2023	A1 Lawnmower Shop	01595	Gloves	6.62
531522	11/07/2023	A1 Lawnmower Shop	01595	Bar Oil	29.77
531522	11/07/2023	A1 Lawnmower Shop	01595	Chain	19.83
<b>Vendor 6948 - A1 Lawnmower Shop Total:</b>					<b>66.22</b>
<b>Vendor: 7318 - A-A Backflow Testing &amp; Maintenance</b>					
531523	11/07/2023	A-A Backflow Testing & Main...	84289	Backflow Testing	720.00
<b>Vendor 7318 - A-A Backflow Testing &amp; Maintenance Total:</b>					<b>720.00</b>
<b>Vendor: 7353 - ACE Whatever It Takes</b>					
531524	11/07/2023	ACE Whatever It Takes	6111	Solder Wire SLD 40/60 80 oz	18.73
531524	11/07/2023	ACE Whatever It Takes	6111	Oxygen Gas Cylinder	26.44
531524	11/07/2023	ACE Whatever It Takes	6111	Bi-Metal Demolition Reciproca..	31.96
531524	11/07/2023	ACE Whatever It Takes	6117	4" Coarse Crimped/Knotted	24.24
531524	11/07/2023	ACE Whatever It Takes	6117	Half Face Respirator Valved	42.99
531524	11/07/2023	ACE Whatever It Takes	6117	Vapor Respirator Cartridge	76.04
531524	11/07/2023	ACE Whatever It Takes	6119	Oxygen Gas Cylinder	-26.44
531524	11/07/2023	ACE Whatever It Takes	6120	Cylinder Propane 14.1 oz	13.21
531524	11/07/2023	ACE Whatever It Takes	6128	Misc. Fasteners	3.86
531524	11/07/2023	ACE Whatever It Takes	6128	Dark Steel Metallic Spray Paint..	46.27
531524	11/07/2023	ACE Whatever It Takes	6131	Aluminum Oxide Metal Cuttin...	6.16
531524	11/07/2023	ACE Whatever It Takes	6131	Aluminum Oxide Metal Cuttin...	13.20
531524	11/07/2023	ACE Whatever It Takes	6131	3/8 in. X 2 in. L Socket Adapter..	6.60
531524	11/07/2023	ACE Whatever It Takes	6131	1/2 in. X 2 in. L Socket Adapter..	6.17
531524	11/07/2023	ACE Whatever It Takes	6132	Misc. Fastener	4.83
531524	11/07/2023	ACE Whatever It Takes	6132	Misc. Fastener	5.49
531524	11/07/2023	ACE Whatever It Takes	6132	Misc. Fastener	12.77
531524	11/07/2023	ACE Whatever It Takes	6144	Prograde Ear Muff	40.78
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	2.91
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	6.09
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	1.32
531524	11/07/2023	ACE Whatever It Takes	6147	Blade Utility Knife	2.19
531524	11/07/2023	ACE Whatever It Takes	6147	Grip Glove	19.83
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	4.85
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	3.97
531524	11/07/2023	ACE Whatever It Takes	6147	Weld Stainless Flat 3/16 X 1 X ...	16.52
531524	11/07/2023	ACE Whatever It Takes	6147	Misc. Fasteners	2.60
531524	11/07/2023	ACE Whatever It Takes	6149	Nipple 1/4"	6.58
531524	11/07/2023	ACE Whatever It Takes	6149	Rivet AL 3/16 X 5/8 50-Pk	7.71
531524	11/07/2023	ACE Whatever It Takes	6154	Plastic Wire Hooks 2.17 in. L 6...	13.22
531524	11/07/2023	ACE Whatever It Takes	6154	N95 Paint Prep Cup Disposable..	11.01
531524	11/07/2023	ACE Whatever It Takes	6154	Luggage Lock Reset Combo	17.63
531524	11/07/2023	ACE Whatever It Takes	6154	Clear Synthetic Rubber All Pur...	11.01
531524	11/07/2023	ACE Whatever It Takes	6154	Medium Duty Sponge For All ...	5.51
531524	11/07/2023	ACE Whatever It Takes	6154	Clear Synthetic Rubber All Pur...	28.64
<b>Vendor 7353 - ACE Whatever It Takes Total:</b>					<b>514.89</b>
<b>Vendor: 0180 - Administrative Services Co-op, Inc.</b>					
531525	11/07/2023	Administrative Services Co-op,...	230913	DAR September 23	9,001.63
<b>Vendor 0180 - Administrative Services Co-op, Inc. Total:</b>					<b>9,001.63</b>

## Warrant Register

Post Dates: 10/18/2023 - 11/7/2023

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
<b>Vendor: 4015 - AFLAC</b>					
531526	11/07/2023	AFLAC	658913	Employee Life/Accident Benefi..	53.90
531526	11/07/2023	AFLAC	658913	Employee Life/Accident Benefi..	32.63
531526	11/07/2023	AFLAC	658913	Employee Life/Accident Benefi..	22.36
531526	11/07/2023	AFLAC	658913	Employee Life/Accident Benefi..	61.87
<b>Vendor 4015 - AFLAC</b>				<b>Total:</b>	<b>170.76</b>
<b>Vendor: 7445 - All City Management Services, Inc.</b>					
531527	11/07/2023	All City Management Services, ..	88551	Crossing Guard Services	5,781.60
<b>Vendor 7445 - All City Management Services, Inc. Total:</b>					<b>5,781.60</b>
<b>Vendor: 4060 - Allianz Life Insurance Co.</b>					
531528	11/07/2023	Allianz Life Insurance Co.	October 23	Employee Life Insurance Octo...	53.00
<b>Vendor 4060 - Allianz Life Insurance Co.</b>				<b>Total:</b>	<b>53.00</b>
<b>Vendor: 0545 - Allied Waste Transfer Services (BFI Falcon TS)</b>					
531529	11/07/2023	Allied Waste Transfer Services ..	4404-000022099	Dump Fee	779.90
531529	11/07/2023	Allied Waste Transfer Services ..	4404-000022099	Dump Fee	465.17
531529	11/07/2023	Allied Waste Transfer Services ..	4404-000022099	Dump Fee	340.34
<b>Vendor 0545 - Allied Waste Transfer Services (BFI Falcon TS)</b>				<b>Total:</b>	<b>1,585.41</b>
<b>Vendor: 12155 - Amazon Capital Services</b>					
531530	11/07/2023	Amazon Capital Services	1137-RNM9-CCN6	Bulletin Board, Foam 4' X 3'	132.28
531530	11/07/2023	Amazon Capital Services	1137-RNM9-CCN6	Flying Insect Trap	518.00
531530	11/07/2023	Amazon Capital Services	11F4-DCDX-1XPN	Washable Markers 288-Pk	42.98
531530	11/07/2023	Amazon Capital Services	164F-Y476-WXNW	Low Order Dry Erase Markets ...	13.22
531530	11/07/2023	Amazon Capital Services	164F-Y476-WXNW	Dry Erase Board Liquid Cleaner..	18.50
531530	11/07/2023	Amazon Capital Services	164F-Y476-WXNW	8" Scissors All Purpose 3-Pk	11.01
531530	11/07/2023	Amazon Capital Services	1FFN-ND41-HMWH	Brother Compact Digital Color...	440.99
531530	11/07/2023	Amazon Capital Services	1GNH-31NW-CKC7	Retractable Ballpoint Pens	6.84
531530	11/07/2023	Amazon Capital Services	1GNH-31NW-CKC7	HD 108P Mic-Enabled Webcam	63.50
531530	11/07/2023	Amazon Capital Services	1GNH-31NW-CKC7	Copy Paper 8.5" X 11"	61.73
531530	11/07/2023	Amazon Capital Services	1GTK-Q79L-W6W9	10.1 ft Extra Wide & 7.6 ft Tall...	44.09
531530	11/07/2023	Amazon Capital Services	1M9V-TYVG-1DGJ	Promotions & Discount	-26.46
531530	11/07/2023	Amazon Capital Services	1M9V-TYVG-1DGJ	15.6" Laptop Computer Carryi...	88.80
531530	11/07/2023	Amazon Capital Services	1M9V-TYVG-1DGJ	TN433 Toner Cartridge 4-Pk	84.33
531530	11/07/2023	Amazon Capital Services	1M9V-TYVG-1DGJ	Wireless Keyboard & Mouse C...	92.58
531530	11/07/2023	Amazon Capital Services	1P3X-7XVV-3H13	Adjustable Height 17" to 63" T...	38.58
531530	11/07/2023	Amazon Capital Services	1T4L-Q4YR-9CLJ	Electronic Waste Fee	5.00
531530	11/07/2023	Amazon Capital Services	1T4L-Q4YR-9CLJ	ViewSonic 32" Monitor	230.41
531530	11/07/2023	Amazon Capital Services	1WCT-MCY1-4GLR	Halloween Banner	9.91
531530	11/07/2023	Amazon Capital Services	1WCT-MCY1-4GLR	Halloween Banner	8.81
531530	11/07/2023	Amazon Capital Services	1WMC-FCXJ-13RV	10 X 8ft Thin Vinyl Brown Wo...	50.70
<b>Vendor 12155 - Amazon Capital Services Total:</b>					<b>1,935.80</b>
<b>Vendor: 7408 - American Fidelity</b>					
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	797.12
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	98.46
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	198.88
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	164.10
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	108.00
10972	10/20/2023	American Fidelity	D643885	Employee Life/Accident Insur...	307.72
10974	10/01/2023	American Fidelity	2160096A	Employee Flexible Spending A...	1,834.29
<b>Vendor 7408 - American Fidelity</b>				<b>Total:</b>	<b>3,508.57</b>
<b>Vendor: 0285 - Amtech Elevator Services</b>					
531531	11/07/2023	Amtech Elevator Services	DVB18012001	Elevator Maintenance	1,012.50
<b>Vendor 0285 - Amtech Elevator Services</b>				<b>Total:</b>	<b>1,012.50</b>
<b>Vendor: 12937 - Angelica Ulloa</b>					
531532	11/07/2023	Angelica Ulloa	2004250.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12937 - Angelica Ulloa Total:</b>					<b>40.00</b>
<b>Vendor: 12257 - Aramsco Inc.</b>					
531533	11/07/2023	Aramsko Inc.	S6090573.001	Toilet Tissue	71.93
531533	11/07/2023	Aramsko Inc.	S6090573.001	Seat Covers, 1/2 Fold 250 per ...	104.01

## Warrant Register

Post Dates: 10/18/2023 - 11/7/2023

Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
531533	11/07/2023	AramSCO Inc.	S6090573.001	Nitrile Glove	105.07
531533	11/07/2023	AramSCO Inc.	S6090573.001	Toilet Tissue	460.07
531533	11/07/2023	AramSCO Inc.	S6090573.001	Neutra Klean, No Rinse	44.19
531533	11/07/2023	AramSCO Inc.	S6102069.001	Black Liners B60 X H 36 X 58	572.31
<b>Vendor 12257 - Aramsco Inc. Total:</b>					<b>1,357.58</b>
<b>Vendor: 6609 - AT&amp;T</b>					
531534	11/07/2023	AT&T	20637360	City Hall & Park	474.31
531534	11/07/2023	AT&T	20637360	Water	47.80
531534	11/07/2023	AT&T	20637362	Railroad Museum	24.67
531534	11/07/2023	AT&T	20637759	City Hall September 23	18.59
<b>Vendor 6609 - AT&amp;T Total:</b>					<b>565.37</b>
<b>Vendor: 12918 - Athens Services</b>					
531535	11/07/2023	Athens Services	15440421	Street Sweeping September 23	11,172.57
531535	11/07/2023	Athens Services	15440421	Street Sweeping September 23	1,250.00
<b>Vendor 12918 - Athens Services Total:</b>					<b>12,422.57</b>
<b>Vendor: 4020 - Automatic Data Processing</b>					
10979	11/03/2023	Automatic Data Processing	645554932	Payroll Processing-Pay Ending ...	2,970.97
10979	11/03/2023	Automatic Data Processing	645554932	Payroll Processing-Pay Ending ...	990.33
<b>Vendor 4020 - Automatic Data Processing Total:</b>					<b>3,961.30</b>
<b>Vendor: 3334 - Autozone, Inc.</b>					
531536	11/07/2023	Autozone, Inc.	2859758134	Lemonade Drink	2.63
531536	11/07/2023	Autozone, Inc.	2859758134	Air Freshener, Little Tree 6-Pk	8.37
531536	11/07/2023	Autozone, Inc.	2859758134	Antifreeze/Coolant	14.32
531536	11/07/2023	Autozone, Inc.	2859758134	Mechanic Wear Specialty Grip	29.76
531536	11/07/2023	Autozone, Inc.	2859802929	Quick Fill Funnel	4.85
531536	11/07/2023	Autozone, Inc.	2859802929	Giant Quick Fill Funnel	8.63
<b>Vendor 3334 - Autozone, Inc. Total:</b>					<b>68.56</b>
<b>Vendor: 0415 - B.D. White Top Soil Co.</b>					
531537	11/07/2023	B.D. White Top Soil Co.	89507	Brown Bark	55.13
531537	11/07/2023	B.D. White Top Soil Co.	89532	Brown Bark	55.13
531537	11/07/2023	B.D. White Top Soil Co.	89603	Brown Bark	55.13
<b>Vendor 0415 - B.D. White Top Soil Co. Total:</b>					<b>165.39</b>
<b>Vendor: 7477 - Best Best &amp; Krieger, LLP</b>					
531538	11/07/2023	Best Best & Krieger, LLP	975392	Special Services August 23	18,772.00
531538	11/07/2023	Best Best & Krieger, LLP	975393	Code Enforcement/General Lit...	3,562.40
531538	11/07/2023	Best Best & Krieger, LLP	975394	Legal Services August 23	8,246.70
531538	11/07/2023	Best Best & Krieger, LLP	975394	Legal Services August 23	1,455.30
531538	11/07/2023	Best Best & Krieger, LLP	977966	Legal Services September 23	8,246.70
531538	11/07/2023	Best Best & Krieger, LLP	977966	Legal Services September 23	1,455.30
531538	11/07/2023	Best Best & Krieger, LLP	977967	Code Enforcement/General Lit...	5,434.00
531538	11/07/2023	Best Best & Krieger, LLP	977968	Special Services September 23	440.80
531538	11/07/2023	Best Best & Krieger, LLP	977969	Legal Services September 23	4,590.00
531538	11/07/2023	Best Best & Krieger, LLP	978529	Public Records Act Training	900.00
<b>Vendor 7477 - Best Best &amp; Krieger, LLP Total:</b>					<b>53,103.20</b>
<b>Vendor: 12934 - Blessing Uzochukwu</b>					
531539	11/07/2023	Blessing Uzochukwu	2004247.001	Refund-Picnic Shelter Deposit...	75.00
<b>Vendor 12934 - Blessing Uzochukwu Total:</b>					<b>75.00</b>
<b>Vendor: 12940 - Blue Ridge Mechanical</b>					
531540	11/07/2023	Blue Ridge Mechanical	363R1	Temp Hook Up of the Rental ...	6,821.00
<b>Vendor 12940 - Blue Ridge Mechanical Total:</b>					<b>6,821.00</b>
<b>Vendor: 3168 - California Banner &amp; Sign Co.</b>					
531541	11/07/2023	California Banner & Sign Co.	20287	Custom Sign: Engraved Sign 3 ...	297.68
531541	11/07/2023	California Banner & Sign Co.	20287	Architectural Door Frame	227.92
531541	11/07/2023	California Banner & Sign Co.	20293	Double Sided Pole Banners 48" ..	4,266.23
531541	11/07/2023	California Banner & Sign Co.	20293	Pole Banners-Cut 2-3 Wind Sli...	250.00
<b>Vendor 3168 - California Banner &amp; Sign Co. Total:</b>					<b>5,041.83</b>



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<b>Vendor: 12810 - California Greenhouses &amp; OC Succulents</b>					
531542	11/07/2023	California Greenhouses & OC ...	202-35710	10" 5 G Crassula Ovata Sunset	35.17
531542	11/07/2023	California Greenhouses & OC ...	202-35710	10" 5 G Echeveria Afterglow	34.73
531542	11/07/2023	California Greenhouses & OC ...	202-35710	10" 5 G Agave Attenuata	34.49
531542	11/07/2023	California Greenhouses & OC ...	202-35769	10" 5 G Agave Attenuata	225.07
531542	11/07/2023	California Greenhouses & OC ...	202-35769	10" 5 G Crassula Ovata Sunset	70.34
<b>Vendor 12810 - California Greenhouses &amp; OC Succulents Total:</b>					<b>399.80</b>
<b>Vendor: 7319 - California State Disbursement Unit</b>					
531517	10/31/2023	California State Disbursement...	110323-1622	Employee Garnishment- Pay ...	230.76
531518	10/31/2023	California State Disbursement...	110323-8004	Employee Garnishment-Pay D...	70.61
531543	11/07/2023	California State Disbursement...	111723-1622	Employee Garnishment-Pay D...	230.76
531544	11/07/2023	California State Disbursement...	111723-8004	Employee Garnishment-Pay D...	70.61
<b>Vendor 7319 - California State Disbursement Unit Total:</b>					<b>602.74</b>
<b>Vendor: 12944 - Carol Bryant</b>					
531545	11/07/2023	Carol Bryant	2004260.001	Refund-Tom Rico Deposit-Non...	200.00
<b>Vendor 12944 - Carol Bryant Total:</b>					<b>200.00</b>
<b>Vendor: 12501 - Charter Communications Operating, LLC</b>					
531546	11/07/2023	Charter Communications Ope...	0070858102023	Internet Access October 23	162.48
531546	11/07/2023	Charter Communications Ope...	0070858102023	Internet Access October 23	162.47
<b>Vendor 12501 - Charter Communications Operating, LLC Total:</b>					<b>324.95</b>
<b>Vendor: 12747 - Christina Lau</b>					
531547	11/07/2023	Christina Lau	2004253.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12747 - Christina Lau Total:</b>					<b>40.00</b>
<b>Vendor: 6654 - City of Lomita</b>					
531548	11/07/2023	City of Lomita	102523	In Lieu Donation 20 Years Serv...	125.00
<b>Vendor 6654 - City of Lomita Total:</b>					<b>125.00</b>
<b>Vendor: 12822 - City of Lomita - Petty Cash</b>					
531549	11/07/2023	City of Lomita - Petty Cash	September 23	Petty Cash September 23	39.80
<b>Vendor 12822 - City of Lomita - Petty Cash Total:</b>					<b>39.80</b>
<b>Vendor: 6934 - Clinical Laboratory of San Bernardino, Inc.</b>					
531550	11/07/2023	Clinical Laboratory of San Ber...	2301647	Water Quality Report Septem...	2,442.00
<b>Vendor 6934 - Clinical Laboratory of San Bernardino, Inc. Total:</b>					<b>2,442.00</b>
<b>Vendor: 4040 - Colonial Insurance Co.</b>					
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	474.33
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	453.82
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	220.87
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	80.09
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	73.62
10973	10/20/2023	Colonial Insurance Co.	1020643	Employee Life/Accident Insur...	97.04
<b>Vendor 4040 - Colonial Insurance Co. Total:</b>					<b>1,399.77</b>
<b>Vendor: 0915 - Copy Rite Printing</b>					
531551	11/07/2023	Copy Rite Printing	39660	Business Cards-C. Zedler	49.22
531551	11/07/2023	Copy Rite Printing	39661	Business Cards-S. Ritchie	49.22
531551	11/07/2023	Copy Rite Printing	39664	Business Cards-J. Howell	41.56
<b>Vendor 0915 - Copy Rite Printing Total:</b>					<b>140.00</b>
<b>Vendor: 7371 - Corporate Payment Systems</b>					
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Recruiting/Advertising	655.00
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Recruiting/Advertising	375.00
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	360.13
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	7.67
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	13.20
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	73.06
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	128.17
531552	11/07/2023	Corporate Payment Systems	D. Dixon 102523	Benefits Fair Supplies	5.74
531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Acrobat Pro	695.71
531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Acrobat Pro	18.88
531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Zoom Video	15.99

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531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Internet & Phone Services	2,852.32
531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Lenovo Thinkbook 15 Gen 4 In...	4,614.49
531552	11/07/2023	Corporate Payment Systems	G. Sugano 102523	Lenovo Thinkbook 14 Gen 4 In...	4,133.46
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	Daily Breeze Subscription	10.00
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	Conference Registration	550.00
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	2024 Weekly & Monthly Plan...	19.94
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	Dropbox	19.99
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	Table Runner for State of the C...	18.59
531552	11/07/2023	Corporate Payment Systems	K. Gregory 102523	Backdrop on Open House	6.01
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-M. Waron...	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-W. Uphoff	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-B. Waite	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-C. Segawa	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	2024 Sacramento Legislative ...	675.00
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	City Council Meeting Dinner	115.76
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	Floral Sympathy Arrangement	110.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-L. Hernan...	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-R. Smoot	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-G. Sugano	156.25
531552	11/07/2023	Corporate Payment Systems	L. Abbott 102523	State of the County-B. Rindge	156.25
531552	11/07/2023	Corporate Payment Systems	L. Hernandez 102523	2018 Nissan Leaf Maintenance	250.00
531552	11/07/2023	Corporate Payment Systems	S. Kamada 102523	Snowflakes Christmas Cards	42.95
531552	11/07/2023	Corporate Payment Systems	W. Lawson 102523	Property Report	54.18
531552	11/07/2023	Corporate Payment Systems	W. Lawson 102523	Car Wash	10.00
531552	11/07/2023	Corporate Payment Systems	W. Lawson 102523	Gas	38.17
531552	11/07/2023	Corporate Payment Systems	W. Lawson 102523	Code Enforcement Subscripti...	25.95
<b>Vendor 7371 - Corporate Payment Systems</b>				<b>Total:</b>	<b>17,145.61</b>
<b>Vendor: 9057 - Cox Industrial Services, Inc.</b>					
531553	11/07/2023	Cox Industrial Services, Inc.	18958	Remove & Inspect Irrigation P...	2,250.00
<b>Vendor 9057 - Cox Industrial Services, Inc.</b>				<b>Total:</b>	<b>2,250.00</b>
<b>Vendor: 1075 - Department of Justice</b>					
531554	11/07/2023	Department of Justice	687066	Live Scan September 23	32.00
<b>Vendor 1075 - Department of Justice</b>				<b>Total:</b>	<b>32.00</b>
<b>Vendor: 12290 - Duncan's Soo Bahk Do, LLC</b>					
531555	11/07/2023	Duncan's Soo Bahk Do, LLC	101623	Karate Class Instructor	2,467.60
<b>Vendor 12290 - Duncan's Soo Bahk Do, LLC Total:</b>					<b>2,467.60</b>
<b>Vendor: 7290 - Eden Serina</b>					
531557	11/07/2023	Eden Serina	101623	Yoga Class Instructor	2,370.20
<b>Vendor 7290 - Eden Serina</b>				<b>Total:</b>	<b>2,370.20</b>
<b>Vendor: 12931 - Edith Paez</b>					
531558	11/07/2023	Edith Paez	2004239.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12931 - Edith Paez Total:</b>					<b>40.00</b>
<b>Vendor: 12328 - Eileen Estrada</b>					
531559	11/07/2023	Eileen Estrada	219	Balloon Decorator for Hallow...	565.00
<b>Vendor 12328 - Eileen Estrada Total:</b>					<b>565.00</b>
<b>Vendor: 12205 - Elite Equipment Rental, LLC</b>					
531560	11/07/2023	Elite Equipment Rental, LLC	8626	Filter Maintenance for Ring-O...	170.50
531560	11/07/2023	Elite Equipment Rental, LLC	8626	shop Supplies	18.80
<b>Vendor 12205 - Elite Equipment Rental, LLC Total:</b>					<b>189.30</b>
<b>Vendor: 12595 - Emmanuel Spindola</b>					
531561	11/07/2023	Emmanuel Spindola	10302023	Reimbursement for Work Pan...	235.92
531561	11/07/2023	Emmanuel Spindola	103023	Wellness Reimbursement	150.00
<b>Vendor 12595 - Emmanuel Spindola Total:</b>					<b>385.92</b>
<b>Vendor: 12938 - Evelyn Cerda</b>					
531562	11/07/2023	Evelyn Cerda	2004251.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12938 - Evelyn Cerda Total:</b>					<b>40.00</b>

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<b>Vendor: 2095 - Ewing Irrigation Products</b>					
531563	11/07/2023	Ewing Irrigation Products	20722722	Trench Shovel Wood Replace...	74.44
531563	11/07/2023	Ewing Irrigation Products	20722722	1/2 Marlex 90 Street Ell	15.99
531563	11/07/2023	Ewing Irrigation Products	20722722	L/S Product Key Punch	0.99
531563	11/07/2023	Ewing Irrigation Products	20722722	710 Insert Coupling	3.58
531563	11/07/2023	Ewing Irrigation Products	20722722	1/2 X 6 PVC Sch 80 Nipple	43.87
531563	11/07/2023	Ewing Irrigation Products	20722722	1/2 X 2 PVC Sch 80 Nipple	20.95
531563	11/07/2023	Ewing Irrigation Products	20722722	1/2 L/S Product Fig 8 H0se End	11.58
531563	11/07/2023	Ewing Irrigation Products	20722722	1/2 X 4 PVC Sch 80 Nipple	27.56
531563	11/07/2023	Ewing Irrigation Products	20722722	17MM Blank Drplin Tubing 10...	19.62
531563	11/07/2023	Ewing Irrigation Products	20754485	1/2 PVC Cap	9.39
531563	11/07/2023	Ewing Irrigation Products	20754485	1/2 X 5 PVC Sch 80 Nipple	7.84
531563	11/07/2023	Ewing Irrigation Products	20754485	1/2 PVC Coupling	7.23
531563	11/07/2023	Ewing Irrigation Products	20754485	1/2 X 3 PVC Sch 80 Nipple	4.59
531563	11/07/2023	Ewing Irrigation Products	20754566	48IN REPLACEMENT WOOD H...	76.06
531563	11/07/2023	Ewing Irrigation Products	20761993	LANDSCAPER HAT SIZE FITS ALL	16.53
531563	11/07/2023	Ewing Irrigation Products	20761993	King Tall Fescue Seed - 25 lb. ...	60.68
531563	11/07/2023	Ewing Irrigation Products	20787384	12-H Toro Half Under Nozzle	46.86
531563	11/07/2023	Ewing Irrigation Products	20787384	8-H Toro Half Nozzle	46.86
531563	11/07/2023	Ewing Irrigation Products	20787384	12-Q Toro Quarter Under Nozz..	46.86
531563	11/07/2023	Ewing Irrigation Products	20787384	15-H Toro Half Nozzle	46.58
<b>Vendor 2095 - Ewing Irrigation Products</b>				<b>Total:</b>	<b>588.06</b>
<b>Vendor: 3010 - Famart Welding, Inc.</b>					
531564	11/07/2023	Famart Welding, Inc.	8632	Repair Welding on Gate Anch...	100.00
<b>Vendor 3010 - Famart Welding, Inc.</b>				<b>Total:</b>	<b>100.00</b>
<b>Vendor: 12902 - Gen-Tech</b>					
531565	11/07/2023	Gen-Tech	05-91392-1	Industrial Outdoor Diesel Gen...	116,897.47
<b>Vendor 12902 - Gen-Tech</b>				<b>Total:</b>	<b>116,897.47</b>
<b>Vendor: 6718 - Graffiti Protective Coatings Inc.</b>					
531566	11/07/2023	Graffiti Protective Coatings Inc.	7031-0923	Graffiti Removal September 23	150.00
<b>Vendor 6718 - Graffiti Protective Coatings Inc.</b>				<b>Total:</b>	<b>150.00</b>
<b>Vendor: 3070 - Grainger</b>					
531567	11/07/2023	Grainger	9860123265	Chisel Bit, Point, 1/4"	66.70
531567	11/07/2023	Grainger	9860123265	Chisel, Round, 5"	209.29
<b>Vendor 3070 - Grainger</b>				<b>Total:</b>	<b>275.99</b>
<b>Vendor: 12942 - Great America Financial Services</b>					
531514	10/20/2023	Great America Financial Servi...	QT2345530	Returning Toshiba Copier	336.50
531514	10/20/2023	Great America Financial Servi...	QT2345530	Returning Toshiba Copier	336.50
<b>Vendor 12942 - Great America Financial Services</b>				<b>Total:</b>	<b>673.00</b>
<b>Vendor: 12737 - Guma Masuda</b>					
531568	11/07/2023	Guma Masuda	2004244.001	Refund-Deposit- Resident	40.00
531568	11/07/2023	Guma Masuda	2004244.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12737 - Guma Masuda</b>				<b>Total:</b>	<b>80.00</b>
<b>Vendor: 12922 - Halsted &amp; Hoggan, Inc.</b>					
531569	11/07/2023	Halsted & Hoggan, Inc.	167091	Motor Pump Unit	2,384.24
<b>Vendor 12922 - Halsted &amp; Hoggan, Inc.</b>				<b>Total:</b>	<b>2,384.24</b>
<b>Vendor: 3036 - Harbor Freight Tools USA, Inc.</b>					
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Carbide Grit Reciprocating Saw..	9.91
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Full Motion TV Mount	55.11
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Metal Cutting Circular Saw Bla...	22.04
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	General Purpose Bi-Metal Rec...	16.53
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Metal Cutting Bi-metal Recipr...	11.01
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	4 Pc Electrical Kit	11.01
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Metal Cutting Bi-metal Recipr...	7.71
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	UV-Resistant Black Cable Ties,...	2.52
531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	UV-Resistant Black Cable Ties,...	2.19

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531570	11/07/2023	Harbor Freight Tools USA, Inc.	1027487	Telescoping Flow-Tru Brush	22.04
<b>Vendor 3036 - Harbor Freight Tools USA, Inc.</b>				<b>Total:</b>	<b>160.07</b>
<b>Vendor: 3052 - Home Depot Credit Services</b>					
531571	11/07/2023	Home Depot Credit Services	0634835	Metal Cut-Off Disc with Type ...	17.35
531571	11/07/2023	Home Depot Credit Services	0634835	Grinding and Polishing Flap Di...	52.79
531571	11/07/2023	Home Depot Credit Services	2513499	U-Bolt 1/4" X 1/8" X 2"	9.44
531571	11/07/2023	Home Depot Credit Services	2513499	U-Bolt 5/16" X 2" X 3"	7.47
531571	11/07/2023	Home Depot Credit Services	2513499	4.5" Segmented Diamond Bla...	30.70
531571	11/07/2023	Home Depot Credit Services	2513499	Eye Bolt/Nut 1/2 X 6 1 Set	3.95
531571	11/07/2023	Home Depot Credit Services	2513499	U-Bolt 5/16" X 1-1/2" X 2-5/8"	7.14
531571	11/07/2023	Home Depot Credit Services	6011841	Water Bottle Deposit	7.20
531571	11/07/2023	Home Depot Credit Services	6011841	Bottle Water	29.88
531571	11/07/2023	Home Depot Credit Services	6011841	4" Forged Steel Blade with C...	54.68
531571	11/07/2023	Home Depot Credit Services	6011841	32 Gal Trash Can	81.52
531571	11/07/2023	Home Depot Credit Services	6011841	30 Gal Trash Can	49.58
531571	11/07/2023	Home Depot Credit Services	6515045	32 oz. E-Z Fill Spray Bottle	10.98
531571	11/07/2023	Home Depot Credit Services	6515045	18 in. Disposable Mop Pad Refi...	10.99
531571	11/07/2023	Home Depot Credit Services	6515045	High-Density Foam Mini Paint...	12.50
531571	11/07/2023	Home Depot Credit Services	6515045	Cleaning Vinegar 64 oz	9.43
531571	11/07/2023	Home Depot Credit Services	9641020	M18 18-Volt Lithium-Ion HIGH...	274.52
531571	11/07/2023	Home Depot Credit Services	9641020	15 PVC Floor Cord Protector	34.95
531571	11/07/2023	Home Depot Credit Services	9641020	Gauge 8-Wire CAT6 Ethernet ...	27.82
531571	11/07/2023	Home Depot Credit Services	9641020	Red Armor 2.6 oz. 2-Stroke Cy...	6.58
531571	11/07/2023	Home Depot Credit Services	9641020	Press N Pour 1 Gal. Gas Can A...	19.81
<b>Vendor 3052 - Home Depot Credit Services</b>				<b>Total:</b>	<b>759.28</b>
<b>Vendor: 12069 - Joe A. Gonsalves &amp; Son</b>					
531572	11/07/2023	Joe A. Gonsalves & Son	161122	Consulting Services October 23	3,000.00
<b>Vendor 12069 - Joe A. Gonsalves &amp; Son Total:</b>					<b>3,000.00</b>
<b>Vendor: 3887 - John L. Hunter &amp; Associates</b>					
531573	11/07/2023	John L. Hunter & Associates	LOMMS412308	Consulting Services August 23	675.00
531573	11/07/2023	John L. Hunter & Associates	LOMMS412308	Consulting Services August 23	1,113.75
531573	11/07/2023	John L. Hunter & Associates	LOMMS412308	Consulting Services August 23	472.50
<b>Vendor 3887 - John L. Hunter &amp; Associates</b>				<b>Total:</b>	<b>2,261.25</b>
<b>Vendor: 4692 - Kathleen Gregory</b>					
531574	11/07/2023	Kathleen Gregory	102323	Wellness Reimbursement	150.00
<b>Vendor 4692 - Kathleen Gregory</b>				<b>Total:</b>	<b>150.00</b>
<b>Vendor: 12635 - Kiley &amp; Associates, LLC</b>					
531575	11/07/2023	Kiley & Associates, LLC	LO 231031	Consulting Services	3,333.33
<b>Vendor 12635 - Kiley &amp; Associates, LLC Total:</b>					<b>3,333.33</b>
<b>Vendor: 3507 - L&amp;B Pipe and Supply Co.</b>					
531576	11/07/2023	L&B Pipe and Supply Co.	S116591740.001	Matco 2 LF, Pipe Fitting	91.58
531576	11/07/2023	L&B Pipe and Supply Co.	S116591740.001	Lenox 8 X 3/4 10T BI-Metal Re...	29.60
531576	11/07/2023	L&B Pipe and Supply Co.	S116592636.001	Gasket/Bolt	13.13
<b>Vendor 3507 - L&amp;B Pipe and Supply Co.</b>				<b>Total:</b>	<b>134.31</b>
<b>Vendor: 3130 - L.A. County Department of Animal Care &amp; Control</b>					
531577	11/07/2023	L.A. County Department of An...	September 23	Animal Housing September 23	-1,678.50
531577	11/07/2023	L.A. County Department of An...	September 23	Animal Housing September 23	6,083.17
<b>Vendor 3130 - L.A. County Department of Animal Care &amp; Control</b>				<b>Total:</b>	<b>4,404.67</b>
<b>Vendor: 3187 - L.A. County Department of Public Works</b>					
531578	11/07/2023	L.A. County Department of Pu...	RE-PW-2310001846	Industrial Waste September 23	2,225.14
531578	11/07/2023	L.A. County Department of Pu...	RE-PW-23101001937	Kits Monitoring & Reports Sep...	242.21
<b>Vendor 3187 - L.A. County Department of Public Works Total:</b>					<b>2,467.35</b>
<b>Vendor: 6105 - L.A. County Registrar-Recorder/County Clerk</b>					
531515	10/20/2023	L.A. County Registrar-Recorde...	101923	The Documentation for Filling...	75.00
<b>Vendor 6105 - L.A. County Registrar-Recorder/County Clerk Total:</b>					<b>75.00</b>
<b>Vendor: 3048 - L.A. County Sheriff's Department</b>					
531579	11/07/2023	L.A. County Sheriff's Departm...	240717EC	September 23	312,625.16

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531579	11/07/2023	L.A. County Sheriff's Departm...	240717EC	September 23	18,883.78
531579	11/07/2023	L.A. County Sheriff's Departm...	240717EC	September 23	39,681.07
531579	11/07/2023	L.A. County Sheriff's Departm...	240814EC	Traffic Enforcement Septembe...	2,351.15
<b>Vendor 3048 - L.A. County Sheriff's Department</b>				<b>Total:</b>	<b>373,541.16</b>

**Vendor: 12247 - LegalShield**

531580	11/07/2023	LegalShield	October 23	Employee Legal Insurance Be...	88.45
<b>Vendor 12247 - LegalShield Total:</b>					<b>88.45</b>

**Vendor: 6442 - Lincoln National Life Insurance Co.**

10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	219.80
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	34.84
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	109.05
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	21.84
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	134.54
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	26.51
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	5.20
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	27.25
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	26.00
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	29.86
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	46.80
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	244.54
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	95.62
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	18.20
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	30.68
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	116.80
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	168.65
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	41.60
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	19.76
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	97.26
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	45.76
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	138.76
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	20.80
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	67.32
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	3.12
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	13.55
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	4.32
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	1.04
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	6.76
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	50.81
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	6.24
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	30.65
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	25.48
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	125.87
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	29.16
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	5.20
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	449.62
10971	11/01/2023	Lincoln National Life Insurance...	4609658572	Employee Life/STD/LTD Insur...	102.96
<b>Vendor 6442 - Lincoln National Life Insurance Co.</b>				<b>Total:</b>	<b>2,642.22</b>

**Vendor: 3317 - Lomita Obedience Training Club**

531581	11/07/2023	Lomita Obedience Training Cl...	101623	Dog Obedience Class Instructor	3,676.40
<b>Vendor 3317 - Lomita Obedience Training Club</b>				<b>Total:</b>	<b>3,676.40</b>

**Vendor: 12932 - Lucy Cortez**

531582	11/07/2023	Lucy Cortez	2004240.001	Refund-Picnic Shelter Deposit...	40.00
<b>Vendor 12932 - Lucy Cortez Total:</b>					<b>40.00</b>

**Vendor: 12930 - Maria Mancillas**

531583	11/07/2023	Maria Mancillas	0000001	Face Painting at the Hallowee...	390.00
<b>Vendor 12930 - Maria Mancillas Total:</b>					<b>390.00</b>

**Vendor: 3085 - Mark's Lock & Safe, Inc.**

531584	11/07/2023	Mark's Lock & Safe, Inc.	00000036747	Duplicate Key for 2019 Ford F...	173.92
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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
531584	11/07/2023	Mark's Lock & Safe, Inc.	00000036747	Duplicate Key for 2019 Ford F...	79.50
<b>Vendor 3085 - Mark's Lock &amp; Safe, Inc.</b>				<b>Total:</b>	<b>253.42</b>
<b>Vendor: 12377 - Marlson Han</b>					
531585	11/07/2023	Marlson Han	2004242.001	Refund-Gymnasium Deposit-R...	100.00
531585	11/07/2023	Marlson Han	2004242.001	Refund-Deposit- Resident	100.00
<b>Vendor 12377 - Marlson Han Total:</b>				<b>Total:</b>	<b>200.00</b>
<b>Vendor: 7203 - Mirage Carwash</b>					
531586	11/07/2023	Mirage Carwash	2154	Car Wash	29.99
<b>Vendor 7203 - Mirage Carwash Total:</b>				<b>Total:</b>	<b>29.99</b>
<b>Vendor: 3217 - MissionSquare Retirement</b>					
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	11,748.76
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	365.26
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	330.87
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	34.95
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	157.29
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	132.82
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	362.77
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	118.35
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	269.50
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	257.10
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	238.20
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	292.36
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	234.78
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	29.14
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	15.19
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	12.71
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	90.00
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	113.28
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	157.29
10978	10/19/2023	MissionSquare Retirement	PD101323	Deferred Compensation Pay D...	1,058.92
531587	11/07/2023	MissionSquare Retirement	20230930-109-320676-A	Quarterly Plan Fees October-...	125.00
531587	11/07/2023	MissionSquare Retirement	20230930-109-320676-A	Quarterly Plan Fees October-...	125.00
<b>Vendor 3217 - MissionSquare Retirement Total:</b>				<b>Total:</b>	<b>16,269.54</b>
<b>Vendor: 12949 - Nichols Consulting</b>					
531588	11/07/2023	Nichols Consulting	2023-9819469-01	Preparation of SB 90/State M...	6,300.00
<b>Vendor 12949 - Nichols Consulting Total:</b>				<b>Total:</b>	<b>6,300.00</b>
<b>Vendor: 7496 - Numa Networks</b>					
531589	11/07/2023	Numa Networks	35287	IT-Migrate Incode to Cloud	3,106.25
531589	11/07/2023	Numa Networks	35287	IT-Migrate Incode to Cloud	3,106.25
531589	11/07/2023	Numa Networks	35292	Secure SCADA On a Separate...	195.00
<b>Vendor 7496 - Numa Networks</b>				<b>Total:</b>	<b>6,407.50</b>
<b>Vendor: 12004 - Occupational Health Centers of CA, A Medical Grp</b>					
531590	11/07/2023	Occupational Health Centers o...	80820735	Pre-Employee Physical Exam	208.00
531590	11/07/2023	Occupational Health Centers o...	80891500	Pre-Employee Physical Exam	64.00
<b>Vendor 12004 - Occupational Health Centers of CA, A Medical Grp Total:</b>				<b>Total:</b>	<b>272.00</b>
<b>Vendor: 6594 - Office Depot Business Solutions, LLC</b>					
531591	11/07/2023	Office Depot Business Solutio...	333793553001	Document Covers, 9 3/4" x 12...	75.19
531591	11/07/2023	Office Depot Business Solutio...	333793553001	Post it Notes	11.01
531591	11/07/2023	Office Depot Business Solutio...	336086696001	Kleenex Tissue	15.40
531591	11/07/2023	Office Depot Business Solutio...	336086696001	Sharpie Marker, Fine 1 Dozen	10.04
531591	11/07/2023	Office Depot Business Solutio...	336086696001	Coffee Creamer	7.76
531591	11/07/2023	Office Depot Business Solutio...	336086696001	Wire Step File	22.04
531591	11/07/2023	Office Depot Business Solutio...	337182693001	Green Tea 28-Box	5.45
531591	11/07/2023	Office Depot Business Solutio...	337182693001	Copy Paper	54.56
531591	11/07/2023	Office Depot Business Solutio...	337211824001	Sugar Canister	7.96
531591	11/07/2023	Office Depot Business Solutio...	337211824001	Tea Bag	6.39
531591	11/07/2023	Office Depot Business Solutio...	337211824001	File Folders, 1/3 Cut 100-Box	24.77

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531591	11/07/2023	Office Depot Business Solutio...	337211824001	Sticky Notes, 3 in x 3 in, 16 Pa...	15.42
<b>Vendor 6594 - Office Depot Business Solutions, LLC Total:</b>					<b>255.99</b>
<b>Vendor: 7143 - Onward Engineering</b>					
531592	11/07/2023	Onward Engineering	7153	Design Services for Zone G Wa...	5,127.28
<b>Vendor 7143 - Onward Engineering Total:</b>					<b>5,127.28</b>
<b>Vendor: 4105 - Pacific Western Bank</b>					
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	16,336.31
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	2,344.71
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	9.47
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	312.92
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	101.53
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	118.07
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	29.45
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	57.33
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	34.62
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	4.08
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	223.10
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	10.68
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	92.22
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	116.21
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	18.88
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	90.59
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	86.58
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	139.08
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	136.27
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	11.60
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	26.61
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	11.14
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	69.98
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	12.86
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	4.05
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	1.12
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	81.14
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	29.40
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	123.11
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	29.94
10976	10/19/2023	Pacific Western Bank	PE101323	Federal & Medicare Taxes-Pay...	440.58
10977	10/19/2023	Pacific Western Bank	PE101323A	State Tax Withholdings-Pay E...	6,244.14
<b>Vendor 4105 - Pacific Western Bank Total:</b>					<b>27,347.77</b>
<b>Vendor: 12824 - Palacios Law Office</b>					
531593	11/07/2023	Palacios Law Office	lomita-4003	Hearing Officer Services/Admi...	1,188.00
<b>Vendor 12824 - Palacios Law Office Total:</b>					<b>1,188.00</b>
<b>Vendor: 6800 - Pastperfect Software Inc.</b>					
531594	11/07/2023	Pastperfect Software Inc.	2023-37682	Museum-Annual Software Re...	440.00
<b>Vendor 6800 - Pastperfect Software Inc. Total:</b>					<b>440.00</b>
<b>Vendor: 4080 - PERS Long-Term Care Program</b>					
531595	11/07/2023	PERS Long-Term Care Program	15114436	Employee Long Term Care Ins...	336.88
531595	11/07/2023	PERS Long-Term Care Program	15114436	Employee Long Term Care Ins...	59.45
<b>Vendor 4080 - PERS Long-Term Care Program Total:</b>					<b>396.33</b>
<b>Vendor: 12947 - Pioneer Research</b>					
531596	11/07/2023	Pioneer Research	264072	Storm Drain Cleaning Solvent-...	-18.44
531596	11/07/2023	Pioneer Research	264072	Enviro Pro	277.18
<b>Vendor 12947 - Pioneer Research Total:</b>					<b>258.74</b>
<b>Vendor: 7206 - Pitney Bowes</b>					
531597	11/07/2023	Pitney Bowes	101323	Reserve Postage Account	3,000.00
<b>Vendor 7206 - Pitney Bowes Total:</b>					<b>3,000.00</b>
<b>Vendor: 12474 - Project Partners</b>					
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	4,080.00

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531598	11/07/2023	Project Partners	11389	Engineering Services August 23	240.00
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	360.00
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	3,480.00
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	2,520.00
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	1,560.00
531598	11/07/2023	Project Partners	11389	Engineering Services August 23	1,560.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	2,640.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	120.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	120.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	3,240.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	3,960.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	480.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	2,880.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	1,800.00
531598	11/07/2023	Project Partners	11444	Engineering Services Septemb...	1,800.00
				<b>Vendor 12474 - Project Partners Total:</b>	<b>30,840.00</b>

## Vendor: 4090 - Public Employee Retirement System

10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	12,537.45
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	26.56
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	831.93
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	759.02
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	319.70
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	204.50
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	234.71
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	276.88
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	268.16
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	581.70
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	139.04
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	159.23
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	204.17
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	195.17
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	1,308.50
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	379.72
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	171.51
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	156.06
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	330.14
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	372.99
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	973.10
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	319.95
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	544.17
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	198.63
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	330.69
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	523.30
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	145.27
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	354.55
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	47.19
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	33.53
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	18.46
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	22.07
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	2.95
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	146.81
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	321.07
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	62.92
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	67.06
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	73.84
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	89.38
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	539.82
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	231.74
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	159.23
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	845.82



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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	1,202.14
10975	10/25/2023	Public Employee Retirement S...	PE101323	Retirement Contributions-Pay...	1,006.12
Vendor 4090 - Public Employee Retirement System				Total:	27,716.95
Vendor: 12935 - Rebecca Lucero					
531599	11/07/2023	Rebecca Lucero	2004248.001	Refund-Tom Rico Deposit- Res...	200.00
Vendor 12935 - Rebecca Lucero				Total:	200.00
Vendor: 10947 - Robert Heaney					
531600	11/07/2023	Robert Heaney	101023	Reimbursement for Supplies	74.34
Vendor 10947 - Robert Heaney				Total:	74.34
Vendor: 9122 - Roland Gutierrez					
531601	11/07/2023	Roland Gutierrez	10232023	Cardio Salsa Dance	544.60
531601	11/07/2023	Roland Gutierrez	102323	Cardio Salsa Dance Instructor	424.90
Vendor 9122 - Roland Gutierrez				Total:	969.50
Vendor: 12933 - Rosenda Serrato					
531602	11/07/2023	Rosenda Serrato	2004241.001	Refund-Picnic Shelter Deposit...	40.00
Vendor 12933 - Rosenda Serrato				Total:	40.00
Vendor: 12948 - Roth Staffing Companies, L.P.					
531519	10/31/2023	Roth Staffing Companies, L.P.	8037857	HR Recruitment	16,826.40
Vendor 12948 - Roth Staffing Companies, L.P.				Total:	16,826.40
Vendor: 7463 - Sakioka Wholesale Nursery, Inc.					
531603	11/07/2023	Sakioka Wholesale Nursery, In...	20093540	Senecio Serpens	145.53
531603	11/07/2023	Sakioka Wholesale Nursery, In...	20093540	Cordylone/Dracaena Red Sensa...	142.69
531603	11/07/2023	Sakioka Wholesale Nursery, In...	20093540	Lavandula (Green Leaf) Angust...	69.46
531603	11/07/2023	Sakioka Wholesale Nursery, In...	20093540	Festuca Glauca Elijah Blue	59.98
531603	11/07/2023	Sakioka Wholesale Nursery, In...	20093540	Tradescantia P. Purple Heart	46.31
Vendor 7463 - Sakioka Wholesale Nursery, Inc.				Total:	463.97
Vendor: 12946 - Shannon Cathcart					
531604	11/07/2023	Shannon Cathcart	2004257.001	Refund-Picnic Shelter Deposit...	40.00
Vendor 12946 - Shannon Cathcart				Total:	40.00
Vendor: 7233 - Siteone Landscape Supply, LLC					
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Weld-On P-70 Purple Primer L...	13.32
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Well-On 711 Gray PVC Cement..	18.08
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Thread Seal Tape 3/4" X 520"	2.23
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Sch 40 PVC Cap 1" Socket	2.09
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Siphon King Utility Pump 36" X..	42.58
531605	11/07/2023	Siteone Landscape Supply, LLC	135369859-001	Sch 40 PVC Cap 1" Fipt	4.22
531605	11/07/2023	Siteone Landscape Supply, LLC	135373352-001	NDS Flo-Control Sch 80 PVC U...	19.88
531605	11/07/2023	Siteone Landscape Supply, LLC	135373352-001	Sch 40 PVC Cap 2" Socket	3.29
531605	11/07/2023	Siteone Landscape Supply, LLC	135373557-001	Sch 40 PVC Cap 1-1/2" Socket	2.75
531605	11/07/2023	Siteone Landscape Supply, LLC	135373557-001	Sch 40 PVC Cap 2" Socket	-1.64
531605	11/07/2023	Siteone Landscape Supply, LLC	135504767-001	Trade Square Point Shovel	39.46
531605	11/07/2023	Siteone Landscape Supply, LLC	135504767-001	Handheld Sprayer 1 Gal	55.11
531605	11/07/2023	Siteone Landscape Supply, LLC	135856566-001	Universal HD Series Samurai B...	78.60
531605	11/07/2023	Siteone Landscape Supply, LLC	135856566-001	Jameson 6 LS Series Extension...	82.42
Vendor 7233 - Siteone Landscape Supply, LLC				Total:	362.39
Vendor: 7320 - Sonsray Machinery LLC.					
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV-...	850.00
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV-...	655.99
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV	125,148.52
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV-P..	399.00
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV-T..	7.00
531606	11/07/2023	Sonsray Machinery LLC.	ESA001900-1	Loader Backhoe, Case 580SV-...	5,437.83
Vendor 7320 - Sonsray Machinery LLC.				Total:	132,498.34
Vendor: 3543 - Southern California Association of Governments					
531607	11/07/2023	Southern California Associatio...	SCAG FY24 0102	Membership Dues FY 2023-24	2,624.00
Vendor 3543 - Southern California Association of Governments				Total:	2,624.00

## Warrant Register

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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
<b>Vendor: 5050 - Southern California Edison Co.</b>					
531520	10/31/2023	Southern California Edison Co.	700037130331-101623	City Hall	7,726.99
531520	10/31/2023	Southern California Edison Co.	700315053620-101623	Lomita Park	14.86
531520	10/31/2023	Southern California Edison Co.	700480902095-101923	Narbonne Pedestrian Crosswa...	90.54
<b>Vendor 5050 - Southern California Edison Co.</b>				<b>Total:</b>	<b>7,832.39</b>
<b>Vendor: 1005 - Southern California News Group</b>					
531608	11/07/2023	Southern California News Gro...	093023	Ads-Notice of Public Hearing	375.75
531608	11/07/2023	Southern California News Gro...	093023	Ads-Adopted Ordinance #855	251.05
531608	11/07/2023	Southern California News Gro...	093023	Ads-Adopted Ordinance #856	241.45
531608	11/07/2023	Southern California News Gro...	093023	Ads-Proposed Ordinance #856	236.65
531608	11/07/2023	Southern California News Gro...	093023	Ads-Zone Text Amendment #...	341.20
<b>Vendor 1005 - Southern California News Group</b>				<b>Total:</b>	<b>1,446.10</b>
<b>Vendor: 9290 - St. Jude Children's Research Hospital</b>					
531609	11/07/2023	St. Jude Children's Research H...	102523	In Lieu Donation 10 Years Serv...	75.00
531610	11/07/2023	St. Jude Children's Research H...	103023	In Lieu Donation 5 Years Servi...	50.00
<b>Vendor 9290 - St. Jude Children's Research Hospital</b>				<b>Total:</b>	<b>125.00</b>
<b>Vendor: 12939 - Susanna Bernal</b>					
531611	11/07/2023	Susanna Bernal	2004252.001	Refund-Tom Rico Deposit-Res...	200.00
<b>Vendor 12939 - Susanna Bernal Total:</b>					<b>200.00</b>
<b>Vendor: 3956 - Ted's Plumbing Service Inc.</b>					
531612	11/07/2023	Ted's Plumbing Service Inc.	38266	Fabrication & Installation of Q...	1,100.00
<b>Vendor 3956 - Ted's Plumbing Service Inc.</b>				<b>Total:</b>	<b>1,100.00</b>
<b>Vendor: 12863 - Tetra Tech Inc</b>					
531613	11/07/2023	Tetra Tech Inc	52126352	New Roof Design for Appian ...	8,000.00
<b>Vendor 12863 - Tetra Tech Inc Total:</b>					<b>8,000.00</b>
<b>Vendor: 6085 - Thompson Building Materials</b>					
531614	11/07/2023	Thompson Building Materials	IV-157183	Sir Mix Pallet Deposit	40.79
531614	11/07/2023	Thompson Building Materials	IV-157183	Sir Mix 60 lb Concrete Mix	276.24
<b>Vendor 6085 - Thompson Building Materials</b>				<b>Total:</b>	<b>317.03</b>
<b>Vendor: 12170 - T-Mobile</b>					
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Code Enf...	25.90
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Manage...	19.74
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Recreati...	25.90
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Recreati...	29.40
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Park 6594	25.90
531615	11/07/2023	T-Mobile	102023	City Mobile Internet-Water 40...	29.40
<b>Vendor 12170 - T-Mobile Total:</b>					<b>156.24</b>
<b>Vendor: 7451 - TPX Communications</b>					
531516	10/23/2023	TPX Communications	175019884-0	Internet & Phone Services Oct...	989.12
531516	10/23/2023	TPX Communications	175019884-0	Internet & Phone Services Oct...	989.12
<b>Vendor 7451 - TPX Communications Total:</b>					<b>1,978.24</b>
<b>Vendor: 9100 - Tripepi Smith and Associates</b>					
531616	11/07/2023	Tripepi Smith and Associates	10571	Video Production Services	641.25
531616	11/07/2023	Tripepi Smith and Associates	11036	Citywide Communication & E...	3,347.08
531616	11/07/2023	Tripepi Smith and Associates	11036	Citywide Communication & E...	3,347.09
<b>Vendor 9100 - Tripepi Smith and Associates</b>				<b>Total:</b>	<b>7,335.42</b>
<b>Vendor: 7327 - United Rentals (North America), Inc.</b>					
531617	11/07/2023	United Rentals (North America...	225725553-001	Forklift Rental-Delivery & Pick...	350.44
531617	11/07/2023	United Rentals (North America...	225725553-001	Forklift Rental	983.33
531617	11/07/2023	United Rentals (North America...	225725553-001	Forklift Rental-Rental Protecti...	146.85
<b>Vendor 7327 - United Rentals (North America), Inc.</b>				<b>Total:</b>	<b>1,480.62</b>
<b>Vendor: 6477 - Verizon Wireless Government Mkts</b>					
531618	11/07/2023	Verizon Wireless Government...	9946902968	City Council	98.88
531618	11/07/2023	Verizon Wireless Government...	9946902968	City Manager	49.64
531618	11/07/2023	Verizon Wireless Government...	9946902968	Emergency (Mifi 1)	19.76
531618	11/07/2023	Verizon Wireless Government...	9946902968	Community & Economic Deve...	135.74
531618	11/07/2023	Verizon Wireless Government...	9946902968	Facilities	52.13

## Warrant Register

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Payment Number	Payment Date	Vendor Name	Payable Number	Description (Item)	Amount
531618	11/07/2023	Verizon Wireless Government...	9946902968	Recreation	97.97
531618	11/07/2023	Verizon Wireless Government...	9946902968	Park	39.10
531618	11/07/2023	Verizon Wireless Government...	9946902968	Public Work-Street	85.28
531618	11/07/2023	Verizon Wireless Government...	9946902968	Water	223.31
<b>Vendor 6477 - Verizon Wireless Government Mkts Total:</b>					<b>801.81</b>
<b>Vendor: 7373 - Wells Fargo Vendor Financial Services</b>					
531619	11/07/2023	Wells Fargo Vendor Financial ...	5027053941	BP-70C55 Copier Lease Octob...	338.21
<b>Vendor 7373 - Wells Fargo Vendor Financial Services Total:</b>					<b>338.21</b>
<b>Vendor: 12951 - Wendy Farajpour</b>					
531620	11/07/2023	Wendy Farajpour	102423	City Tree Roots Managing Driv...	6,580.00
<b>Vendor 12951 - Wendy Farajpour Total:</b>					<b>6,580.00</b>
<b>Vendor: 7063 - Westfield Electric</b>					
531621	11/07/2023	Westfield Electric	3353	Replace LED Lamps	330.00
<b>Vendor 7063 - Westfield Electric Total:</b>					<b>330.00</b>
<b>Vendor: 12936 - Yoko Tsuchimochi</b>					
531622	11/07/2023	Yoko Tsuchimochi	2004249.001	Refund-Picnic Shelter Deposit...	171.00
<b>Vendor 12936 - Yoko Tsuchimochi Total:</b>					<b>171.00</b>
<b>Vendor: 6102 - Yunex, LLC</b>					
531623	11/07/2023	Yunex, LLC	5610000332	Traffic Signal Response Call Ou...	467.11
531623	11/07/2023	Yunex, LLC	90000585	Street Light Maintenance Aug...	169.83
531623	11/07/2023	Yunex, LLC	90000586	Traffic Signal Maintenance Au...	443.03
<b>Vendor 6102 - Yunex, LLC Total:</b>					<b>1,079.97</b>
<b>Grand Total:</b>					<b>983,118.60</b>

## Report Summary

## Fund Summary

Fund	Payment Amount
100 - General Fund	630,637.51
205 - State Gas Tax	14,128.69
211 - Measure W	2,538.43
220 - Proposition A Local Return	9,159.48
230 - Transportation Development Act Article 3	360.00
235 - South Coast AQMD	1,250.00
255 - Park Athletic	121.01
257 - Park Grant	480.00
311 - Street Improvement	7,796.63
510 - Water Operations	29,187.14
520 - Water Capital	154,961.37
610 - Equipment Replacement	132,498.34
<b>Grand Total:</b>	<b>983,118.60</b>

## Account Summary

Account Number	Account Name	Payment Amount
100-000-2210.000	Sales Tax Withholding	-18.44
100-000-2508.000	Garnishment	602.74
100-000-2510.000	PERS	12,537.45
100-000-2524.000	Other Employee Deducti...	88.45
100-000-2535.000	Accident Insurance	1,325.35
100-000-2550.000	Federal Withholding	18,681.02
100-000-2555.000	State Withholding	6,244.14
100-000-2560.000	Deferred Compensation	11,748.76
100-000-2563.000	Flex 125 Reimbursement	1,834.29
100-000-4465.000	Animal Care and Control	-1,678.50
100-000-4510.000	Park Rentals	1,406.00
100-110-5207.000	Medicare	9.47
100-110-5217.000	PERS Tier 3 (2%@62)	26.56
100-110-5415.000	Communications	98.88
100-110-5430.000	Conferences and Meetin...	1,300.00
100-110-5755.000	Special Department Supp..	226.01
100-120-5305.000	Legal Services	50,192.60
100-125-5205.000	Health Insurance	1,410.60
100-125-5207.000	Medicare	312.92
100-125-5215.000	PERS Tier 1 (2.5%@55)	831.93
100-125-5216.000	PERS Tier 2 (2%@60)	759.02
100-125-5217.000	PERS Tier 3 (2%@62)	319.70
100-125-5345.000	Contractual Services	9,680.41
100-125-5415.000	Communications	49.64
100-125-5425.000	Dues and Memberships	2,624.00
100-125-5430.000	Conferences and Meetin...	468.75
100-125-5755.000	Special Department Supp..	38.58
100-130-5205.000	Health Insurance	461.76
100-130-5207.000	Medicare	101.53
100-130-5215.000	PERS Tier 1 (2.5%@55)	204.50
100-130-5216.000	PERS Tier 2 (2%@60)	234.71
100-130-5217.000	PERS Tier 3 (2%@62)	276.88
100-130-5410.000	Advertising	1,114.90
100-130-5430.000	Conferences and Meetin...	550.00
100-130-5505.000	Office Supplies and Expe...	3,318.66
100-130-5755.000	Special Department Supp..	294.59
100-210-5205.000	Health Insurance	416.87
100-210-5207.000	Medicare	118.07
100-210-5215.000	PERS Tier 1 (2.5%@55)	268.16
100-210-5216.000	PERS Tier 2 (2%@60)	581.70
100-210-5217.000	PERS Tier 3 (2%@62)	139.04

## Account Summary

Account Number	Account Name	Payment Amount
100-210-5345.000	Contractual Services	9,270.97
100-210-5755.000	Special Department Supp..	42.95
100-230-5205.000	Health Insurance	189.74
100-230-5207.000	Medicare	29.45
100-230-5217.000	PERS Tier 3 (2%@62)	159.23
100-230-5345.000	Contractual Services	17,255.40
100-230-5410.000	Advertising	1,030.00
100-230-5755.000	Special Department Supp..	887.97
100-330-5320.000	Sheriff Contract	314,976.31
100-330-5321.000	Core Deputy	18,883.78
100-330-5323.000	Liability Trust Fund	39,681.07
100-333-5755.000	Special Department Supp..	19.76
100-335-5205.000	Health Insurance	188.68
100-335-5207.000	Medicare	91.95
100-335-5216.000	PERS Tier 2 (2%@60)	204.17
100-335-5217.000	PERS Tier 3 (2%@62)	195.17
100-335-5345.000	Contractual Services	5,781.60
100-335-5710.000	Equipment Maintenance	279.99
100-336-5325.000	Animal Care and Control	6,083.17
100-410-5205.000	Health Insurance	654.11
100-410-5207.000	Medicare	227.18
100-410-5217.000	PERS Tier 3 (2%@62)	1,308.50
100-410-5340.000	Professional Services	6,054.18
100-410-5345.000	Contractual Services	1,338.00
100-410-5410.000	Advertising	341.20
100-410-5415.000	Communications	181.38
100-410-5430.000	Conferences and Meetin...	156.25
100-410-5710.000	Equipment Maintenance	10.00
100-410-5720.000	Fuel	38.17
100-410-5755.000	Special Department Supp..	25.95
100-440-5345.000	Contractual Services	5,313.56
100-440-5415.000	Communications	4,334.34
100-440-5525.000	Equipment Under \$5k	5,294.73
100-440-5605.000	Rents and Leases	338.21
100-605-5205.000	Health Insurance	264.80
100-605-5207.000	Medicare	102.90
100-605-5215.000	PERS Tier 1 (2.5%@55)	379.72
100-605-5216.000	PERS Tier 2 (2%@60)	171.51
100-605-5217.000	PERS Tier 3 (2%@62)	156.06
100-605-5345.000	Contractual Services	15,525.14
100-605-5505.000	Office Supplies and Expe...	222.85
100-610-5205.000	Health Insurance	515.44
100-610-5207.000	Medicare	116.21
100-610-5216.000	PERS Tier 2 (2%@60)	330.14
100-610-5217.000	PERS Tier 3 (2%@62)	372.99
100-710-5205.000	Health Insurance	467.35
100-710-5207.000	Medicare	109.47
100-710-5215.000	PERS Tier 1 (2.5%@55)	973.10
100-710-5217.000	PERS Tier 3 (2%@62)	319.95
100-710-5340.000	Professional Services	1,012.50
100-710-5405.000	Utilities	7,726.99
100-710-5415.000	Communications	52.13
100-710-5705.000	General Maintenance	3,561.87
100-730-5205.000	Health Insurance	355.22
100-730-5207.000	Medicare	225.66
100-730-5215.000	PERS Tier 1 (2.5%@55)	544.17
100-730-5217.000	PERS Tier 3 (2%@62)	198.63
100-730-5345.000	Contractual Services	9,483.70

## Account Summary

Account Number	Account Name	Payment Amount
100-730-5415.000	Communications	153.27
100-730-5505.000	Office Supplies and Expe...	92.20
100-735-5345.000	Contractual Services	955.00
100-735-5755.000	Special Department Supp..	113.51
100-740-5205.000	Health Insurance	698.12
100-740-5207.000	Medicare	147.87
100-740-5215.000	PERS Tier 1 (2.5%@55)	330.69
100-740-5216.000	PERS Tier 2 (2%@60)	523.30
100-740-5217.000	PERS Tier 3 (2%@62)	145.27
100-740-5405.000	Utilities	14.86
100-740-5415.000	Communications	65.00
100-740-5505.000	Office Supplies and Expe...	2.63
100-740-5510.000	Small Tools	113.90
100-740-5515.000	Uniform Expense	252.45
100-740-5705.000	General Maintenance	13,214.91
100-740-5710.000	Equipment Maintenance	65.93
100-750-5207.000	Medicare	26.61
100-750-5415.000	Communications	24.67
100-750-5755.000	Special Department Supp..	440.00
205-610-5205.000	Health Insurance	487.00
205-610-5207.000	Medicare	81.12
205-610-5217.000	PERS Tier 3 (2%@62)	354.55
205-610-5335.000	Maintenance & License ...	1,322.18
205-610-5346.000	Street Sweeping Contract	11,172.57
205-610-5405.000	Utilities	90.54
205-610-5415.000	Communications	85.28
205-610-5705.000	General Maintenance	525.45
205-610-5710.000	Equipment Maintenance	10.00
211-347-5340.000	Professional Services	675.00
211-347-5771.000	Infrastructure Projects P...	1,113.75
211-347-5775.000	Catch Basins	277.18
211-810-5806.359	Downtown Lomita Stor...	472.50
220-340-5205.000	Health Insurance	45.81
220-340-5207.000	Medicare	12.86
220-340-5215.000	PERS Tier 1 (2.5%@55)	47.19
220-340-5216.000	PERS Tier 2 (2%@60)	33.53
220-340-5217.000	PERS Tier 3 (2%@62)	18.46
220-340-5345.000	Contractual Services	9,001.63
230-348-5345.000	Contractual Services	360.00
235-350-5345.000	Contractual Services	1,250.00
255-760-5205.000	Health Insurance	20.55
255-760-5207.000	Medicare	4.05
255-760-5217.000	PERS Tier 3 (2%@62)	22.07
255-760-5506.000	Sport Supplies	74.34
257-830-5345.379	Contractual Services	480.00
311-810-5806.368	Street Reconstruction - ...	6,720.00
311-810-5806.380	Sidewalk Improvement P...	1,076.63
510-110-5207.000	Medicare	1.12
510-110-5217.000	PERS Tier 3 (2%@62)	2.95
510-120-5305.000	Legal Services	2,910.60
510-125-5205.000	Health Insurance	209.82
510-125-5207.000	Medicare	81.14
510-125-5215.000	PERS Tier 1 (2.5%@55)	146.81
510-125-5216.000	PERS Tier 2 (2%@60)	321.07
510-130-5205.000	Health Insurance	126.89
510-130-5207.000	Medicare	29.40
510-130-5215.000	PERS Tier 1 (2.5%@55)	62.92
510-130-5216.000	PERS Tier 2 (2%@60)	67.06

## Account Summary

Account Number	Account Name	Payment Amount
510-130-5217.000	PERS Tier 3 (2%@62)	73.84
510-220-5205.000	Health Insurance	446.25
510-220-5207.000	Medicare	123.11
510-220-5215.000	PERS Tier 1 (2.5%@55)	89.38
510-220-5216.000	PERS Tier 2 (2%@60)	539.82
510-220-5217.000	PERS Tier 3 (2%@62)	231.74
510-220-5345.000	Contractual Services	990.33
510-230-5205.000	Health Insurance	191.65
510-230-5207.000	Medicare	29.94
510-230-5217.000	PERS Tier 3 (2%@62)	159.23
510-230-5345.000	Contractual Services	125.00
510-440-5345.000	Contractual Services	3,463.72
510-440-5415.000	Communications	989.12
510-440-5525.000	Equipment Under \$5k	4,368.87
510-630-5205.000	Health Insurance	2,131.13
510-630-5207.000	Medicare	440.58
510-630-5215.000	PERS Tier 1 (2.5%@55)	845.82
510-630-5216.000	PERS Tier 2 (2%@60)	1,202.14
510-630-5217.000	PERS Tier 3 (2%@62)	1,006.12
510-630-5339.000	Water Quality - Clinical L...	2,442.00
510-630-5340.000	Professional Services	3,347.09
510-630-5415.000	Communications	300.51
510-630-5505.000	Office Supplies and Expe...	37.08
510-630-5510.000	Small Tools	364.15
510-630-5705.000	General Maintenance	1,049.84
510-630-5710.000	Equipment Maintenance	238.90
520-840-5820.134	Emergency Generator	129,159.09
520-840-5821.239	Appian Way Roof	11,000.00
520-840-5821.357	246th-247th-247th PI - ...	4,515.00
520-840-5821.372	Annual Aged Pipeline R...	3,360.00
520-840-5821.374	Narbonne South Pipe Re...	1,800.00
520-840-5821.375	Pipe Replacement - Other	5,127.28
610-910-5825.000	Equipment Over \$5k	132,498.34
<b>Grand Total:</b>		<b>983,118.60</b>

## Project Account Summary

Project Account Key	Payment Amount
**None**	819,408.10
211-810	472.50
246th St., 247th Pl., 247th St.-Western	4,515.00
311-Street Reconstruction-Zone G	6,720.00
520.134	129,159.09
520-Narbonne South Pipe Replacement	1,800.00
Annual Aged Pipeline R&R	3,360.00
Appian Way Roof	11,000.00
Pipe Replacement-Other	5,127.28
Sidewalk Improvement Program	1,076.63
Stephenson Mainenance Project	480.00
<b>Grand Total:</b>	<b>983,118.60</b>



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7d**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Carla Dillon, P.E., Public Works Director

**MEETING DATE:** November 7, 2023

**SUBJECT:** Professional Services Agreement with BOA for Tom Rico Center Roof and Railroad Museum Building Improvements

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### **RECOMMENDATIONS**

Approve a Professional Services Agreement with Black, O'Dowd and Associates, Inc., dba BOA Architecture for engineering design services for the New Roof Design for the Tom Rico Center Roof and Railroad Museum Building Improvements Project for an amount of \$ 46,700.00 plus a 20% contingency amount of \$ 9,340.00; and authorize the City Manager to execute the Agreement.

### **BACKGROUND**

This project includes preparing design drawings for several maintenance items for the Tom Rico Center and Railroad Museum buildings, specifically roofs for both buildings, exterior paint, termite inspection and treatment. In addition, the project will address the eaves and signage at the Railroad Museum. Tom Rico Center has two parts, the Gymnasium, which includes a stage area, and the Recreation Room. The Recreation Room has three HVAC roof top units.

Four proposals were received for the design services and after interviewing the two best designers, BOA was selected for their experience and professional.

The design of the project is scheduled once the contract is executed, and the planned duration of design is approximately six months. Construction of this project is planned to begin in Fall of 2024 and continue into the following year.



## **FISCAL IMPACT**

Based on the proposal and project needs, staff negotiated a final scope and fees with BOA Architecture in the amount of \$46,700.00 for services for the project. Staff recommends a 20% contingency, in the amount of \$9,340.00, which will be added to the total design budget and included in the agreement.

This project was planned in the CIP Master Plan and FY22-24 Budget in Building Improvement, 312-820-5820. There is adequate funding for this project.

## **OPTIONS**

1. Approve staff's recommendation.
2. Provide alternative directions.

## **ATTACHMENTS**

1. Professional Services Agreement with BOA Architecture.

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

Prepared by:



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Carla Dillon, P.E.  
Public Works Director



**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND BLACK, O'DOWD AND ASSOCIATES, INC.**

This AGREEMENT for New Roof Skin Design for Tom Rico Center and Railroad Museum Building (Improvements) is entered into this 7<sup>th</sup> day of November, 2023, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and BLACK, O'DOWD AND ASSOCIATES, INC., dba BOA ARCHITECTURE ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Architectural / Civil Engineering Design for Tom Rico Center Roof and Railroad Museum Building Improvements.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience, and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in **Exhibit A** of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as **Exhibit A**;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount not to exceed \$ 56,040.00 for CONTRACTOR's services, unless otherwise specified by written amendment to this Agreement. The CONTRACTOR agrees, however, that the proposed cost of the service under this AGREEMENT is \$ 46,700.00. If CONTRACTOR incurs expenses exceeding the proposed cost of \$ 46,700.00, such amount shall require written authorization by city staff for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

2. **SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

3. **PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

4. **TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

5. **FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

6. **KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement is Eric Yuen. CONTRACTOR shall not assign another person to oversee the work contemplated by this Agreement without the prior written authorization of CITY.

7. **TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire upon completion of work, unless earlier termination occurs under Section 14 of this Agreement or extended in writing in advance by both parties.

8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
- A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available

to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money

that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State

of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 20, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.
16. **ASSIGNABILITY.** This Agreement is for the CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.
17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.
18. **AUDIT OF RECORDS.**
- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.
19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.

## **20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of



California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.

F. Failure on the part of CONTRACTOR to procure or maintain required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 14 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.

24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services preformed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>BOA Architecture</u> <u>1511, Cota Ave.,</u> <u>Long Beach, CA 90813</u>
<u>ATTN: City Manager</u>	<u>ATTN: President</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

37. **DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Edward Lok Ng, Architect / LEED AP,  
President

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
95-2632309  
Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney



# **CITY OF LOMITA**

**REQUEST FOR PROPOSAL (RFP)**

**ARCHITECTURAL / CIVIL ENGINEERING SERVICES**

**FOR**

**TOM RICO CENTER ROOF AND  
RAILROAD MUSEUM BUILDING IMPROVEMENTS**

**RFP DEADLINE  
AUGUST 24, 2023  
1:00 P.M.**

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**Attachment A – General City Map**

**Attachment B – Site sketches, Rough Measurements & Site Pictures**

**Attachment C – Professional Services Agreement (Sample)**



## **SECTION I GENERAL INFORMATION**

### **A. INTRODUCTION / BACKGROUND**

The City of Lomita is requesting proposals from qualified and experienced Architectural/Civil Engineering firm(s) to produce plans, specifications, and cost estimates for the Tom Rico Center Roof and the Railroad Museum Building Improvements.

The City of Lomita is an urban, densely populated 1.97 square miles (total area is 1,261 acres), located at the base of the Palos Verdes Peninsula in the Los Angeles Basin, Los Angeles County. The City of Lomita is in the southwestern part of Los Angeles County, 26 miles south of downtown Los Angeles and bounded by the City of Torrance on the north and west, the Harbor Region of Los Angeles to the east, and the City of Rolling Hill Estates on the southwest; and the City of Rancho Palos Verdes and unincorporated Los Angeles County area to the southeast. The City is almost completely developed with mostly residential neighborhoods and commercial units.

### **B. PROJECT OVERVIEW**

This project includes two buildings: The Tom Rico Center and the Railroad Museum Building. Prepare separate drawing packages for the two buildings.

#### Tom Rico Center Building (Drawing package 1):

The Tom Rico Center has two parts, the Gymnasium which includes a stage area and the Recreation Room. The stage area and gymnasium have three large un-electrified fans that allow hot air to leave the building through the roof by convection. The Recreation Room has three HVAC roof top units. The designer will specify a cool roof (Tremco Roofing AlphaGrade Restoration System for Gravel Surface Roof or equal) design for the Gymnasium building. Provide drawing notes to retain the original roof mounted equipment in the same location and waterproof the areas around the openings. The designer shall include notes to inspect the roofs for termite infestation and prepare detailed reports to mitigate prior to installing the new roof. This group of buildings will be in-use during construction but closed during termite treatments.

#### The Museum Building (Drawing package 2):

This building is an old residential structure donated to the city for historical purposes and utilized as a museum. The building will be closed during construction and termite treatment.

### **C. PROJECT PROPOSAL AND AWARD SCHEDULE**

A tentative schedule is included below. The proposals submitted shall use this schedule as a guide to further define an appropriate work schedule in accordance with the requirements of the Scope of Services in Section III. The final schedule will be negotiated based on the final scope of work and work plan agreed to by the City and the selected consultant.

**\*(Dates are estimates)**

<b>Milestone</b>	<b>Date</b>
RFP Release	July 14, 2023.
Job Walk	July 27, 2023, at 2:30 PM.
Last Day for Questions	August 3, 2023, at 1:00 PM.
Issue Addendum	August 10, 2023.
Proposal Deadline	August 24, 2023, at 1:00 PM.
Consultant Interviews	September 5-14, 2023.
Expected City Council Approval	September 19, 2023.
Kick-off & Notice to Proceed	October 03, 2023.

## SECTION II

### PROPOSAL REQUIREMENTS

#### A. GENERAL

The proposal must be concise, well organized and should demonstrate your firm's team qualifications and experience related to this project. The proposal shall be printed on 8½" x 11" pages and include resumes, experience, graphs, tables, etc. It must include the following:

- I. Cover Letter (one page): Provide a one-page cover letter, which includes the firm name, address, and telephone number of the person(s) to be used for contact who will be authorized to make presentations for the firm. The cover letter must bear the signature of the person authorized to sign on behalf of the proposer and to bind the applicant in a contract. The cover letter will include a statement offering the proposer's acceptance of all conditions listed in the "Request for Proposals" document. **Any exception on the Proposer's behalf must be stated in the proposal cover letter.**
- II. Qualification and Experience (maximum of 10 pages): The proposed **Engineering Team** shall have experience working with public agencies and/or community buildings in similar assignments. It is highly desirable that the key project team members have served public agencies in various capacities, are accustomed to working with governmental agencies, have a good understanding of public agency issues, procedures, and policies.  
  
Qualifications and experience to be shown in the proposal shall include, but not be limited to the following:
  - Project organizational chart.
  - Identification of experience of principal staff members, including major sub-consultants. The resumes of principal staff should not exceed one page per person.
  - Identify the availability of your team and the percentage of current workload of staff that would be committed to this project, including sub-consultants.
  - Experience of the firm, the team and subconsultants on similar projects.
- III. Scope of Work and Project Approach (maximum 10 pages): The Consultant shall include in their proposal a detailed scope of work and understanding of the process to undertake such a project and complete it in compliance with all applicable rules, regulations, standards, and requirements. Other items to include:
  - Description of your firm's quality/control (Q/C) and quality/assurance (Q/A) procedures that will be used for the Project.
  - Provide a project schedule for various activities by the Engineering Team

- involved and identify the milestones of major tasks of the Project.
- Discussion of document control.

IV. **Consultant shall submit a fee proposal for the Project in a SEPARATE SEALED ENVELOPE** (or separate email attachment) marked **“Fee Proposal” along with the Project title**. The city will negotiate with the top-ranked consultant in compliance with all applicable federal, state, and local guidelines. Fee proposal shall include all tasks required to perform the work with a maximum not-to-exceed fee for each task and a grand total not-to-exceed fee. The fee proposal must contain a task and fee breakdown of all components of cost, including labor base rate, overhead and all other direct and indirect costs. The fee proposal shall clearly show hours and cost per task. The task and fee breakdown must match the scope of services in the format, as presented within the RFP. The Consultant and all sub-consultants shall not be compensated by the City for any time spent on commuting to or from the Project site and other peripheral work not directly performed as a result of this Project. The Consultant shall provide their services for the duration of the Project for the approved scope of work and fee. The proposal must remain valid for at least 90 days from the due date of this RFP.

The city will shortlist the candidates to three consulting firms, of which it may interview prior to selection of the top candidate for the project.

V. Prevailing wages will apply if the services to be performed meet the criteria according California Department of Industrial Relations web site at: [http://www.dir.ca.gov/dlsr/statistics\\_research.html](http://www.dir.ca.gov/dlsr/statistics_research.html). City will not assume any responsibility for Contractor's failure to pay prevailing wages in accordance with State law.

## **B. EXAMINATION OF PROPOSAL DOCUMENTS**

By submitting a proposal, Consultant represents that it has thoroughly examined and become thoroughly familiar with the work required under this RFP and has the staffing and resources capable of performing quality work to achieve the City's objectives.

## **C. ADDENDA**

Any changes to the requirements will be made by written addendum to this RFP. Any written addenda issued pertaining to this RFP shall be incorporated into the terms and conditions of any resulting Agreement. The City will not be bound to any modifications to or deviations from the requirements set forth in this RFP as the result of oral instructions. Consultants shall acknowledge receipt of addenda in their proposals.

#### **D. QUESTIONS AND ADDITIONAL INFORMATION**

Questions relating to this RFP shall be emailed to the Public Works Department at: [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) no later than August 3, 2023 at 1:00 PM.

#### **E. PROPOSAL SUBMITTAL**

Proposals are due on or before August 24, 2023 at 1:00 PM.

One (1) electronic PDF copy of the proposal shall be emailed to the Public Works Department at: [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) with Proposal for: Tom Rico Center Roof and Railroad Museum Building Improvements.

The Fee Proposals shall be emailed to the Public Works Department at: [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) with Fee Proposal for: New Design for Tom Rico Center Roof and Railroad Museum Building Improvements.

#### **F. INSURANCE REQUIREMENTS**

The successful Consultant shall procure and maintain, for the duration of the contract, insurance policies as listed in Section 17 - Insurance Requirements of the attached sample Professional Service Agreement (PSA), attachment C.

All insurance policies must be open to inspection by the City and copies of policies must be submitted to the City and/or upon written request.

#### **G. SELECTION CRITERIA**

Responses to this RFP will be evaluated using a point rating system, as shown in Section IV. The evaluation will be completed by a selection committee composed of staff from the Public Works Department.

#### **H. CHANGES IN THE RFP**

Should any prospective proposer be in doubt as to the true meaning of any portion of this (RFP), or should the proposer find any ambiguity, inconsistency, or omission therein, the Proposer shall make a written request for an official interpretation or correction. Such requests must be received by the Public Works Department not less than five (5) working days prior to the final date of submittal of the proposals.

Such interpretation or correction, as well as any additional RFP provisions that the City may decide to include, will be made only as an official addendum, and will be sent to each firm recorded as having received a copy of the RFP. Any addendum issued by the City shall become part of the RFP and will be incorporated into the proposal.

## **I. DISCLOSURES**

Under the Freedom of Information Act (Public Act 442), the City is obligated to permit review of its files, if requested by others. All information in a submitter's proposal is subject to disclosure under this provision. This act also provides for a complete disclosure of contracts and attachments thereto.

## **J. POST-SUBMITTAL PROCEDURES**

After reviewing and evaluating the proposals that are received, the City will select one or more firms with whom it will negotiate a Professional Services Agreement (PSA). A sample of the standard PSA is included in Attachment C. Those who wish to submit a proposal to the City are required to carefully review the PSA.

The PSA will include a Scope of Services and Fee Schedule (**not-to-exceed amount**), both of which may be modified by mutual consent during the negotiation phase. The Insurance Requirements outlined in the PSA may not be revised or changed. Prior to its final execution by the selected firm and the City, the PSA must be submitted to, and approved by, City Council and/or the City Manager.

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects if, in the City's sole judgment, the best interests of the City will be so served.

## **K. COST LIABILITY**

The City of Lomita assumes no responsibility or liability for costs incurred by the Consultant prior to the execution of a Professional Services Agreement. The liability of the City is limited to the terms and conditions outlined in the Agreement.

## **L. INVOICES**

Consultant shall submit invoice(s) at the end of each month for the work performed. Each invoice at a minimum shall include the following information:

Project name.

Period for which invoice is submitted.

Invoice number.

Task name.

Balance remaining and percent completed for each task.

Total project budget (approved tasks only) and remaining balance.

Each employee's name, hours of work, date, task, rate, and total charge,

Invoices must be accompanied by payroll and any other supporting documents that will be necessary to expedite the review and approval process.

#### **M. GUIDELINES DURING PANDEMICS**

Consultants/contractors shall comply with all local, state and federal laws and regulations including, but not limited to, the Governor's and Los Angeles County Health Officer's orders and guidance related to pandemics, social distancing, and best practices.

Consultants/Contractors are required to check with the latest guidelines of the Los Angeles County Public Works and the Los Angeles County Public Health for construction sites during pandemics.

**Disclosure: Consultants shall disclose in their responses to any Request for Proposals whether they have been the subject of any legal investigation by County, State, and/or Federal agencies within the past 5 years. If so, each responding consultant shall identify the agency and contact person, the nature of the investigation and any determination over the outcome of said investigation. Non-compliance with this section shall result in rejection of the Proposal, but a consultant's disclosure of any such investigation (even one which resulted in a determination that was averse to the consultant) will not automatically result in rejection of the Proposal. The occurrence, nature, underlying facts and outcome of any such investigation are not by themselves determinative but are simply included among many factors that will be considered by the City in evaluating Proposals.**

## **SECTION III**

### **SCOPE OF SERVICES**

#### **A. DESCRIPTION**

The purpose of this RFP is to solicit proposals the services from an Architectural/Civil Engineering firm to design new cool roof (Tremco Roofing AlphaGrade Restoration System for Gravel Surface Roof or equal), on the Gymnasium resistant to Termites, long lasting, and include roof demolition plans for the Tom Rico Center building (Drawing package 1) and roof skin for the Railroad Museum building (Drawing package 2). The services will include, but not be limited to the following. The Design contractor shall:

1. Include notes for the Construction contractor to collect and review existing building roof condition, termite infiltration and damage, prepare a report detailing extent of the damage.
2. Include notes for the Construction contractor to remove and replace bird deterrent system for both buildings and add rain gutters.
3. For the Railroad Museum building, the designer shall include notes for the construction contractor to prepare demolition plans for removing existing roof top skin and dispose off-site. The construction contractor shall preserve existing roof top elements and waterproof the openings.
4. Include notes for the Construction contractor to replace the main sign in front of the Railroad Museum Building and refurbish the smaller signs that are hanging (clean and repaint).
5. Include notes for the Construction contractor to fix eaves of the Railroad Museum for cracks and repaint the building (outside).
6. Include notes for the Construction contractor to tent the building and 'Fumigate' to remove termites after the new roof is installed.
7. Collect from the City all pertinent data and information regarding the existing site improvements, record grading plan or existing topography, utilities, City design standards, input from City staff and any other information that may affect preparation of RFP documents The Design Contractor shall meet with City staff to review their understanding of the project requirements and visit the site to investigate existing conditions to detect opportunities and constraints. The Design Contractor will check, the presence of existing utilities and points of connection will be identified during the site visit. The Design Contractor will meet with City staff to review the completed conceptual plan, make revisions based on input, and provide an opinion of probable construction cost.
8. For both Tom Rico Center and Railroad Museum Building roof, the Design Contractor shall prepare demolition plans for removing existing roof top skin, disposition of roof top material, preserving existing roof top items.
9. Prepare preliminary and final design of termite resistant roof top tiles / surface to replace existing roof top material. Add construction notes that the Lomita City staff members require the facility in operation during roof work for the Tom Rico



- Center. Use roofing material that will last at least 30 years. Prepare full Plans Specifications & Estimates (PS&E) for the construction costs.
10. Provide construction support during construction. Provide technical responses to requests for information, submittal review, change order request, and prepare final as-built drawings.
  11. Hold monthly meetings to update City of Lomita staff on design development.
  12. Provide the Engineering support during demolition & attend the construction meetings.

The Design Consultant's work shall be reviewed and approved by the City Engineering staff.

The contract will be regulated according to the provisions of all Federal, State, and local laws and ordinances that are applicable. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code, Section 1775.

## **B. TASKS**

The Consultant may provide additional tasks which they feel are pertinent to or add value to achieving the City's overall project objectives. The following tasks include, but are not limited to:

### **Task 1 – General Project Administration & Meetings**

The consultant shall assign a project manager that will serve as the point of contact and coordinate all communication with the City of Lomita staff. The Consultant must provide an experienced Architectural / Engineering Team that has knowledge and understanding of a design for Tom Rico Center Roof and Railroad Museum Building Improvements.

- Consultant shall coordinate a kick-off meeting with Lomita staff and sub-consultants to discuss the scope of the project, develop a work plan to accomplish the project goals, schedule, and identify future constraints.
- In addition to the kick-off meeting, the Consultant shall plan for sufficient meetings with Lomita staff to complete the project. Consultant shall prepare agendas for all meetings and submit them to the City two (2) working days prior to the meeting for review. For each meeting, the Consultant shall record minutes and distribute them within five (5) working days of the meeting.
- The Consultant shall submit monthly progress reports with each invoice. Progress reports shall contain work performed, project concerns and impacts, and the work anticipated for the next month.
- Invoices shall detail the team member, hours worked, task, and date of hours worked.

### **Task 2 – Data Research and Investigation**

- The consultant shall review existing records, and research the availability of

- other records.
- The consultant shall conduct investigations at the Tom Rico Center Roof and Railroad Museum Building Improvements.
- The consultant shall research and identify all permitting requirements from pertinent agencies for the design and construction operations such as Los Angeles County Building Department, Los Angeles Health Department, Los Angeles County Fire Department.
- *Deliverables: The consultant shall prepare and submit final report, one (1) digital pdf copy, one native format file, and two (2) hard copy for City's review and approval*

### **Task 3 – Plans, Specifications and Estimate (PS&E)**

The selected Consultant must provide an experienced Architectural / Civil Engineering Team who has successfully delivered services on similar projects.

#### **Task 3.1 – Plans and Specifications**

The Design Consultant shall create plans and specifications to include the following tasks by the Construction Contractor:

- Replacement of roof tiles or surfaces.
- Replacement/repair of Signs on Museum building.
- Fixing the Museum Building Eaves.
- Construction contractor's licensed subcontractor will perform Termite inspection and Fumigation.
- Paint the outside of both buildings.
- The roof top items shall remain intact on the Museum and Tom Rico Center Buildings.
- Facilitate operation during construction.
- Minimize noise impacts on neighbors during construction.

#### **Task 3.2 – Architecture's / Engineer's Estimate**

The Consultant shall prepare a preliminary Engineer's estimate of the probable construction cost for this project.

#### ***Deliverables:***

*The consultant shall prepare and submit PS&E for City's review and approval at the following stages of design:*

- *60% Plans*
- *100% Plans*

*One (1) digital pdf copy, one (1) native file copy, and two (2) hard copy of the plans per percentage produce shall be submitted to the City for review. Upon receipt of final comments from the City, Consultant will prepare 100% Plan and Specifications for City's final review and approval.*

#### **Task 4 – Bid Packages**

The Consultant shall prepare a bid package including the plans, specifications and any other documents necessary to release for bids.

##### *Deliverables:*

*One (1) digital pdf copy and two (2) hard copies of the City approved design plans and specifications signed and stamped by a licensed Architect / Civil Engineer shall be submitted to the City.*

#### **Task 5 – Bid and Construction Support**

The Design Consultant shall provide professional support during bidding process and construction activities. The Design Consultant shall perform the following, but are not limited, lists of activities.

- Provide answers and information to bid questions or inquiry.
- The Design Consultant shall respond to Requests for Information (RFIs) or Requests for Clarification (RFCs) and prepare the bid addenda as required.
- Attend Pre-bid meeting.
- Attend Pre-construction meeting.
- Review construction submittals (assume 5 for proposal)
- Respond to Requests for Information (assume 10 RFI for proposal)
- Assist in cost estimate and analysis for Contract Change Order (assume 5 CCO for proposal)
- Complete As-built drawings based upon actual construction.

#### **C. PROJECT DURATION**

The estimated time for to complete this design is (6) months, which can be subdivided for review as follows:

- Investigation and Analysis Report on Roof
- PS & E – 60%
- PS & E–100%, including all design change recommendations from city of Lomita staff.

The City shall receive (1) digital pdf, one (1) native digital file, and two (2) physical copies of the Final Design and documents.

## **SECTION IV**

### **SELECTION OF CONSULTANTS**

All proposals will be evaluated by a City of Lomita Selection Committee (Committee). The Committee may be composed of City of Lomita staff and other parties that may have expertise or experience in the services described herein. The Committee will review the submittals and will rank the proposals. The evaluation of the proposals shall be within the sole judgment and discretion of the Committee. All contacts during the evaluation phase shall be through the City of Lomita Project Manager only.

The selection committee will review the submitted proposals according to the below evaluation criteria and weighing factors. The committee will then establish a shortlist based on the highest ranked proposals. The shortlist will include enough qualified consultants to ensure that at least three consultants are interviewed.

After the interview, the committee will reestablish a final ranking of the highest ranked consultants. The highest ranked consultant will be selected for the project. Cost proposals for all qualified consultants will be opened and used to begin negotiations, however, with the highest ranked consultant. If an agreement on fees cannot be reached, then negotiations will proceed to the second highest qualified consultant, and so on and so forth until a final agreement is reached with a consultant.

The proposals will be evaluated based on the following:

#### **A. PROFESSIONAL QUALIFICATIONS - 20 points**

Identify individuals who will be assigned to this project by name, title, and their role on this project. Indicate which of these individuals you consider key to the successful completion of the project. Resumes or qualifications are required for proposed project personnel who will be assigned to the project. Qualifications and capabilities of any sub-consultants shall be included.

#### **B. PAST EXPERIENCE WITH SIMILAR PROJECTS - 30 points**

The written proposal must include a list of specific experience in the project design area and indicate proven ability in designing similar projects for the firm and the individuals to be assigned to the project. Experience should include design of roof surface for critical infrastructure with operational requirements during construction and within residential zones. The proposal should also indicate the ability to have projects completed within the budget and schedule. A complete list of client references must be provided for similar projects completed within the last two years. It shall include the firm's / agencies' names, addresses, telephone numbers, project titles, and contact persons.

**C. PROPOSED WORK PLAN – 40 points**

A detailed work plan is to be presented and should outline the overall project understanding, approach, and list all tasks determined to be necessary to accomplish the overall scope of the project. The work plan shall include, but is not to be limited to, the objectives/tasks listed in Section III of the RFP. The work plan shall define resources needed for each task (title and labor hours) and staff persons completing the project element tasks. In addition, the work plan shall include a timeline schedule depicting the sequence and duration of tasks showing how the work will be organized and executed.

The work plan shall be sufficiently detailed and clear to identify the progress milestones, i.e., when project elements, measures, and deliverables are to be completed. Additional project elements suggested by the proposer that are thought to be necessary for the completion of the project are to be included in the work plan and identified as proposer-suggested elements.

Identify all of those, if any, who will be subcontracted to assist you with this project, and the extent of work for which they will be responsible. Include similar reference data for subcontractors and employees as requested above for the main proposer.

Include any other information that you believe to be pertinent but not specifically asked for elsewhere.

**D. FEES - 10 points**

Submit a fee schedule in a separate sealed envelope with proposal. Fee schedule shall clearly identify each task, number of hours assigned to each task, name and title of individual assigned to each task, hourly rate of each individual, and total hours and total dollar amount for the project.

**E. AUTHORIZED NEGOTIATOR**

Include the name and phone number of person(s) in the organization authorized to negotiate the Professional Services Agreement with the City.

# **ATTACHMENT - A GENERAL CITY MAP**

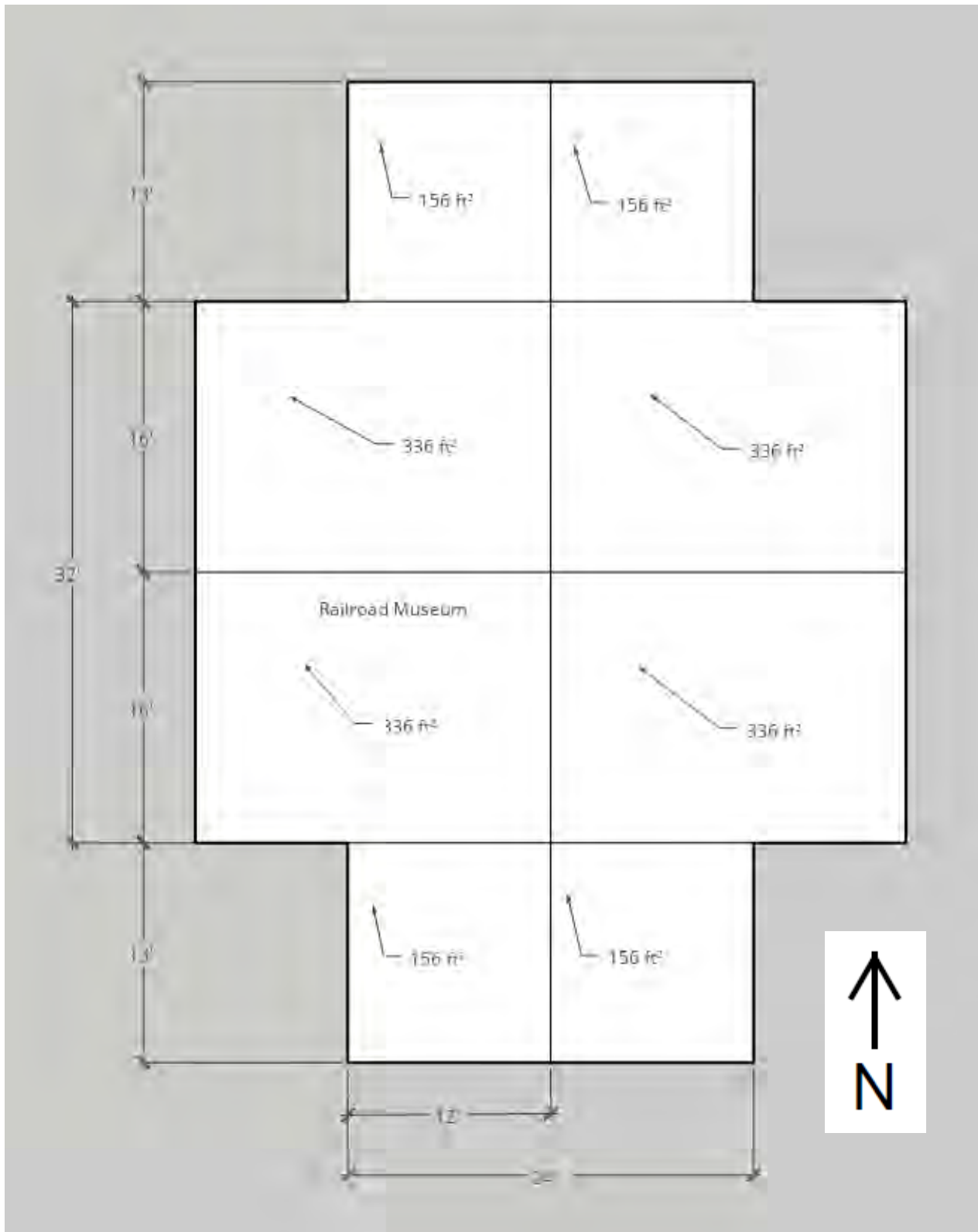


**ATTACHMENT - B  
SITE SKETCHES, ROUGH  
MEASUREMENTS& SITE  
PICTURES**





Lomita Railroad Museum



\*Rough\* estimate





# RAILROAD MUSEUM



LOMITA

ELEVATION

120



































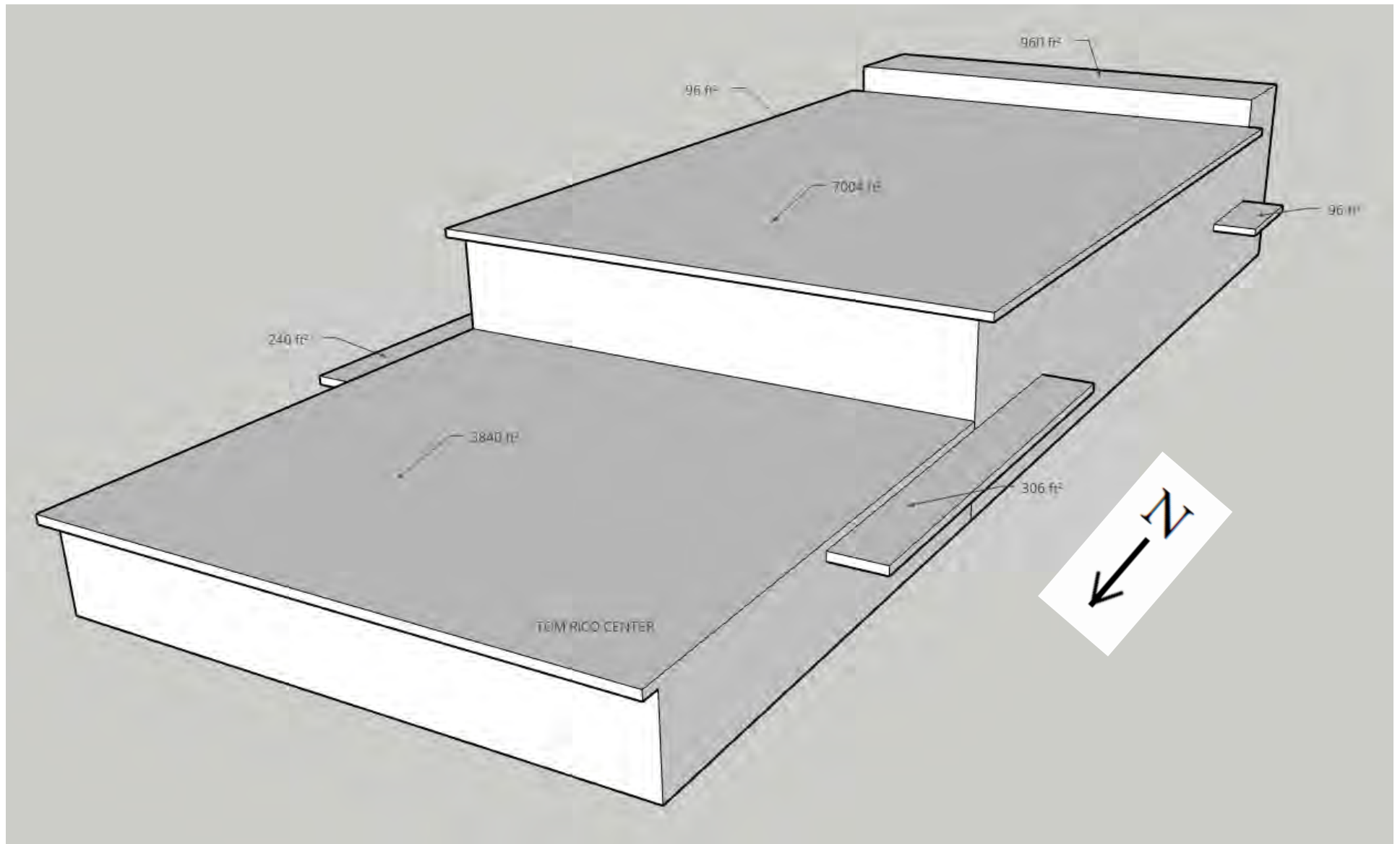


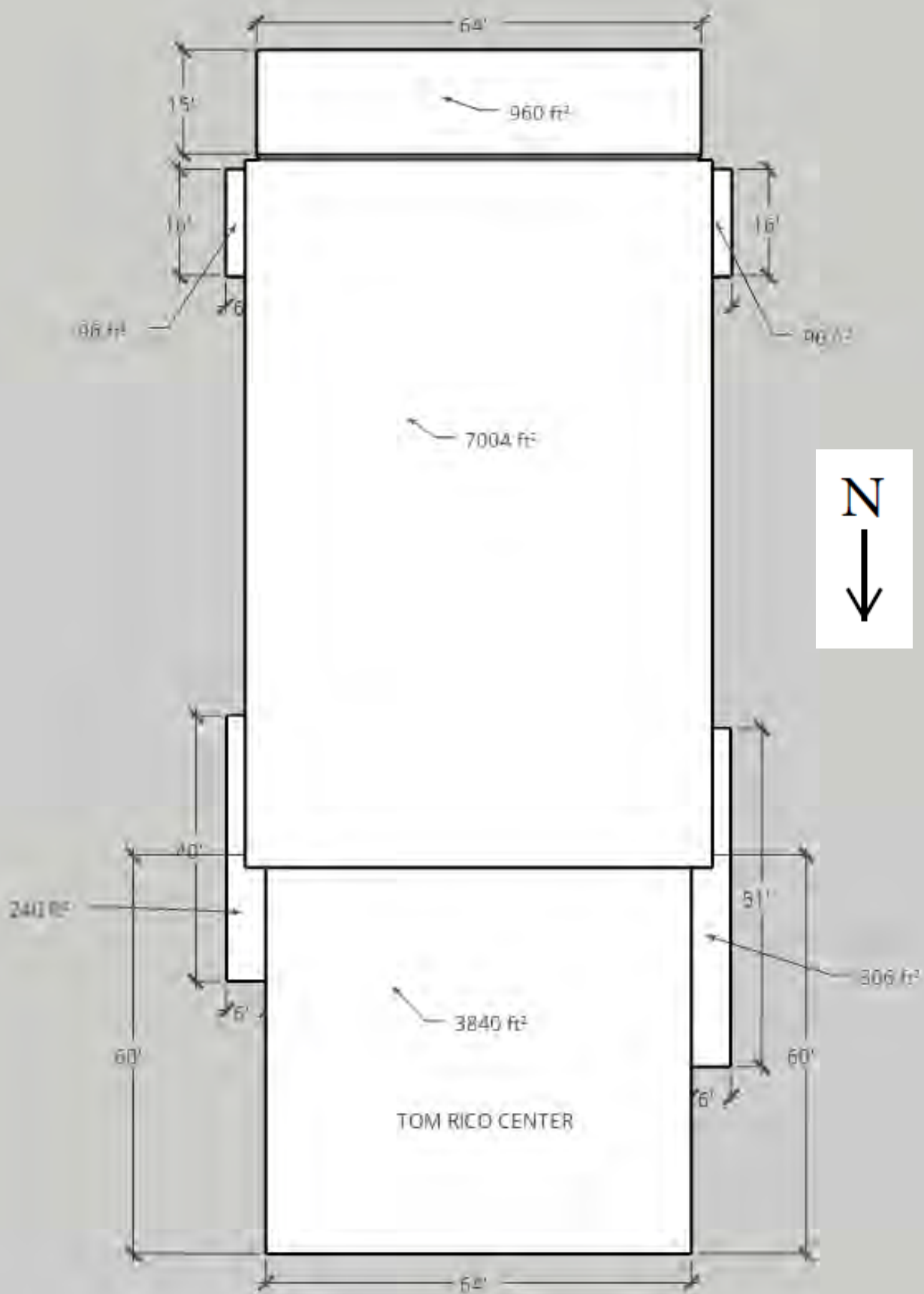














































# **ATTACHMENT - C SAMPLE PROFESSIONAL SERVICE AGREEMENT**



**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND NAME**

This AGREEMENT for Description is entered into this \_\_\_ day of \_\_\_, 20\_\_\_, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and NAME ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Description.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in **Exhibit A** of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as **Exhibit A**;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount of \$xxx,xxx.xx, the CONTRACTOR's estimated costs of its services, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional xx% of these estimated costs, or up to \$xx,xxx.xx, for unexpected contingencies, or a total, not-to-exceed amount of \$xxx,xxx.xx. If CONTRACTOR incurs expenses exceeding its estimated costs of \$xxx,xxx.xx, the CONTRACTOR must request such expenses in writing, and the CITY's City Manager or his designee must approve of such requests, for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

**2. SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

**3. PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

**4. TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

**5. FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

**6. KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement is **Name(s)**. CONTRACTOR shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

**7. TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on **DATE**, unless earlier termination occurs under Section 13 of this Agreement or extended in writing in advance by both parties.

8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
- A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available

to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between the CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money

that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State



of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 19, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.
16. **ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.
17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.
18. **AUDIT OF RECORDS.**
- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.
19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.

## **20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of

California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.

F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 13 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.

24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>  <u>ATTN: City Manager</u>	<u>Company</u> <u>Address</u>  <u>ATTN: Signer</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

**37. DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Signatory, Title

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
XX-XXXXXX

Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney





## CITY OF LOMITA

### RFQ TOM RICO CENTER AND RAILROAD MUSEUM BUILDING IMPROVEMENTS

#### SAMPLE SIMILAR PROJECTS DESIGNED BY BOA:



Pomona, Westmont Community Ctr. Trellis-Roof Repair Proj  
**BEFORE:** Existing wood trellis, beam, post and roof decking are rotted from rainwater



Pomona, Westmont Community Ctr. Trellis-Roof Repair Proj  
**AFTER:** new wood beam, 6x6 steel column, and new solid roof over the front entry, with scupper conductor head to direct rainwater to splash into larger catch basin.



Pasadena Fire Station 33 Renovation  
**BEFORE:**



Pasadena Fire Station 33 Renovation  
**AFTER:** New replacement for roof tiles, rain gutters



Alhambra Main Post Office Facade Improvement  
**BEFORE**



Alhambra Main Post Office Facade Improvement  
**AFTER**

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# 1. COVER LETTER

## SUBJECT: RFP FOR LOMITA TOM RICO CENTER ROOF AND RAILROAD MUSEUM BUILDING IMPROVEMENTS

To: City of Lomita

Aug 24th, 2023

We are pleased to submit our qualifications and fee proposal for your Lomita Tom Rico Center Roof and Railroad Museum Building Improvements Project. We have visited these 2 facilities and thoroughly understand your goals for this project to replace the roofing of the Rico Center and to replace the roof and repaint the Railroad Museum to better serve your community.

BOA Architecture has enjoyed over 60 years of continuous practice. We are a very stable architectural firm with 7 employees that specializes in the renovation of municipal-civic renovation projects for cities-counties. If BOA is awarded this project, our workload is that we can begin work immediately and do everything within our resources to meet your schedule and collaborate with you to meet your construction budget, fix and replace the roofs of both buildings and freshen up the exterior of the Railroad Museum.

Our firm has completed the design of more than two thousand (2000) municipal-type architectural design projects for over 80 different local cities and governmental agencies and BOA is intimately aware of expediting these types of rehabilitation projects. Of specific interest to you is that BOA has completed the renovation design of over 50 Community Centers, 10 Teen Centers, 10 gyms, and 11 dedicated Senior Centers. Many of these projects are facilities modernization improvement projects very similar to the requested services for your project. Facility modernization projects in the \$30,000 to \$3,000,000 construction cost range are our firm's expertise and our competitive advantage. Our staff expertise and production systems are geared for these often "messy renovation and modernization projects. Of particular interest to you is that we recently completed the roof replacement and conversion of an old Fire Station in East L.A. to a recreational youth boxing gym for LA County ISD, as well as assisted the City of Bellflower to renovate and completely replace the roof structure and roofing at the Bellflower Aquatic Center at Thompson Park. Please also note that we are currently designing the roof replacement of the City of Lomita Stephenson Center. Other roof replacement projects designed by BOA include the Cities of Long Beach, Torrance, Carson, Cypress, Banning, Pasadena, Laguna Niguel, Bellflower, and Placentia. Overall, the proposed project is needed very much and will prove to be a great asset to your community and its staff. We feel BOA Architecture and its Design Team are most qualified for this project. We believe our project team can best provide the requested services for the following reasons:

- **We Understand the Project**

We understand the function and needs of both Community Centers, Museums, and Municipal Facilities design projects. Our previous Community Center and Gyms design experience in working with the Cities of Irvine, Anaheim, Cypress, Long Beach, Torrance, Newport Beach, Stanton, Los Angeles, Placentia, San Bernardino County, Riverside County, LA County, and many other municipalities in Southern California, coupled with our existing knowledge of working on similar "deferred maintenance projects and our experience in designing over 100 roof replacement renovation projects, will be a definite asset.

- **Our Approach is Proven**

BOA's approach to your subject RFP project has been developed and refined for more than 60 years on more than 2,000 design projects for over 80 various local Cities, Counties, State and Federal Government. Our goal is that the project will be "on time" and "on budget," that the constructed facilities exceed your expectations for function, accessibility, and ease of maintenance, and that modernization Improvements will blend seamlessly with adjacent spaces and enhance the functionality of your buildings.

- **We have Extensive Experience in Similar Projects**

We have provided an extensive list of Roof Replacement design projects and other Publics Works projects successfully completed by BOA. Many of these projects are directly related to your project. Our highlighted projects exemplify our facilities modernization design creativity, commitment to quality design, and our ability to solve functional, and ADA-related design problems quickly and effectively. We have also presented an extensive list of references from public entities and local cities that you may call to verify BOA's client satisfaction.

Thank you for the opportunity to submit this Proposal. We hope that our proposal communicates our enthusiasm and the strengths of our firm, project team, and approach.

**BOA ARCHITECTURE**



Edward L. Ortega, Architect / LEED AP, President

## 2. QUALIFICATION AND EXPERIENCE

### **BOA FIRM PROFILE**

Year Established: 1961

Years In Business: 62 years of continuous operation

Current Number of Personnel: 7

Structure of Organization: S CORPORATION Stockholder: Edward Lok Ng

Current Annual Dollar Volume of Work: \$1,500,000

Level of Professional Liability Insurance: \$2,000,000 Professional Liability, \$2,000,000 General Liability

Federal Tax ID: 95-2632309

### **SERVICES PROVIDED BY FIRM:**

Architecture

Interior Design

ADA Compliance Consultant

### **ADA/ CASp:**

Leo Arteaga, CASp #55

Employee Since 1998

### **STRUCTURE OF FIRM:**

California Corporation #D055-4236

Federal I.D. #95-2632309

State I.D. #153-7551-2

City of Long Beach-Business License

#BU21337500

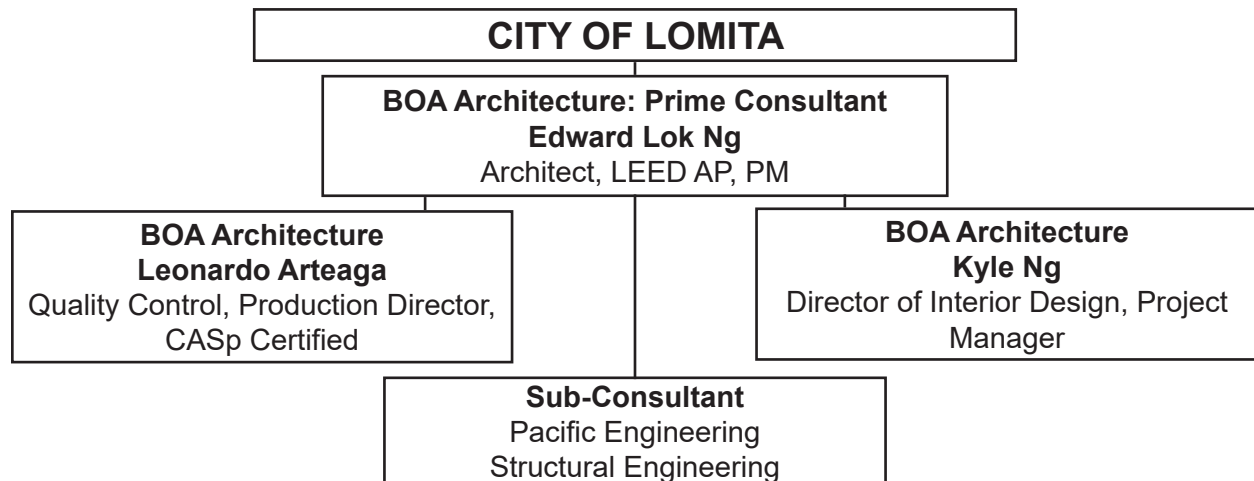
Dun & Bradstreet #04-441-9737

### **PRINCIPAL CONTACT:**

Edward Lok Ng, Architect, LEED AP

Employed since 1982, Principal since 1996, License CA #C16840

## TEAM ORGANIZATION CHART



Please note that BOA Architecture, as the prime-consultant, will be responsible for all aspects of your project. This Same Design Team have combined to complete over 100 recent municipal renovation projects.

**Structural Engineer:** 17703 Crenshaw Blvd. Torrance, CA 90504; Victor Chaiprasert CA State License #C36235 - Mr. Chaiprasert is a registered structural engineer in the State of California with over 30 years of experience in steel, timber, masonry and reinforced concrete construction of all types of structures. BOA has worked with Pacific Engineering for over 20 years.

## RESUMES



### **EDWARD LOK NG, ARCHITECT, LEED AP**

#### **PROJECT RESPONSIBILITY**

- Maintain Client communication, lead overall design effort in form and function, compile client and user group input and day-to-day contact with Client.

#### **EDUCATION**

- Bachelor of Architecture, University of Hawaii, 1981

#### **PROFESSIONAL REGISTRATION**

- Licensed Architect, C-16840, State of California, 1986
- LEED Accredited Professional 2009
- Completed Accessibility Surveyor Training for State Leased Buildings and Facilities, State of California, since 2003

**EXPERIENCE:** Edward Lok Ng has been a member of BOA since 1982. Principal and Director of Design, Mr. Ng has over 40 years of experience in all phases of the design process. He has personally designed and managed over 800 municipal facility projects and over 500 parks and recreation projects, over 200 civic center renovation projects, over 10 historic preservation projects, over 30 Community Center projects, and over 100 roof replacement projects, note that he has designed roof replacement building renovation projects recently for the cities of Long Beach, Redondo Beach, Newport Beach, and LA County ISD. He leads a talented team of designers and consultants to ensure that design solutions effectively meet the clients' and users' needs while adhering to client schedules and budget constraints. He is proficient in computer-aided design (CADD). He has been the Project Manager Designer for numerous City Hall facilities, civic/public buildings, parks, and recreation, educational facilities, and fire station projects. This experience coupled with Mr. Ng's dedication and commitment to design excellence has led to numerous honors and commendations for BOA. Currently and recently, Mr. Ng has been the Project Manager for 5 roof replacement projects for LA County ISD. A certified plan review consultant to California's Division of the State Architect, Mr. Lok Ng has completed DSA-sponsored training as an Access Compliance Plan Reviewer and Accessibility Surveyor. As a member of the City of Long Beach Disabled Access Appeals Board since 1994 and the Design Review Board for the City of Downey since 1989, he has reviewed applications and appeals for a broad range of commercial and municipal designed projects. He is also LEED, AP Certified and has designed several LEED Certified projects. His expertise in sustainability design will be a definite asset towards your sustainability goals.

## **REFERENCES**

City of Cypress (2018-Current)  
5275 Orange Avenue  
Cypress, CA 90630

Nick Mangkarakiri  
(re: Community Ctr. roof replacement renovation)  
nmangkai@cypressca.org  
(714) 229-6729

City Bellflower (2016-2020)  
16600 Civic Center Dr.  
Bellflower, CA 90706

Bernie Iniguez  
(re: Thompson Park Community Ctr. and Aquatic Ctr. Renovation)  
biniguez@bellflower.org  
(562) 804-1424

LA County ISD  
1100 Eastern Ave  
Los Angeles, CA 90063

Ourania Stamus, PM  
(re: Eastside Boxing Club Teen Center and Rowland Height Roof Replacement)  
(213) 200-8094  
OStamus@isd.lacounty.gov

City of Lomita  
24300 Narbonne Ave  
Lomita, CA 90717

Sam Sampat, P.E.  
(re: Lomita Park Stephenson Center Roof Replacement and Restroom Renovation)  
(626) 260-8935  
ssampat@lomitacity.com

BOA Architecture's extensive experience in Municipal facilities roof replacement design has allowed us to acquire and develop attributes that allow us to outperform our competitors. From assessing your needs in pre-design and all the way through construction administration, BOA has excelled on a vast array of municipal/county design projects. The following pages display selected projects that have been highlighted to demonstrate our strengths as they relate to your roof replacement and repaint renovation project: The following are recently completed relevant renovation projects that are similar to your project.



# LA County ISD Montebello Library, Roof Replacement

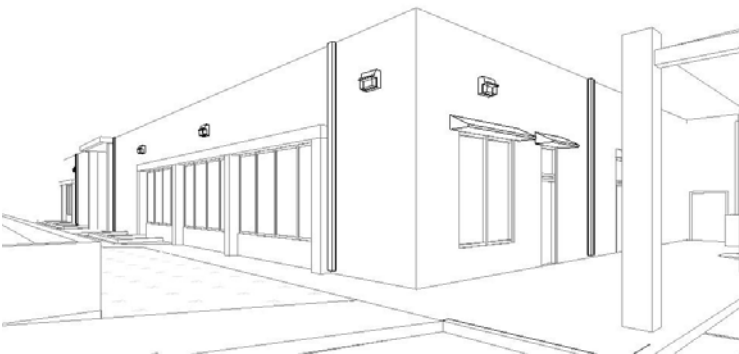
Client: LA County ISD, Project Management Thomas Valdez, cell 510-301-4024 **Construction cost:** \$1,100,000

**Design completed:** Feb. 2022, **Completed** May 2023 **Architect Team:** Edward Lok Ng, Leo Arteaga

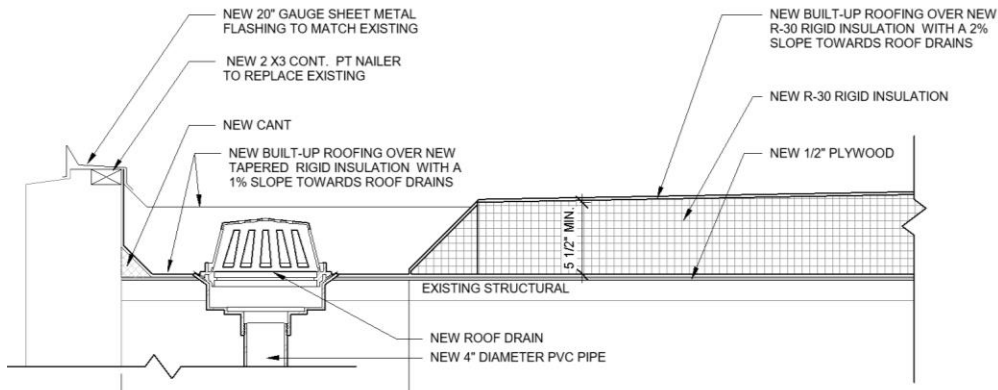
An especially challenging design project for LA County ISD, at the City of Montebello Civic Center, was the roof replacement project at Montebello Library. Since the 1960's, very little maintenance or improvement was done to this 30,000 sf library. The existing roof is "dead flat" with only 4 roof drains and only 2 overflow scuppers. The interior ceiling tiles were filled with asbestos, and with no extra funds for abatement. This meant all construction work must be restricted to the exterior. And the County was considering this Library building to be nominated as a historic structure, which meant we could not modify the exterior façade. Finally, the roof had not been insulated sufficiently. **Design Solution:** With a very narrow scope of work, and directions to preserve the existing facade, BOA proposed to add tapered R-30 rigid rooftop insulation (5" thick min.) to reduce HVAC energy usage, and to create proper roof slope for drainage, and replaced all the built-up roofing with new. Avoiding any construction work at the interior, we abandoned all the existing interior roof drains. We designed a new perimeter built-up roof gutter system where all the rainwater would be collected. From there, rainwater would be channeled to new roof drains with overflow drain. Fortunately, there is an exterior covered walkway with screen façade walls where new drain pipes can be hidden from view, and installed outside of the building. At the rear entry, off Victoria Ave., where there is no covered walkway, the rainwater will be channeled to new thru-the-wall scuppers and into sheet metal leaders to existing on-site catch basins or to the street. With sensitivity to the "mid-century" modern architectural style of the original building, the new rigid sheet metal leaders were designed to look like vertical columns recalling the vertical columns at the rear entry of the library. Existing light fixtures were replaced with new LED type fixture and more fixtures added for site security.



**EXISTING:** Front entry from the South. and rear entry from the North of Victoria Ave.



**PROPOSED & INSTALLED:** With sensitivity to the "mid-century" modern architectural style of the original building, the new rigid sheet metal leaders were designed to look like vertical columns recalling the vertical columns at the rear entry of the library. Existing light fixtures were replaced with new LED type fixture and more fixtures added for site security.



**PROPOSED:** We designed a new perimeter built-up roof gutter system where all the rainwater would be collected. From there, rainwater would be channeled to new roof drains with overflow drain.



**EXISTING:** Avoiding any construction work at the interior, we abandoned all the existing interior roof drains, and sloped all rainwater to perimeter.



**NEW ROOF INSTALLED:** We proposed and installed tapered R-30 rigid rooftop insulation (5" thick min.) to reduce HVAC energy usage, and to create proper roof slope for drainage, and replaced all the built-up roofing with new.

Another part of this project was to install new ADA-Compliant parking stalls, and sheetmetal canopies over doors and windows to mitigate rainwater intrusion.



Over 30,000 sf of new built-up roofing was replaced at the upper and lower roofs.



# Bellflower Indoor Pool & Locker Room Renovation



Indoor Pool Before Renovation



Rotted Wood Roof Framing



Locker Rm Before Renovation

**Project:** Bellflower Aquatic Center, Indoor Pool Locker Room Renovation **Construction Cost:** \$1,500,000

**Location:** Thompson Park, Bellflower, CA

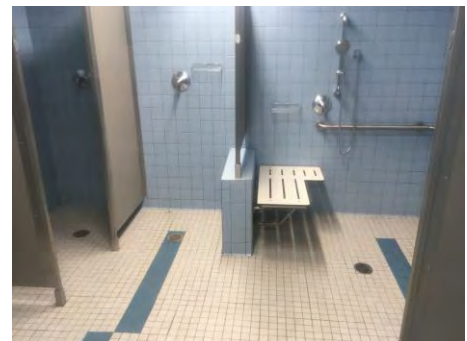
**Architect Team:** Edward Lok Ng, Leo Arteaga

**Client:** City of Bellflower Dept. of Public Works, contact: Bernie Iniguez (562) 760-3250 **Year Built:** 2020

**Project Description:** BOA Architecture was commissioned to repair and improve an old 1960's indoor pool building and its locker rooms. Our challenges were to replace all the rotted wood framing in the locker rooms. The wood studs had rotted from decades of water seepage from showers, and from the maintenance staff "hose down" the floor twice per day and pool operations (patrons are typically dripping wet when using the locker rooms). BOA's solution was to carefully sawcut the entire locker room concrete floor, and install new concrete floors sloping and install numerous new drains, to expel water quickly. We designed new concrete curbs to protect new and existing wood stud walls from moisture, rot, and corrosion damage. All rooms were designed have at least 2 floor drains to push water out of each room quickly. New fiberglass doors and door frames provided corrosion protection and allow "hosing-down" of concrete floors in every room. The swimming pool locker rooms can accommodate over 100 swimmers with newly renovated facility included; men & women locker room/showers/restroom, private dressing stalls. Plumbing fixtures and toilet room accessories were chosen for their reliability, low-maintenance and durability in a wet environment. We also remodel the entry lobby, staff offices, and swimmer check-in counter. Also, due to poor ventilation in the concealed ceiling of the indoor pool building, much of the wood framing plywood and roof rafters had rotted. BOA removed and designed a new exposed structural roof deck with exposed rafters and plywood. New rigid insulation and new PVC single-ply "cool roof" helped to moderate interior temperature. Multiple new, large capacity, heavy duty exhaust fans located at the roof ridge helped to promoted ventilation with slow air movement (for patron comfort) while moving large volumes of air. We design large new fabric air conditioning ducts that will not corrode for the existing air conditioning system. These enhancements to the existing mechanical system also expelled pool chemical odor and moisture before its corrosive effects can harm the steel structure. New high-efficiency, up and down, LED lighting replaced old and obsolete fluorescent fixtures, lit pool decks and featured the new exposed ceiling. The large existing structural steel beam were painted with marine grade epoxy painted to minimize further rust and corrosion.



After; New Ceiling Structure, New Lighting, New Fabric Ducts



After; New Shower, New Locker Rm



## LA COUNTY ISD, Saybrook Recreation Ctr. Roof Replacement

In 2018 BOA Architecture was selected to provide Architectural On-Call Services on behalf of the County of Los Angeles –Internal Services Department (ISD) for their Deferred Maintenance Program for their existing buildings. To date, we have completed the design of 10 renovation/modernization projects in the cost range of \$50,000 to \$1,500,000 in construction cost. One of the more challenging projects was the roof replacement project at Saybrook Recreation Center. Since the 1980's, very little maintenance or improvement was done to this little 3000 sf community building located in East LA. Since then, creeping fig vines had engulfed most of the building and onto the roof, damaging the walls and parapet flashing. The HVAC units had been replaced recently but the roof leaks and rainwater leaked through the HVAC ducts and roof penetrations. Additionally, the building did not have any roof insulation, resulting in poor energy performance.

**Design Solution:** With a very limited construction budget of \$300,000, and directions to preserve the existing rooftop HVAC equipment and ducts, BOA added tapered R-30 rooftop insulation, replaced the built-up roofing & roof flashing, removed and reinstalled existing HVAC equipment and existing ducts, provided positive rainwater drainage to new roof drains and overflow scuppers. We created new taller equipment platforms and duct penetration platforms to resolve leaks from the HVAC system. As "best practice" procedures, the ducts and roof mounted pipes and conduits were supported on foam rubber blocks. Construction was completed in April 2021.



BEFORE: exterior walls with invasive vines.



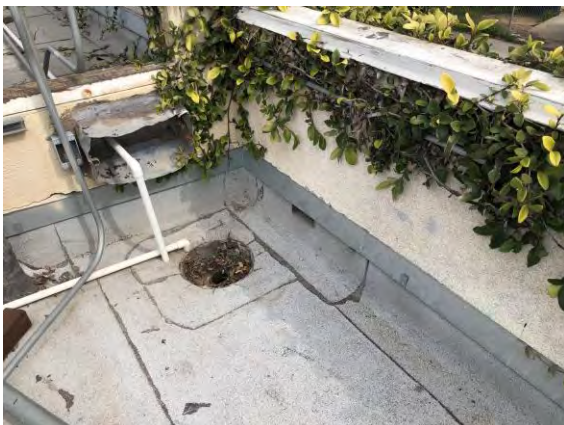
AFTER: removed invasive vines, new plaster finish-coat, painted walls.



BEFORE: old roof, exist. HVAC equipment.



AFTER: new rigid insulation & roof, reinstall exist. HVAC equipment onto new equipment platforms.



BEFORE: non-compliant condensate, damage caused by vines



AFTER: condensate line rerouted, invasive vines removed, new coping, new scuppers



## LA COUNTY ISD, Eddie Heredia, Eastside Boxing Club



BEFORE



AFTER, completed, Jan. 2023

**Client:** County of Los Angeles ISD, contact; Orania Stamus 213-200-8094 or Shahen Soghomonian 818-751-9377 **Construction Cost:** \$1,300,000 for 5000 sf renovation. **Completed:** 2023 Located in East LA, this renovation

project totally transformed a historic, but obsolete, 1960's mid-century fire station into a recreational community boxing gym for at-risk local youths. BOA worked with the LA County historian to ensure that the exterior defining architectural features of the building were not altered. The non-original apparatus garage doors at the street frontage and alley, were replaced with new sectional glass garage doors for openness and natural lighting. The new garage doors maintained the historic character of the original fire station. Even though, new HVAC was installed, the large operable glass garage doors allowed for natural open-air boxing-training workouts, which was much desired by the boxers and trainers. The old and ugly rooftop HVAC equipment were removed, and roofing was replaced with new energy-saving reflective shingles. Exterior walls-windows were repaired, patch & painted. The interior was totally gutted to install new electrical/data, new LED lighting, new drywall, and removed some walls to create larger workout-training areas, and a weight room. The former sloped floor apparatus garage, was demolished, re-poured with new concrete, for a boxing ring and enough space around the ring for portable chairs and bleacher for viewing. Other project scope comprised of replacement & modernizing the HVAC, plumbing & electrical systems, fire alarm, interior/exterior lighting, new renovated ADA compliant restrooms with lockers, add R-30 roof insulation, replace the roofing & rain gutters, repair rotted wood roof beams and fascia, new rubber sports flooring throughout, paint interior/exterior, removed former kitchen walls & built-ins to create larger rooms. New exterior sitework included; ADA parking stall, large trash enclosure, and new entry ramp/stairs for accessibility from the street, new gates/fence off alley,



New Restrooms w Lockers



New Rubber Sports Flooring wall finishes, LED Lighting



New Trash Enclosure, Gates, Fence, Add ADA Parking  
November 7, 2023, Reg CC Mtg., Page # 125

## Pomona, Westmont Community Ctr. Trellis-Roof Repair Project

Client: City of Pomona, Public Works Dept. Daniel Chung, ph 909-620-2238 **Construction cost:** \$160,000

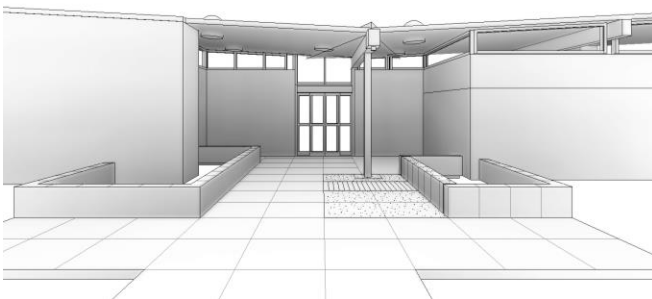
**Design completed:** Jan. 2022, construction late 2022 **Architect Team:** Edward Lok Ng, Leo Arteaga, Kyle Ng

A very challenging design project on a 2-month design schedule for the City of Pomona was the trellis-roof repair project at Westmont Community Center. Since the 1960's, very little maintenance or improvement was done to this 8000 sf community building. Since then, due to the "butterfly" V-shape of the roof which channels all the rainwater to the center of the building, and onto the wood trellis and dripping onto the side of the wood beam, rotting the beam, its supporting wood post, trellis and adjacent roof decking.

**Design Solution:** BOA proposed to replace the rotted beam with a new glulam beam to match all the other existing large beams. Instead of replacing the rotted post with another wood post, we chose to replace it with a steel column to avoid future rotting issues. When painted, the steel column will look very close to the other 6x6 posts. With sensitivity to the "mid-century" modern architectural style of the original building, instead of replacing the wood trellis with a new matching wood trellis, which we felt will eventually rot again, we chose to instead design a solid roof to form a covered front entry porch. The solid roof will have solid 2x4 joist nailed together to form the roof deck to match the existing roof decking of the original building. Thus, avoiding unwanted rainwater dripping onto exposed lumber, and allowing rainwater of the "butterfly" V-shape roof to be directed naturally to the center of the roof at 2 locations. At the front entry, rainwater will be channeled into a new scupper conductor head to then splash (a controlled splash) into a large catch basin where it will flow underground to the street. As "best practice" procedures, the new built-up roofing repair will be supplemented by tapered rigid insulation at the roof valley to direct water to the new scuppers. 5 new solar tubes will be installed to bring in natural light to the entry.



**BEFORE:** existing wood trellis, beam, post, and roof decking are rotted from rainwater.



**PROPOSED & INSTALLED:** new wood beam, 6x6 steel column, and new solid roof over the front entry, with scupper conductor head to direct rainwater to splash into large catch basin.



# Pasadena Fire Station #33, Renovation

**Client:** City of Pasadena, contact: Tiffany Chen, PE. **Completed:** 2021 **Construction Cost:** \$800,000 **Architect Team:** Edward Lok Ng, Leo Arteaga, Kyle Ng

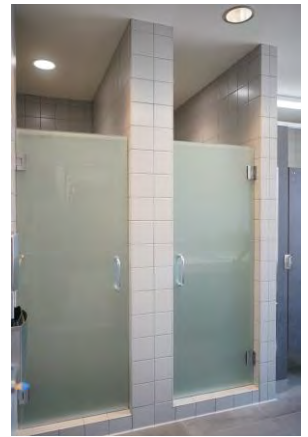
**Description:** BOA was commissioned by the City of Pasadena, Public Works Dept. to remodel their Fire Station #33 for energy efficiency and because of deferred maintenance. Energy efficiency renovation features included replacement of the entire existing obsolete HVAC equipment to new high-efficiency zoned system and new ducting. R-30 roof insulation was added for further energy savings, many fluorescent lights were replaced with new low-wattage LED light fixtures. Deferred maintenance and modernization items included; repair wood framing and replaced with flat red color clay tile roofing that was similar to the existing tile roofing (because of historic requirements), ADA Compliance remodel of first floor office with new ADA restroom, doors, and public counter. On the second floor, the existing kitchen, dining room, dayroom, men's restroom-showers, men's locker room, were entirely redesigned for greater functionality. The existing 70-year-old kitchen was entirely gutted and walls removed to make way for an "open plan" kitchen with new coffee bar, new contemporary cabinets and appliances that now opens to the dining and living rooms. Flooring was replaced with large easy-to-maintain vinyl tiles, lights were changed to LED type, walls-ceilings were patched, then painted to transform and revive this historic fire station.



Remodeled Kitchen



Remodeled Men's restroom



Remodeled Men's showers



Remodeled Men's locker rm.



Replace HVAC equip. & ducts



New replacement for roof tiles, rain gutters



EXISTING



AFTER



## Alhambra Main Post Office Façade Improvement

**Client:** United States Postal Service. Contact: Terry Sakatani (714) 667-6757

**Architect Team:** Edward Lok Ng, Anthony Wu, Alan Bednersh

**Completion Date:** Dec. 2006

**Construction Cost:** \$ \$200,000

**Project Description:** BOA was commissioned to design Façade Improvements to an existing 1930's Spanish Art Deco Alhambra national historic registered landmark. Improvements included; a new paint color scheme for the exterior, retrofits of disable access ramps, replace entry doors and several dilapidated windows. A specific request was that the new color scheme should make the facility appear "stately" (look like a federal post office) and exciting (look like a place one wants to be at). This existing building was painted with an off-white color, typical of many postal facilities in California. Through our research, it was discovered that the City of Alhambra had a rich Spanish Mission history. Many significant facilities in Alhambra are endowed in Spanish motif. Our proposed color scheme has a total of 6 paint colors. Two rich earth tones dominate the façade in a 2-tone scheme to break up massive horizontal walls. A dark color at the base of the facility helps to make this tall building appear shorter than it really is. Four bright trim colors adorn windows, doors, rails, and provides attention to the main entries. Overall, the new color scheme achieves exactly what the Client desired and little more. It appears "stately" and yet exciting-dynamic in appearance and it recalls the rich Spanish heritage of Alhambra.





## San Pedro Main Post Office      ADA Retrofit and Façade Improvement

**Project:** San Pedro Main Post Office, ADA Retrofit and Façade Improvement, San Pedro, CA

**Client:** United States Postal Service    **Contact:** Terry Sakatani (562) 494-2313

**Architect Team:** Edward Lok Ng, Anthony Wu    **Construction Cost:** \$1,200,000    **Completion Date:** February 1999

**Project Description:** BOA completed the facilities assessment, feasibility study, ADA transition plan, and designed the ADA retrofit improvements and Façade Improvements, to this 1930's Art Deco San Pedro national historic registered landmark. ADA improvements included both public and employee restrooms, second and third floor restrooms renovations for the building's office tenants, post office retail areas, and two (2) new accessible elevator controls. The entry lobby was reconfigured for security control and separation of the tenant-vs-post office function. Because this is a Historical building, exterior windows, doors, railings conformed to the original drawings/specifications. Even though existing public counters did not meet ADA requirements, they were exempted because of the building's historic significance. The new painting scheme was colorful, in multi-color, in the Art Deco motif, as was originally built. Please note that BOA completed the ADA transition plan for 30 USPS facilities in the Long Beach/LA area totaling 300,000 gsf.

### 3. SCOPE OF WORK AND PROJECT APPROACH

We have reviewed your Scope of Work of the project in the RFP and completed a walkthrough of your facilities, and we completely understand your project. BOA and our sub-consultants are ready to provide Architectural and Engineering services for your Lomita Tom Rico Center Roof and Railroad Museum Building Improvements Project. We understand that our priority is to replace the roof of the Tom Rico Center and Museum Building and repaint the exterior of the Museum. We understand that we will need to creatively work to give you the most “bang” for your budget. BOA has done this to numerous other roof replacement projects and BOA is up to the challenge...

#### **A. DESCRIPTION OF WORK**

We understand the purpose of this project is for the BOA Design Team to design a “new cool” roof on the Gymnasium that will be resistant to Termites, long-lasting, and include roof demolition plans for the Tom Rico Center building (Drawing package 1) and roof replacement with “new cool” roof shingles, and repaint the exterior of the Railroad Museum building (Drawing package 2). The following services will include, but not be limited to the following. The BOA Design Team shall perform the following:

1. Include notes for the Construction contractor to collect and review existing building roof condition, termite infiltration and damage, and prepare a report detailing the extent of the damage.
2. Include notes for the Construction contractor to remove and replace the bird deterrent system for both buildings and add rain gutters.
3. For the Railroad Museum building, the designer shall include notes for the construction contractor to prepare demolition plans for removing existing rooftop skin and dispose off-site. The construction contractor shall preserve existing rooftop elements and waterproof the roof openings.
4. Include notes for the Construction contractor to replace the main sign in front of the Railroad Museum Building and refurbish the smaller signs that are hanging (clean and repaint).
5. Include notes for the Construction contractor to fix eaves of the Railroad Museum for cracks and repaint the building (outside).
6. Include notes for the Construction contractor to tent the building and ‘Fumigate’ to remove termites after the new roof is installed.
7. Collect from the City all pertinent data and information regarding the existing site improvements, record grading plan or existing topography, utilities, City design standards, input from City staff and any other information that may affect the preparation of RFP documents. BOA shall meet with City staff to review their understanding of the project requirements and visit the site to investigate existing conditions to detect opportunities and constraints. BOA will check, the presence of existing utilities, and points of connection will be identified during the site visit. BOA will meet with City staff to review the completed conceptual plan, make revisions based on input and provide an opinion of probable construction cost.
8. For both Tom Rico Center and Railroad Museum Building roofs, BOA shall prepare demolition plans for removing existing rooftop skin, disposition of rooftop material, and preserving existing rooftop items.
9. Prepare preliminary and final design of termite-resistant rooftop shingles/surface to replace existing rooftop material. Add construction notes that the Lomita City staff members require the facility in operation during roof work for the Tom Rico Center. Use roofing material that will last at least 30 years. Prepare full Plans Specifications & Estimates (PS&E) for the construction costs.
10. Provide construction support during construction. Provide technical responses to requests for information, submittal review, change order request, and prepare final as-built drawings.
11. Hold monthly meetings to update City of Lomita staff on design development.
12. Provide Architectural and Engineering support during demolition & attend the construction meetings (limited to the number of hours stated in the fee proposal spreadsheet).



## **B. TASKS**

### Task 1 – General Project Administration & Meetings

BOA shall assign a project manager, Edward Lok Ng, that will serve as the point of contact and coordinate all communication with the City of Lomita staff. BOA has an experienced Architectural/Engineering Team that has knowledge and understanding of the design for the Tom Rico Center roof and Railroad Museum Building Improvements.

- BOA shall coordinate a kick-off meeting with Lomita staff and sub-consultants to discuss the scope of the project, develop a work plan to accomplish the project goals, schedule, and identify future constraints.
- In addition to the kick-off meeting, if needed, BOA shall plan for sufficient meetings with Lomita staff to complete the project. Consultant shall prepare agendas for all meetings and submit them to the City two (2) working days prior to the meeting for review. For each meeting, BOA shall record minutes and distribute them within five (5) working days of the meeting.
- If needed, BOA shall submit monthly progress reports with each invoice. Progress reports shall contain work performed, project concerns and impacts, and the work anticipated for the next month.
- Invoices shall detail the team member, hours worked, task, and date of hours worked.

### Task 2 – Data Research and Investigation

- BOA shall review existing records, and research the availability of other records.
- BOA shall conduct investigations at the Tom Rico Center Roof and Railroad Museum building Improvements.
- BOA shall research and identify all permitting requirements from pertinent agencies for the design and construction operations such as Los Angeles County Building Department, Los Angeles Health Department, and Los Angeles County Fire Department.
- Deliverables: BOA shall prepare and submit a final report, one (1) digital pdf copy, one native format file, and two (2) hard copies for City's review and approval.

### Task 3 – Plans, Specifications, and Estimate (PS&E)

BOA must provide an experienced Architectural/Civil Engineering Team who has successfully delivered services on similar projects.

#### Task 3.1 – Plans and Specification

- Replacement of roof shingles surface.
- Replacement/repair of Signs on the Museum building.
- Fixing the Museum building Eaves.
- Construction contractor's licensed subcontractor will perform Termite inspection and Fumigation.
- Paint the outside of both buildings.
- The rooftop items shall remain intact on the Museum and Tom Rico Center Buildings.
- Facilitate operation during construction.
- Minimize noise impacts on neighbors during construction.

#### Task 3.2 – Architecture / Engineer Estimate

BOA shall prepare a preliminary Engineer's estimate of the probable construction cost for the project.

#### *Deliverables:*

*The consultant shall prepare and submit PS&E for the City's review and approval at the following stages of design:*

- 60% Plans
- 100% Plans

*One (1) digital pdf copy, one (1) native file copy, and two (2) hard copies of the plans per percentage produced shall be submitted to the City for review. Upon receipt of final comments from the City, Consultant will prepare 100% Plan and Specifications for City's final review and approval.*

#### Task 4 – Bid Packages

The Consultant shall prepare a separate bid package including the plans, specifications, and any other documents necessary to release for bids.

#### *Deliverables:*

*One (1) digital pdf copy and two (2) hard copies of the City approved design plans and specifications signed and stamped by a licensed Architect / Civil Engineer shall be submitted to the City.*

#### Task 5 – Bid and Construction Support

BOA shall provide professional support during the bidding process and construction activities. BOA shall perform the following, but are not limited to, lists of activities.

- Provide answers and information to bid questions or inquiries.
- The Design Consultant shall respond to Requests for Information (RFI's) or Requests for Clarification (RFC's) and prepare the bid addenda as required.
- Attend Pre-bid meeting.
- Attend Pre-construction meeting.
- Review construction submittals (assume 5 for proposal).
- Respond to Requests for Information (assume 10 RFI for proposal)
- Assist in cost estimate and analysis for Contact Change Order (assume 5 CCO for proposal).
- Complete As-built drawings based upon actual construction.

#### **C. PROJECT DURATION**

BOA shall conform to the estimated time to complete this design is (6) months, which can be subdivided for review as follows:

- Investigation and Analysis Report on Roof.
- PS & E – 60%
- PS & E – 100%, including all design change recommendations from City of Lomita staff.

The City shall receive (1) digital pdf, one (1) native digital file, and two (2) physical copies of the Final Design and documents.



## **PROJECT MANAGEMENT APPROACH**

This section contains a description of our project management approach, highlighting how BOA will manage and implement our production systems to complete your project as contained in the Scope of Work of the RFP. We have visited the site where work will be done and we totally understand what needs to be done. BOA has over 60 years of continuous architectural experience in managing and designing similar public facilities from project conception to project close-out. Our in-house staff also has an abundance of architectural Public Works facilities renovation experience and successful past performance for the following areas of an architectural project:

- Program Development
- Feasibility Studies/Project Definition
- Conceptual Design
- Project Design-Construction Documents
- Specifications
- Design Reviews
- ADA Compliance Code Research
- Cost Estimating
- Value Engineering
- Constructability Reviews
- Building Evaluations
- Troubleshooting
- Construction Support Services
- CADD and BIM/3D Modeling

BOA's project management approach is based upon our extensive past experience in preparing comprehensive architectural construction documents for architectural Public Works projects using a Multi-Discipline Design Team. Your project will need not only architectural expertise, but also other design disciplines, such as facade and color expertise (in-house expertise), and structural engineering. BOA will provide leadership and direction to the Design Team. BOA's management approach incorporates 6 components used successfully on facilities design projects:

- |                            |                                |
|----------------------------|--------------------------------|
| 1. Project Management      | 4. Construction Administration |
| 2. Project Documentation   | 5. Quality Control             |
| 3. Consultant Coordination | 6. Work Plan                   |

### **1. PROJECT MANAGEMENT**

BOA, throughout an extensive history of municipal roof replacement design, design, parks and recreation facilities design, and municipal facilities addition/renovation continues to develop and refine its management philosophy to better address its future projects. BOA will implement our most advanced management techniques in the undertaking of this project. The goal of our management philosophy is to accomplish a well-designed project that **exceeds** client expectations, meets its budget, is deliverable **on time**, and meets all functional needs and City, State and County building code requirements. Our techniques of management encompass the ideals by which these goals are achieved. Our project management approach is characterized by the following considerations:

**Design/Management Integration:** Successful projects require the fusion of the design disciplines with those of management. They must have common goals and an integrated process. This is best achieved by appointing leaders with mutual respect and extensive facilities modernization and public works design experience on similar projects.

BOA will have Edward Lok Ng, Principal, as the Project Manager on a full-time basis. An examination of Mr. Ng's qualifications reveals that he has personally designed and successfully managed over 800 Municipal facilities modernization projects and he has been the project Designer in all BOA's recent projects involving roof replacement and facade improvement. It is the Project Manager's task to help establish the appropriate design vision and see it through its successful realization.

**Client Participation:** Client participation will be critical. Design goals cannot be realized without the thorough understanding of the client's needs and sensitivity to historic presentation. The early involvement of the client and the users will be continued throughout the design process. The Project Manager will ensure that the efforts of the team are always addressed to the specific client user group. The understanding and involvement of the client will extend to City appointed representatives, i.e., maintenance managers, engineering staff, and City inspectors and engineers in a mutually productive partnership.

BOA is intimately familiar with both modernization, roof replacement and facade improvement. Team-work and close coordination among staff, consultants, and the Clients are essential to a successful project. Timely participation and response of the Client is absolutely critical if the project is to be successful and “on time”. BOA will be responsible for ensuring that a high degree of coordination occurs and that project milestones are met. BOA’s biggest assets are its attention to construction details, thoroughness in drawing documentation and ease of constructability. A major priority of BOA will be to establish continuing dialogue with your staff, Building/Safety plan check, and representatives of interested parties so that our products reflect community goal, City policy, and conformance with your Design/Manual Standards.

**Continuity:** The understanding of the project needs and the resultant design goals must be maintained throughout the project’s duration. In construction phases, it is as necessary as in the design phases, to make certain that the original intent, of the client and designer are realized in the final built product. This will be very important in the construction phasing of your project. The key members of the team, under the leadership of the Project Manager will be responsible for the direction of the project throughout all phases to ensure continuity of design intent.

## **2. PROJECT DOCUMENTATION**

Project Documentation is a result of systems set up in BOA’s Project Management Manual. This guide on how to run a project effectively and efficiently, developed more than 60 years of architectural practice, is firm, but flexible; responsive to the specific dynamics of specific projects, but unyielding in its insistence on full documentation, responsiveness, and performance. Keys elements include:

**Project Checklist:** This is initiated at the beginning of each project and services as a guide of all elements of the project to be completed, and as a central index for all project related material. It is continually updated and reviewed during regular project audits.

**Product File and Technical Project Checklist:** Initiated at the commencement of design, this checklist serves to record all considerations and decisions regarding building materials and methods to be used in construction. It also becomes a comprehensive guide for preparation of the Construction Documents.

## **3. CONSULTANT COORDINATION**

The engineering consultants play a very critical and active role in all phases of the work. The Project Manager leads in coordinating the efforts of consultants with the help of:

- Frequent coordination meetings.
- Consultant orientation packets which are distributed at project commencement and periodically through the project.
- Clearly defined scopes of work which define separation of responsibilities and eliminate grey areas.
- Milestone Outline, prepared specifically for each project which clearly defines consultant performance expectations for each phase.
- Project Schedule coordinated with a milestone outline, reviewed and signed off by all consultants.
- Drawing Status Log which is updated every two weeks which track’s consultant’s performance.
- CADD (AutoCAD 2020 and Revit 2020) procedures involving background and overlay methodologies that insure up-to-date and coordinated design effort.

## **4. CONSTRUCTION ADMINISTRATION**

BOA understands the importance of efficient construction administration. To ensure that the design and technical intent are conveyed to the contractor and that the project knowledge is available throughout this phase, the construction administration is led by the project manager. The Project Manager, Edward Lok Ng will personally review shop drawings as well as attend all job site meetings to resolve technical design and historic preservation issues. A Senior Project Manager from each of our engineering consultants will be assigned to assist the Project Manager and ensure that the highest standard, procedures and methods of construction are employed. BOA has a Construction Administration Manual to assist the Project Manager with an established system to track shop drawings, RFI, change orders, and documentation of construction site meetings, so that keys decisions are tracked and managed for the benefit of the Client.



## 5. QUALITY CONTROL

Quality assurance begins with the commitment, experience and abilities of the team members. All of the firm's personnel contain many design specialists versed in the complexities of the individual phases of the design process. The quality assurance program for the project will draw on these skills to assist the team in obtaining its goals for a design of vision that delivers the maximum functional and accessibility solution to the user that addresses the needs of the client and does so with the most efficient construction process. BOA has an established Quality Control program that is based on three mechanisms:

**The Quality Control Manual:** The Quality Control Manual documents, activities, tasks, and deliverables are to be achieved in each phase of work. Checklists are included and, at the completion of each phase, are signed off by the Project Manager. The manual also includes exemplary forecasts for meetings, programs, schedules and agendas. We have a quality control checklist that is customized especially for Public Works facilities renovation projects. Checklist items range from electrical and plumbing fixture standards, to City/County department clearances, to record drawing procedures, to amount to copies needed for review submittals, and much more.

**Quality Control Review:** Quality Control Reviews occur prior to review Submittals and at key points in the project schedule. During these reviews, the entire sets of documents are checked by an experienced, architectural professional who has had major experience in the design of similar projects to ensure a "questioning character" in this process. Major emphasis is placed on Constructability and on satisfying the operational requirements of the user and thoroughness of documentation. As a part of this project, BOA will commit Mr. Leo Arteaga, Quality Review Officer. Mr. Arteaga CASp. will be ideal for this role because of his extensive municipal and Public Works experience and familiarity with working on municipal facilities, historic preservation, and ADA Compliance. Mr. Arteaga will review all deliverables at, 50%, and 95% completion. This involvement is formalized and part of the quality control manual procedures. We are committed to providing quality design services and trust that our past work with numerous other local cities is indicative of that commitment.

**Project Standards:** From our experience of over 2000 architectural Public Works projects, BOA has developed its own Project Standard that can be customized to the Client that enhances quality control of bid documents and the construction process. Project Standards include:

A. Construction document detail drawings: With the input of past governmental clients, BOA has developed, refined, and field tested over 300 Standard construction details that are geared for public works renovation/addition projects. We have Standard, field tested, construction document details for just about every field condition possible; accessible lavatory counters, transitions of existing material to new material, restrooms upgrade, signage, railings, entry doors, stairs, ramps, site work, parking lot, window/door replacement, roof repair, building expansion joints, new flooring, new addition to existing, HVAC replacement etc.

B. BOA has developed a standard facilities modernization equipment list e.g., types of flooring, new handrails, access lifts, lighting fixtures, plumbing fixtures, drinking fountains, furniture, restroom accessories, ramp equipment, roof materials, roof-to-wall conditions, etc., complete with manufacturer Model # and their acceptable approved equal. The Standard equipment list have been field tested and proven to be of high quality, durability, parts availability, and acceptable to the many past municipal clients.

C. BOA has developed a standard keynoting system with over 150 items that addresses virtually every facility field condition and roof replacement conditions and many specialize retrofit/repair conditions. These standard keynotes have been field tested and refined, and have proven to be clear and concise to construction contractors.

## 6. WORK PLAN

At the beginning of every project, we create a written work plan customized for this project showing every phase of design from conception to project close-out. We will also provide you with an updated Time Schedule. This provides our staff and you, the client, a "road map" of what we do at each phase of your project. A sample of, our Work Plan is available upon request.

## ACKNOWLEDGEMENT OF ADDENDUM

### DESIGN SERVICES FOR TOM RICO CENTER ROOF AND RAILROAD MUSEUM BUILDING IMPROVEMENTS

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of **Addendum No. 1** dated August 10, 2023

ATTEST:

Edward Lok Ng

Principal:

EDWARD LOK NG, ARCHITECT, PRINCIPAL

Address:

1511 COTA AVE, LONG BEACH 90813

By:

\_\_\_\_\_

Title:

PRINCIPAL

Legal Company Name:

BLACK ODOND & ASSOC, DBA BOA ARCHITECTURE



# FEE PROPOSAL

## Lomita Rico Center Reroof, Railroad Museum Improvements

date: Oct. 3, 2023

for: City of Lomita, Sam Sampat

Construction Cost Est: to be determined

prepared by: BOA Architecture, Edward Lok Ng

	HOURS	UNIT	HR RATE	COST	TOTAL
<b>PRE-DESIGN</b>					
kick-off meeting to verify scope of work, obtain s-built dwgs.	4	hrs	150	600	
project management, confirm cost/work plan & prep field work	6	hrs	150	900	
site assessment, measurements & photos	10	hrs	100	1,000	
CADD - 3D modeling; as-built drawings	14	hrs	100	1,400	
					<b>3,900</b>
<b>ARCHITECTURAL SCHEMATIC DESIGN</b>					
floor plan design options	10	hrs	150	1,500	
CADD - 3D modeling	20	hrs	100	2,000	
project management	10	hrs	150	1,500	
meeting or coordination with Client	4	hrs	150	600	
construction cost estimate	4	hrs	150	600	
					<b>6,200</b>
<b>SUB-CONSULTANTS and EXPENSES</b>					
structural engineering				1,500	
mechanical				0	
plumbing engineering				0	
electrical engineering				0	
Asbestos-Lead paint report for roof mastic & underlayment				8,000	
Termite report				7,000	
photocopies, large size prints, travel, delivery				200	
					<b>16,700</b>
<b>ARCHITECTURAL CONSTRUCTION DOCUMENTS</b>					
CADD - 3D modeling	80	hrs	100	8,000	
refine design of floor plans, interior, special details	10	hrs	150	1,500	
project management	8	hrs	150	1,200	
meeting or coordination with Client	6	hrs	150	900	
specifications in CSI format	8	hrs	150	1,200	
construction cost estimate	4	hrs	150	600	
quality control	6	hrs	150	900	
client/bldg dept dept submittal and corrections to comments	12	hrs	100	1,200	
					<b>15,500</b>
<b>CONSTRUCTION SUPPORT</b>					
Bidding Assistance, pre-bid meeting, pre-construction meeting	6	hrs	150	900	
construction meeting(s)	6	hrs	150	900	
CADD - record drawings	2	hrs	100	200	
Respond to RFI and technical assistance	16	hrs	150	2,400	
					<b>\$4,400</b>
				<b>TOTAL FEE:</b>	<b>\$46,700</b>

### NOTES AND RESTRICTIONS

1. Scope of Work limited to that stated in BOA's RFP response.
2. BOA will NOT provide a soils geotechnical testing and report.
3. The Client will provide accurate locations of all utilities.
4. Construction Support is limited to the amount of hours stated above.



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7e**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Juan Ibarra, Administrative Analyst

**MEETING DATE:** November 7, 2023

**SUBJECT:** Resolution to Accept Funds from the SB 1383 Local Assistance Grant Program

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### **RECOMMENDATION**

Adopt Resolution No. 2023-23, authorizing the submittal of an application with the Department of Resources Recycling and Recovery (CalRecycle).

### **BACKGROUND**

In September 2016, Governor Brown set methane emissions reduction targets for California (SB 1383 Lara, Chapter 395, Statutes of 2016) in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP). The targets set required reduction of organic waste disposal at 50 percent by 2020 and 75 percent by 2025 (from 2014 levels) and for people to consume at least 20 percent of currently disposed surplus food by 2025.

The Department of Resources Recycling and Recovery (CalRecycle) is administering a grant program meant to provide aid in the implementation of regulations adopted by CalRecycle pursuant to Chapter 395, Statutes of 2016 and SB170 Budget Act of 2021. This non-competitive grant program provides \$90,000,000 of funding to local jurisdictions to assist with the implementation of regulation requirements associated with SB 1383. This is the second year of the grant program and the City of Lomita received \$29,823 of grant funding during the FY 2021-2022 Cal Recycle funding period. The City is eligible to receive funding for the new Cal Recycle funding period regardless of receiving a prior award.

#### **General Grant Requirements:**

Eligible Cities must apply via Cal Recycle's Grants Management System (GMS), have a Resolution approved by City Council to receive funds and have an Enforceable Ordinance pursuant to section 18981.2 of Title 14 of the California Code of Regulations. The City of Lomita has met this requirement with the adoption of the SB 1383 ordinance



in December 2021. Additionally, to comply with regulations mandatory organic waste collection services will begin in Lomita on January 1, 2024.

**Use of Grant Funds:**

Grant funds can be used for the implementation of SB1383 expenses such as:

- Capacity Planning
- Collection
- Edible Food Recovery
- Education and outreach (includes organic waste & edible food recovery)
- Enforcement and Inspection
- Program Evaluation/Gap Analysis
- Procurement Requirements
- Record Keeping

Per the resolution, the intended use of funds includes SB 1383 related education and outreach, record keeping (SB 1383 tracking software) and the purchase of food recycling pails that will be made available to Lomita residents to help separate food waste at home.

**FISCAL IMPACT**

This action will allow staff to apply for the SB 1383 Local Assistance Grant Program. The estimated fund amount is \$75,000. Grant funds will be appropriated for the implementation of SB1383 Compliance.

**OPTIONS**

1. Adopt Resolution No. 2023-xx, authorizing the submittal of an application with The Department of Resources Recycling and Recovery (CalRecycle).
2. Do not approve.
3. Provide staff alternative direction.

**ATTACHMENT**

1. Resolution

Reviewed by:



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Gary Sugano  
Assistant City Manager

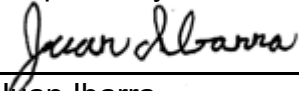
Approved by:



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Ryan Smoot  
City Manager

Prepared by:



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Juan Ibarra  
Administrative Analyst

**RESOLUTION NO. 2023-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, APPROVING AND AUTHORIZING PARTICIPATION AND ACCEPTANCE OF THE SB 1383 LOCAL ASSISTANCE GRANT PROGRAM**

**WHEREAS**, The Department of Resources Recycling and Recovery (CalRecycle) is offering the SB 1383 Local Assistance Grant Program pursuant to Chapter 395, Statutes of 2016. This non-competitive grant program will provide one-time funding to local jurisdictions to assist with the implementation of regulation requirements associated with SB 1383.

**WHEREAS**, the City of Lomita is eligible to receive a minimum of \$75,000 from this grant program; and

**WHEREAS**, in order to qualify for 1<sup>st</sup> round funding, an application along with an adopted resolution will need to be submitted by November 15, 2023; and

**WHEREAS**, the City Council of the City of Lomita desires to participate in the SB 1383 Local Assistance Grant Program for the period beginning July 2021; and

**WHEREAS**, the City Council of the City of Lomita intends to utilize the grant funds for: 1) SB 1383 Recycling Compliance and Software and; 2) Public Outreach and Communication efforts to implement SB 1383 organics recycling and; 3) purchase of food recycling pails to be distributed to Lomita Residents to help separate food waste.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOMITA AS FOLLOWS:**

**SECTION 1.** The City Council of the City of Lomita hereby finds that the above recitals are true and correct and incorporated them herein by this reference.

**SECTION 2.** The City Council authorizes the City Manager, to execute any and all documents necessary for participation in the SB 1383 Local Assistance Grant Program.

**SECTION 3.** The City Council acknowledges that these authorizations are effective for five years from the date of adoption.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.

[Signatures on the following page]



**PASSED, APPROVED and ADOPTED** this 7<sup>th</sup> day of November 2023.

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Barry Waite, Mayor

ATTEST:

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Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

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Trevor Rusin, City Attorney



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7f**

**FROM:** Ryan Smoot, City Manager

**REVIEWED BY:** Carla Dillon, P.E., Public Works Director

**PREPARED BY:** Jenn Howell, P.E., Associate Engineer

**MEETING DATE:** November 7, 2023

**SUBJECT:** Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update

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### **RECOMMENDATION**

1) Approve a Professional Services Agreement with Bucknam Infrastructure Group Inc. for the 2024-29 Pavement Management System Update in the amount of \$25,655 plus a 15% contingency amount of \$3,848.25; 2) Appropriate \$29,503.25 to Account Number 225-810-5806.326; and 3) Authorize the City Manager to execute the Agreement.

### **BACKGROUND**

The City of Lomita owns and maintains approximately 35 centerline miles of roadways with approximately 6,529,000 square feet of pavement.

A Pavement Management System (PMS) is a planning tool to track the past, present and future pavement conditions and street maintenance/rehabilitation projects in a central database. A PMS ensures that the City is prioritizing roadway repairs to best serve the community when prioritizing proposed pavement maintenance projects.

Pavement Management Systems consist of performing Visual Condition Ratings (VCR's), non-destructive testing and sometimes core sampling on selected street segments. The collected data is then entered into a Pavement Management Plan database that calculates a Pavement Condition Index (PCI) for each segment selected. The PCI is based on a scale of zero (0) to 100 with 100 being the best.



Once the street inventory and data are compiled, the information is used to develop a cost-benefit analysis of the repairs, rehabilitation, and reconstruction work that will need to be performed. The identified projects are prioritized in a phased Capital Improvement Program typically spanning 3 to 5 years.

The City's Pavement Management Program was developed by Bucknam Infrastructure Group Inc. in 2011 and updated in 2014, 2017, and 2020. The City is required to update the Pavement Management Program every three years to maintain eligibility for Proposition C funding.

### **SELECTION PROCESS**

The Request for Proposals (RFPs) for engineering consulting services to prepare a Pavement Management System was posted on the Current Bids and RFPs tab of the City of Lomita website and emailed to the one consulting firm that had responded to the 2020 RFP. The consulting firm has extensive experience in this type of work. Only one proposal was received, and it was from Bucknam Infrastructure Group, Inc. in the amount of \$25,655.

After an in-depth review of the completeness of the proposed scope of work, staff qualifications and recent relevant project experience from the proposed firm, it was determined that Bucknam Infrastructure Group, Inc. possessed the best overall scope of work, relevant experience, and understanding of the City's requirements and needs. Also, Bucknam Infrastructure Group Inc. completed the last PMP update and will be able to update this plan easily with existing data they already have.

The proposed fee by Bucknam Infrastructure Group to update the PMS is \$25,655. To account for unexpected costs, Staff recommends adding a contingency as well. Therefore, Staff recommends awarding a Professional Services Contract to Bucknam Infrastructure Group, Inc. for \$25,655 and adding a 15% contingency, in the amount of \$3,848.25, which will be added to the total project budget.

The 2023 PMS update is scheduled to start by mid-November and is expected to be completed in March 2024.

### **FISCAL IMPACT**

The project is not included in the FY 2023-24 Budget, and funds will need to be appropriated for this project in the amount of \$29,503.25 to Account Number 225-810-5806.326. There are sufficient funds available through Proposition C.

### **OPTIONS**

1. Approve staff's recommendation.
2. Provide alternative direction.

## **ATTACHMENTS**

### 1. Professional Services Agreement with Bucknam Infrastructure Group, Inc.

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

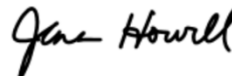
Reviewed by:



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Carla Dillon, P.E.  
Public Works Director

Prepared by:



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Jenn Howell, P.E.  
Associate Engineer





**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND BUCKNAM INFRASTRUCTURE GROUP, INC.**

This AGREEMENT for Design Services is entered into this 7<sup>th</sup> day of November 2023, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and BUCKNAM INFRASTRUCTURE GROUP, INC. ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Pavement Management System.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in **Exhibit A** of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as **Exhibit A**;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount of \$25,655.00, the CONTRACTOR's estimated costs of its services, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional 15% of these estimated costs, or up to \$3,848.25, for unexpected contingencies, or a total, not-to-exceed amount of \$29,503.25. If CONTRACTOR incurs expenses exceeding its estimated costs of \$25,655.00, the CONTRACTOR must request such expenses in writing, and the CITY's City Manager or his designee must approve of such requests, for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

**2. SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

**3. PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

**4. TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

**5. FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

**6. KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement is Peter J. Bucknam. CONTRACTOR shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

**7. TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on upon completion of the work, unless earlier termination occurs under Section 13 of this Agreement or extended in writing in advance by both parties.



8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
- A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available

to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between the CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money



that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State

of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 19, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.
16. **ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.
17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.
18. **AUDIT OF RECORDS.**
- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.
19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.



## **20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of

California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.



F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 13 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.

24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>Bucknam Infrastructure Group</u> <u>3548 Seagate Way, Suite 230</u> <u>Oceanside, CA 92056</u>
<u>ATTN: City Manager</u>	<u>ATTN: Peter J. Bucknam</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.



29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

37. **DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Peter J. Bucknam, President

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney





# **CITY OF LOMITA**

**REQUEST FOR PROPOSAL (RFP)**

## **2024-29 PAVEMENT MANAGEMENT SYSTEM UPDATE**

**RFP DEADLINE  
OCTOBER 31, 2023  
1:00 P.M.**

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Appendix A - PMS 2021-2026

Appendix B – City Map of Alleys

Appendix C - Maps of Street Improvement Projects (up to September 2023)

Appendix D - Professional Services Agreement (sample)

## **SECTION I GENERAL INFORMATION**

### **A. INTRODUCTION**

The City of Lomita invites qualified firms to submit written proposals for providing professional engineering services to prepare a Pavement Management System (PMS) for a 5-year planning period. The most recent update to the City's Pavement Management System was conducted in 2020/21. A copy of the report is included in this RFP as Appendix A. Should an award be made, the selected Proposer (or Consultant as referred to in this RFP) will enter into a professional services agreement with the City of Lomita to provide these services.

The contract will be regulated according to the provisions of all State and local laws and ordinances that are applicable. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code, Section 1775.

### **B. EXAMINATION OF PROPOSAL DOCUMENTS**

By submitting a proposal, Consultant represents that it has thoroughly examined and become thoroughly familiar with the work required under this RFP and has the staffing and resources capable of performing quality work to achieve the City's objectives.

### **C. ADDENDA**

Any changes to the requirements will be made by written addendum to this RFP. Any written addenda issued pertaining to this RFP shall be incorporated into the terms and conditions of any resulting Agreement. City will not be bound to any modifications to or deviations from the requirements set forth in this RFP as the result of oral instructions. Consultants shall acknowledge receipt of addenda in their proposals.

### **D. QUESTIONS AND ADDITIONAL INFORMATION**

Questions relating to this RFP shall be emailed to the Public Works Department at **PublicWorks@LomitaCity.com** no later than **Tuesday, October 24, 2023 at 1PM**. No pre-proposal meeting will be held.

### **E. PROPOSAL SUBMITTAL**

Two (2) hard copies of the proposal and fee proposal shall be mailed to the following address on or before **1:00PM, Tuesday October 31, 2023**:

City of Lomita  
City Clerk's Office  
24300 Narbonne Avenue  
Lomita, CA 90717  
Attn: **Proposal for 2024-2029 Pavement Management System Update**



**Additionally**, one (1) electronic PDF copy of the proposal shall be emailed to the Public Works Department, at: [PublicWorks@LomitaCity.com](mailto:PublicWorks@LomitaCity.com) with **Proposal for 2024-2029 Pavement Management System Update** in the email Title.

The Fee Proposals shall be emailed separately to the Public Works Department, at: [PublicWorks@LomitaCity.com](mailto:PublicWorks@LomitaCity.com) with **Fee Proposal for 2024-2029 Pavement Management System Update** in the email Title.

#### **F. FEE PROPOSAL**

**Fee quotations shall be submitted in a separate sealed envelope with the proposal.** Any proposal not complying with this requirement may be subject to disqualification. Late submittals may be returned to sender unopened. All proposals received will become the property of the City of Lomita.

The proposal must be signed in ink by an official authorized to bind the submitter to its provisions. Each proposal must remain valid for at least 90 days from the due date of this RFP. Provide a schedule of hourly rates that will be charged to perform services specified in this RFP.

Fee quotations are to include the names, title, hourly rates, overhead factors, and any other details by which the overall and project element costs have been derived. The fee quotation is to relate in detail to each item of the proposed work plan, including the proposer-suggested project elements and proposer-suggested contingencies, if any.

The total fee proposal may be adjusted after negotiations with the City and prior to signing a formal contract, as necessary.

#### **G. SELECTION CRITERIA**

Responses to this RFP will be evaluated using a point rating system, as shown in Section III. The evaluation will be completed by a selection committee composed of staff from the Public Works Department.

#### **H. CHANGES IN THE RFP**

Should any prospective proposer be in doubt as to the true meaning of any portion of this (RFP), or should the proposer find any ambiguity, inconsistency, or omission therein, the Proposer shall make a written request for an official interpretation or correction. Such requests must be received by the Public Works Department not less than five (5) working days prior to the final date of submittal of the proposals.

Such interpretation or correction, as well as any additional RFP provisions that the City may decide to include, will be made only as an official addendum, and will be sent to each firm recorded as having received a copy of the RFP. Any addendum issued by the City shall become part of the RFP and will be incorporated into the proposal.

#### **I. DISCLOSURES**

Under the Freedom of Information Act (Public Act 442), the City is obligated to permit

review of its files, if requested by others. All information in a submitter's proposal is subject to disclosure under this provision. This act also provides for a complete disclosure of contracts and attachments thereto.

#### **J. POST-SUBMITTAL PROCEDURES**

After reviewing and evaluating the proposals that are received, the City will select one or more firms with whom it will negotiate a Professional Services Agreement (PSA). A sample of the standard Professional Services Agreement (PSA) is included in Appendix B. Those who wish to submit a proposal to the City are required to carefully review the Professional Services Agreement.

The PSA will include a Scope of Services and Fee Schedule (**not-to-exceed amount**), both of which may be modified by mutual consent during the negotiation phase. The Insurance Requirements outlined in the PSA may not be revised or changed. Prior to its final execution by the selected firm and the City, the PSA must be submitted to, and approved by, City Council and/or the City Manager.

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects if, in the City's sole judgment, the best interests of the City will be so served.

#### **K. COST LIABILITY**

The City of Lomita assumes no responsibility or liability for costs incurred by the Consultant prior to the execution of a Professional Services Agreement. The liability of the City is limited to the terms and conditions outlined in the Agreement.

#### **L. INVOICES**

Consultant shall submit invoice(s) at the end of each month for the work performed. Each invoice at a minimum shall include the following information: Project name; Period for which invoice is submitted; Invoice number; Task name; Balance remaining and percent completed for each task; Total project budget and remaining balance; Each employee's name, position, hours of work, date of work, rate, and total charge.

Invoices must be accompanied by payroll and any other supporting documents that will be necessary to expedite the review and approval process.

#### **M. CONTRACT PERIOD**

The City is interested in having the project completed within approximately ten (10) weeks from the date of the Notice to Proceed.

#### **N. SCHEDULE**

A tentative schedule is included below. The proposals submitted shall use this schedule as a guide to further define an appropriate work schedule in accordance with the requirements of the Proposed Work Plan in Section II. The final schedule will be negotiated based on the final scope of work and work plan agreed to by the City and the selected consultant.

<b>Milestone</b>	<b>Date</b>
RFP Release	Tuesday, October 10, 2023
Last Day for Questions	Tuesday, October 24, 2023
Proposal Deadline	Tuesday, October 31, 2023
Expected City Council Approval	Tuesday, November 7, 2023
Consultant Notice to Proceed	Thursday November 9, 2023

**\*Dates are estimates**

#### **O. RELATED EXPERIENCE AND REFERENCES OF CONSULTANT**

This section of the proposal should establish the ability of Consultant to satisfactorily perform the required work by reasons of: experience in performing work of the same or similar nature; demonstrated experience working with local agencies and cities directly involved in this project; strength and stability of the Consultant; staffing capability; work load; record of meeting schedules on similar projects; and supportive client references. Equal weighting will be given to firms for past experience performing work of a similar nature whether with the City or elsewhere.

Consultant to:

- (1) Describe the firm's experience in performing work of a similar nature to that solicited in this RFP, and highlight the participation in such work by the key personnel proposed for assignment to this project.
- (2) Describe experience in working with the various government agencies that may have jurisdiction over the approval of the work specified in this RFP. Please include specialized experience and professional competence in areas directly related to this RFP.
- (3) Provide a list of past joint work by the Consultant and each subcontractor, if applicable. The list should clearly identify the project and provide a summary of the roles and responsibilities of each party.
- (4) A minimum of five (5) references should be given. Furnish the name, title, address and telephone number of the person(s) at the client organization who is most knowledgeable about the work performed. Consultant may also supply references from other work not cited in this section as related experience.

#### **P. PROPOSED STAFFING, PROJECT ORGANIZATION, AND PROJECT APPROACH**

This section of the proposal should establish the method that will be used by the Consultant to manage the project as well as identify key personnel assigned. Proposed



Staffing and Organization are to be presented by Consultant for project segments identified in the Scope of Services.

Consultant to:

- (1) Provide education, experience and applicable professional credentials of project staff. Include applicable professional credentials of "key" project staff.
- (2) Furnish brief resumes for the proposed Project Manager, and other key personnel.
- (3) Identify key personnel proposed to perform the work in the specified tasks and include major areas of subcontract work. Include the person's name, current location, and proposed position for this project, current assignment, and level of commitment to that assignment, availability for this assignment and how long each person has been with the firm.
- (4) Include a project organization chart that clearly delineates communication/reporting relationships among the project staff, including sub-consultants.

Include a statement that key personnel will be available to the extent proposed for the duration of the project, acknowledging that no person designated as "key" to the project shall be removed or replaced without the prior written concurrence of the City Engineer.

## SECTION II SCOPE OF SERVICES

### A. DESCRIPTION

In the City of Lomita there are approximately 33.2 centerline miles of streets, including 4.2 miles of arterial/collector streets (approximately 1,507,961 square feet of pavement) and 29.0 miles of residential streets (approximately 4,798,218 square feet of pavement). The City's pavement management system (PMS) database has these broken into pavement sections: 24 arterial/collector sections and 290 residential street sections. As part of the project, the consultant will be expected to verify this centerline mileage. It is not known if previous PMS evaluations included alleys and the City would like those to be included in this PMS.

Previously, the City's PMS has been constructed and updated using the MicroPAVER software program, and it is anticipated (though not required) that this software program will be utilized for the current scope of work. The City's pavement network is broken down in the PMS database into "branches" and "sections" which are manageable groups that have similar characteristics, such as pavement rank, surface type, logical segmentation, construction and/or maintenance histories, and use. Representative inspection samples of the branches and sections are then selected and visually surveyed to determine various distress data (type, extent, and severity). This data is then used to determine the Pavement Condition Index (PCI) of the branches and sections, as well as the overall network. The updated PMS needs to meet the criteria stipulated in the Proposition C Local Return Guidelines, adopted by the Los Angeles County Metropolitan Transportation Authority.

This section identifies Consultant's proposed work plan to achieve the project goals and objectives. The work plan should clearly identify major tasks, the objective of each task, the subtasks needed to accomplish the work and the expected deliverable for each task. Tasks should be arranged in logical fashion to demonstrate how the work would proceed.

Some expected tasks include, but are not limited to, the following:

**Task 1.** A detailed explanation of Consultant's approach to the work and the techniques the Consultant expects to use. This should include an explanation of any modifications of the work items and scope of work presented in this RFP package.

**Task 2.** Meet with City staff to review schedule, budget, project documents, project goals, format of deliverable and clarify responsibility of each party.

**Task 3.** Review all maintenance and rehabilitation activities conducted by the City since the last PMS update. A Street Rehabilitation Map (up to September 2023) is

provided in Appendix C. Update the database to include all street segments that have been rehabilitated since last update. City staff will provide a list of streets that have been rehabilitated, resurfaced, or reconstructed since the last PMS update.

**Task 4.** Perform distress/condition assessment and survey of City's entire pavement network centerline mileage, including alleys (Appendix B).

- I. Calculate the PCI for each street section and the entire network.
- II. Update the PMS database with historical maintenance data from the past, and any other required database updates. The database at a minimum should have the following technical capabilities and/or components:
  - a. Street Name
  - b. Street lengths by block
  - c. Street width
  - d. Area
  - e. Number of lanes
  - f. Lane width
  - g. Turn Pockets
  - h. Street classification and pavement type
  - i. Record of pavement treatments and street surface area.
  - j. PCI
  - k. Traffic Index (TI)
  - l. Recommended maintenance/rehabilitation treatment
  - m. Recommended year of treatment
  - n. Linkage of the PMS database to the City's GIS street centerline file/database (each pavement segment to its corresponding geographical location in the City's street centerline file within ArcGIS).
  - o. Total cost estimate of maintenance and treatment for each segment. Estimate shall include inflation-adjusted costs for design, construction, and construction management.

**Task 5.** Perform budgetary analyses and develop a 5-year projected pavement rehabilitation program (using July 1<sup>st</sup> to June 30<sup>th</sup> fiscal year calendar) that may be included within the City's Capital Improvement Program. The 5-year program shall recommend street segments to be improved in each fiscal year, the type of rehabilitation strategy recommended, and the associated costs. Three (3) probable scenarios would include: cost for maintaining the current PCI; PCI effects from maintaining the historic annual pavement maintenance budget; and cost required to achieve a rating of "good" within five years.

**Task 6.** Prepare a final PMS Update report based on the data and analyses performed throughout the study. The report shall include, without limitation, the methods, findings, and recommendations of the Consultant, which shall be presented



in a single comprehensive document which should include findings generated as part of other tasks described herein.

The final report shall include a complete system inventory, database, and ArcGIS linkage, training session for maintenance of the database and said ArcGIS linkage, the development of several standard GIS queries that produce maps that illustrate pavement condition(s), history maps, and maps of budgetary scenario recommendations. The final report shall be delivered in digital format.

The maps and data files shall be prepared to connect to the City's existing GIS (ESRI ArcInfo) street centerline file/database. The City also shall receive electronic copies of all the supporting data and analysis utilized in compiling the report.

**Task 7.** Furnish City with the software and license needed to maintain and update the PMS database and provide at a minimum twenty (20) hours of training and support for two (2) City staff members.

**Task 8.** Presentation of the final PMS Update report to the City Council.

**Task 9.** Any additional or modified scope of work tasks not listed above that Consultant feels is necessary to complete and successfully achieve the City's project objectives in updating its PMS database and determining future maintenance priorities and budgets.

## **B. PROJECT PROGRESS**

Progress meetings are anticipated to include a kick-off meeting, followed by monthly progress meetings. At or before each of these meetings, the Consultant shall furnish two (2) copies of all completed or partially completed reports which have been developed or altered since the last progress meeting.

## **SECTION III**

### **SELECTION OF CONSULTANT**

Proposals will be evaluated and scored based on the following criteria (max 100 points):

#### **A - PROPOSER QUALIFICATIONS – 30 POINTS**

- Firm's technical qualifications.
- Key staff members' qualifications (i.e. resumes).
- Project management, sub-consultant coordination, quality assurance

#### **B - PROPOSER EXPERIENCE – 40 POINTS**

- Past relevant project experience, including outcomes
- Depth and breadth of experience
- Demonstrated responsibility and capability of key staff
- Familiarity with the City of Lomita and/or similar cities
- References

#### **C - WORK PLAN AND SCOPE OF WORK – 30 POINTS**

- Understanding of City's needs
- Understanding of technical issues
- Appropriate identification of work tasks
- Proper assignment of personnel
- Clarity and completeness of scope of work

#### **D - PROJECT COST/FEE SCHEDULE (SEPARATE ENVELOPE)**

- Total estimated cost and level of effort. Fee schedule shall clearly identify each task, number of hours assigned to each task, name and title of individual assigned to tasks, hourly rate of each individual, and total hours and total dollar amount for the project.
- Selection will be qualifications based, with the scope and fee to be negotiated and/or finalized after City staff selection of a consultant.

## **APPENDIX A**

### **CITY OF LOMITA PMS 2021-2026**



***FINAL REPORT***

***2020-21 UPDATE OF  
PAVEMENT MANAGEMENT PROGRAM  
(Citywide)***

***2021-2026***



***Submitted to:  
City of Lomita, CA  
May 26, 2021***



May 26, 2021

Mr. Mondher Saied, P.E.  
Principal Engineer  
City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

**Subject: Final Report - Update of the Pavement Management Program**

Dear Mondher:

As part of the 2020-21 Update of the Pavement Management Program for the City of Lomita, *Bucknam Infrastructure Group, Inc. (Bucknam)* is pleased to submit the Final Report for the City's pavement network.

The information contained in this report was used to develop the recommended improvement program for the pavement network. The report covers the following categories:

- **Executive Summary (Section I)**
- **Pavement Management Program Development and Reporting (Section II)**
- **Pavement Conditions For Each Segment in the Network (PCI Report – Section III)**  
The Pavement Condition Index report shows the present condition of each street in the pavement network. In addition, the report shows the basic geometry of each street segment.
- **Forecast Maintenance Reports (Section IV)**
  - **Recommended Maintenance and Repair Strategies**  
The recommended maintenance and repair strategies were used to generate the Forecasted Maintenance Report and were based on our 2020-21 inspections. Additionally, we have assessed and incorporated unit cost and maintenance application practices/types with our strategies.
  - **Projected Projects based on M&R Strategies**  
The Forecasted Maintenance Report projects the street maintenance activities required for the next five years, broken down to show maintenance levels for Arterials and Collectors streets. The report included in this section is broken down by fiscal year.



Our thorough analysis of previous and current Lomita PMP strategies enabled our staff to make proactive recommendations to the City's pavement CIP. All comments received from the City have been incorporated in the reports that follow. All of the City's issues and needs that were brought to our attention are included in the report. It has been a pleasure working with you and the City on updating your Pavement Management Program. We look forward to the continued success of this project and future teamwork with City staff.

Sincerely,

***Bucknam Infrastructure Group, Inc.***

A handwritten signature in black ink, appearing to read "Peter J. Bucknam", with a stylized flourish at the end.

Peter J. Bucknam  
Project Manager  
Infrastructure Management – GIS Services



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**City of Lomita**  
**2021 Pavement Management Program**  
**Final Report – May 26, 2021**

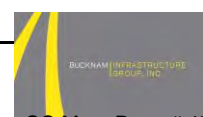
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**Acronym Listing**

American Society for Testing and Materials (ASTM)  
 Army Corps of Engineers (ACOE)  
 Asphalt Concrete (AC)  
 Asphalt Rubber Hot Mix (ARHM)  
 Average Daily Traffic (ADT)  
 Capital Improvement Program (CIP)  
 Geographic Information System (GIS)  
 Government Accounting Standards Board Statement 34 (GASB 34)  
 Ground Penetrating Radar (GPR)  
 Los Angeles County MTA (METRO)  
 Maintenance and Repair (M&R)  
 Pavement Condition Index (PCI)  
 Pavement Management Program (PMP)  
 Portland Cement Concrete (PCC)



## **SECTION I**

### **EXECUTIVE SUMMARY**

#### **2021 UPDATE OF PAVEMENT MANAGEMENT PROGRAM**

This report reflects the continued dedication and proactive management of the City's Pavement Management Program (PMP); the last major update to the City's PMP was performed in 2017. As the City of Lomita infrastructure continues to mature and age the street network is an essential asset that needs to be continuously maintained, assessed and improved upon. Over twenty years ago, the City of Lomita developed and implemented a PMP to achieve just that. Today, the City is currently using StreetSaver, to manage the street network. This system is essential to the City in that it assists Public Works staff in capturing funding for its arterial street system as well as cost-effectively manages the local network through proactive maintenance and scheduling. Under this project, the City has incorporated the development of a unique Pavement Management – GIS layer that will assist the City in spatially analyzing pavement conditions and other attribute information that resides in the StreetSaver database.

The Lomita PMP has been developed to assist City personnel by providing current data on the City's street network and to develop cost-effective maintenance strategies to maintain a desirable level of pavement performance on a network scale, while optimizing the expenditure of limited fiscal resources. The PMP efforts in 2021 consisted of analyzing the City's 2017 dataset for quality and usability. City staff also provided key information pertaining to the ongoing maintenance that has occurred throughout the City since 2017. In doing this, we were tasked to generate an updated Capital Improvement Program report that identified recommendations and deficiencies in the current operating and maintenance efforts put forth by the City.

For the 2021 project, our staff surveyed all arterial and collector routes to assist the City in complying with Los Angeles County MTA (METRO) PMP requirements as well as surveyed all local streets and analyzed historical maintenance operations.

Specifically, the program provides administrators and maintenance personnel with:

- *The present condition status of the pavement network (arterial, collector, and local streets), as a whole and of any grouping or individual component within the City;*
- *A ranked list of all streets, or segments of streets, by condition within the network;*
- *Rehabilitation/maintenance needs of each street segment by year;*
- *An optimized priority maintenance and rehabilitation program based on cost/benefit analysis and various levels of funding;*
- *Optimum annual budget levels for pavement maintenance for the current and the following five (5) years;*
- *Prediction of the future performance of the City's pavement network and each individual street section;*





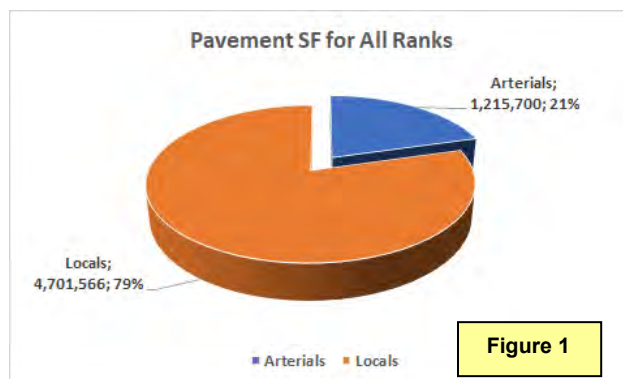
- Updated PMP data to assist the City with GASB 34 compliance; and
- Pavement condition data and analysis presented in **ArcGIS** that is compatible with City's existing GIS

Pavement is a dynamic structure where deterioration is constantly occurring; thus the pavement management program needs to be updated on a regular basis to reflect these changes in pavement conditions, pavement maintenance histories, and maintenance strategies based upon budgetary constraints. In our approach to develop the City's forecasted maintenance recommendations we worked with Lomita staff in identifying unit costs for all maintenance practices used on an annual basis (these not only included the material costs but contingency costs for design and ADA improvements). Currently, based upon the City's maintenance practices and their associated unit costs, the total replacement value of the Lomita pavement network is \$34,976,400. This value clearly indicates that the City's pavement network is one of the most valuable and essential asset to Lomita. The City's use of slurry seal, AC Overlay and R&R practices are typically applied at a five year, ten year and 25 year frequency respectively. These frequencies are typical but the City may see increases in deterioration rates due to environmental, load and high average daily traffic (ADT) volumes. For example, high ADT volumes along one of Lomita's arterial streets will increase deterioration rates for a previously applied AC Overlay compared to a small local street. These deterioration rates are monitored through frequent inspections and functional class deterioration analysis within the City's PMP database.

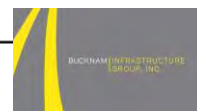
This report reflects our findings and recommendations for the PMP and the current state of the City's pavement network. Furthermore, we have recommended detailed funding and maintenance strategies for the arterial/collector and residential networks for next five (5) years.

## SUMMARY OF CITY'S PAVEMENT NETWORK

Within the Lomita pavement management network there are approximately 32.0 section miles of streets, 310 pavement sections and 5,917,266 SF of pavement. The Arterial and Collector network consists of approximately 1,215,700 SF of pavement which consists of 21 pavement sections totaling in 3.5 section miles. The Local network consists of approximately 4,701,566 SF of pavement which consists of 289 pavement sections totaling in 28.5 section miles.



The City's pavement network is broken down into manageable groups that have similar characteristics, such as pavement rank, surface type and logical segmentation. Pavement segments are identified by their branch and section numbers. Pavement "branches" that have a common usage, such as Narbonne Avenue, defines a "branch" within StreetSaver. Pavement "sections" are pavement segments within the defined branch that have consistent pavement rankings, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data. This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity.



The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that has structurally failed and deteriorated dramatically.

Weighted average PCI of a given area/zone = pavement section PCI \* its own area divided by the total square footage of the given area/zone. Table 1 summarizes the conditions found within the City of Lomita pavement network by rank.

- **The weighted average PCI for the Arterial / Collector network is 85.2**
- **The weighted average PCI for the Local network is 69.2**

The weighted PCI value associated with the Local routes shown through our survey analysis is timely in that it is showing that a large amount of preventative, slurry seal, and overlay work will be needed over the next several years to increase the level of condition (PCI) to a “preventative maintenance” state.

### **CURRENT CITYWIDE CONDITIONS (ARTERIALS, LOCALS)**

The overall condition of the City’s pavement network is “Good” with a weighted average PCI of 72.5 based on the surface area of each segment. The 2021 PCI value demonstrates a 5% increase from the 2017 PMP study and a 22% increase from 2011. The distribution of the City’s overall pavement network is shown in Section III of this report (Condition Distribution).

Rank	2021 PCI	2017 PCI	PCI 2014	PCI 2011	SF	Mi.
Arterials	85.2	73.7	70.2	66.8	1,215,700	3.5
Locals	69.2	68.1	59.2	56.9	4,701,566	28.5
	72.5	69.3	61.8	59.2	5,917,266	32.0

**Table 1 – Historical Lomita PCI Data (2011-2021)**

Condition	PCI Range	Arterials	Locals	Total Mi.	% of Network
Excellent	86-100	2.6	9.4	12.0	56%
Very Good	71-85	0.5	5.5	6.0	
Good	56-70	0.0	5.2	5.2	30%
Fair	41-55	0.0	4.3	4.3	
Poor	26-40	0.0	2.4	2.4	14%
Very Poor	11-25	0.3	1.4	1.8	
Failed	0-10	0.0	0.3	0.3	
		3.5	28.5	32.0	

**Table 2 – Condition Distribution by Section Mileage for All Streets**



**CURRENT CITYWIDE CONDITIONS (ARTERIALS AND LOCALS)**

The overall condition of the City's pavement network is "Very Good" with a weighted average PCI of 72.5 based on the surface area of each segment. The distribution of the City's overall pavement network is shown in Section III of this report (Condition Distribution).

For comparison, Bucknam performed 2020-21 pavement management studies for several other Los Angeles County agencies and have included their weighted PCI values; Rancho Palos Verdes (88.9), Culver City (69.1), El Segundo (72.7) and Compton (59.4).

As shown above, the majority of segments are evenly distributed through Very Good to Fair condition categories. For a network in "preventive" condition status you would typically see Very Good to Good section percentage totals at the 55% to 60% range; Lomita's network currently shows 72% of its sections within these PCI ranges. These findings indicate that the proper management of the network has been performed over the past five years; this is now allowing Public Works managers/staff to proactively establish preventative and rehabilitation schedules that will generate further high-value ROI for the City. To sustain this asset, continued amounts of overlay rehabilitation and slurry seal maintenance needs to be budgeted for and performed across all areas of the pavement network over the next five years.

As shown in Table 2, over 28% of the City's entire network falls within the fair to failed condition categories based on PCI, highlighting the need for continued funding and implementation of proactive overlay and reconstruction projects. Increased overlay rehabilitation activity will increase the City's overall weighted PCI while reducing deferred maintenance costs in future fiscal years. Overlay projects applied to appropriate, qualifying segments is necessary to sustain the City's network in a preventative condition status as described above. A network-wide preventative condition status is typically a network with a weighted average PCI over 75.

Regarding the Local network, 24% (6.9 miles) of the local pavement network requires slurry seal maintenance activity while 30% (8.5 miles) requires overlay rehabilitation or reconstruction.

With the moderate amount of Local sections needing M&R the City should proactively appropriate more funding to the local street network in order to increase the overall condition of the locals. The Local network has shown slight improvement over five years however it will continue to be a major contributor to the moderate amount of deferred rehabilitation cost burdens unless appropriate pavement funding is applied.

Regarding the Arterial / Collector network, With the overall PCI in the 80's, proactive planning and application of scheduled slurry projects needs to be established; this will sustain the asset while freeing up additional funding for deferred reconstruction projects.





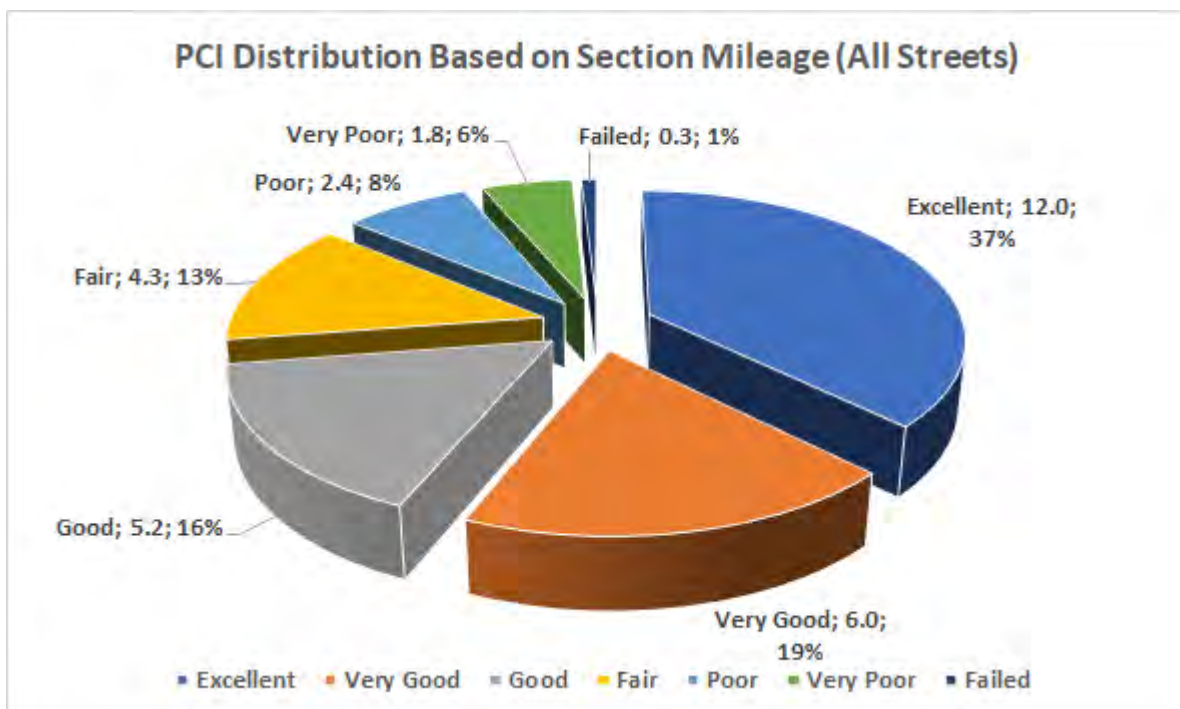
With the supplement of SB1/Prop. C/Measure M/Measure R monies coming to the City annually additional projects can now be schedule and expedited.

Currently, 15% (0.5 miles) of the Arterial/Collector network requires slurry seal maintenance activity while 9% (0.3 miles) requires overlay rehabilitation or full reconstruction.

Through our assessment of the City’s annual pavement maintenance budget allocations (FY 2021-2026) the ample amount of necessary CIP funds will cause the City’s citywide weighted PCI to increase over the next five years.

Furthermore, as large overlay and rehabilitation projects are considered for funding, the City should also consider using sub-grade R - Values, structural design, distress severities / extents as parameters for determining whether a pavement section that lies within the Poor to Very Poor condition range should be overlaid or reconstructed. The City has available and accessible Google .kmz Coring Data that will serve as an essential tool when assessing AC and Base thicknesses during grind and overlay planning.

PCI conditions reflect “surface” conditions; additional sub-surface data such as coring data, R-Values and ground penetrating radar (GPR) will provide City to with a better approach to the maintenance that should be applied.



**Figure 2 – PCI Condition Distribution by Section Miles for All Streets**



## **MAINTENANCE STRATEGY DEVELOPMENT**

Based on the results of the condition survey and input from the City, pavement maintenance/rehabilitation strategies were developed. At the outset, the City and Bucknam staff identified a distribution of City maintenance funds that would be applied to the network over the next five years. This was based upon the desire to prevent the decrease in street conditions and not allow an increase in the maintenance backlog funds over the five-year program.

With this approach, Bucknam has recommended a “minimal level of service” which creates a major dividing line in determining pavement maintenance. Generally within pavement management programs, a PCI range between 55 to 75 determines the threshold of when preventative or major overlay maintenance is activated. Based on the City’s weighted average PCI, condition distribution, maintenance practices, our team has identified a PCI of “75” as the minimum level of service. This means that any pavement section with a PCI greater than 75 will be recommended for preventative maintenance. This recommendation is indicated in Table 6, Section II.

Bucknam developed a multi-year Capital Improvement Program for the City based on the pavement records, yearly capital expenditures and the most recent 2021 inspections. These recommendations and results are shown in Section II of this report where we have demonstrated what level of funding is necessary to improve the current weighted condition level of 72.5 to a level of 79 by FY 2026.

As shown in Figure 2, 72% of the City’s streets are in Excellent to Good condition. These sections will be targeted for “preventive” maintenance within our Capital Improvement Program (CIP) recommendations. The reasoning in doing this is to extend the life cycles of those “good” pavement sections which accrues capital saving to aggressively rehabilitate those pavement sections that are below the “minimal level of service”.

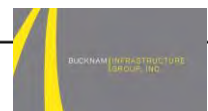
In order to achieve the most effective and optimum program for the City, certain strategies have been selected and/or analyzed. Below is a listing of the maintenance activities utilized in strategy development. Each activity is representative of the types of work that have been programmed as part of the long-term maintenance requirements of the City’s street network.

### **General Repairs-Stop Gap (Localized Maintenance\*)**

For this maintenance type, small localized surface treatments are utilized as “holding action” solutions (stop gaps) to delay the need for pavement structural strengthening. They typically include activities such as crack sealing, deep patching, skin patching, grinding and leveling.

### **Slurry Seals (Global Maintenance\*)**

Surface treatments applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. Generally consists of a mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler and water placed over an existing AC surface.



**Cape Seals (Global Maintenance\*)**

This is an application of a single layer of asphalt binder to a road surface immediately followed by a single layer of cover aggregate (chips). The single layer chip seal is then followed with a slurry seal application.

**Leveling Courses (Global Maintenance\*)**

The existing pavement should be made as smooth as possible before being overlaid. It is difficult to make up elevation differences or smooth out ruts by varying overlay thickness. For flexible overlays, Hot-mix asphalt (HMA) tends to differentially compact; a rule of thumb is that conventional mixes will compact approximately 6 mm per 25 mm (0.25 inches per 1 inch) of uncompacted thickness.

Therefore, before applying the final surface course the existing pavement is typically leveled by one or both of the following methods:

1. Applying a leveling course (HMA pavements). The first lift applied to the existing pavement is used to fill in ruts and make up elevation differences. The top of this lift, which is relatively smooth, is used as the base for the wearing course.
2. Milling (HMA pavements). A top layer is milled off the existing pavement to provide a relatively smooth surface on which to pave. Milling is also commonly used to remove a distressed surface layer from an existing pavement.
3. Diamond Grinding (PCC pavements). A thin top layer can be milled off of an existing pavement to smooth out relatively small surface distortions prior to flexible or rigid overlay.

**Overlays (Major Maintenance\*)**

AC Overlay – Placement of a layer of hot-mixed asphalt concrete over the existing pavement surface (may include pavement fabric). Grinding (milling) is performed prior to the overlay to reduce the total height of asphalt and assure alignment with existing gutter lines. This also includes “dig-outs” and crack sealing prior to the application of an overlay. This treatment provides a new wearing surface and increased structural strength to the pavement section. A conventional overlay should be designed for a ten-year life.

Asphalt Rubber Hot-Mix Overlay - The ASTM definition is: Asphalt-Rubber is a blend of asphalt cement, reclaimed tire rubber and certain additives in which the rubber component is at least 15% by weight of the total blend and has reacted in the hot asphalt cement sufficiently to cause swelling of the rubber particles. Specifically, using crumb rubber modified binders in pavement applications benefits local agencies in that cities find:

- Pavement resists cracking by being more flexible;
- Cost savings come from a longer life cycle, decreased maintenance and the use of less material
- Improvement in skid resistance;





- Decreased noise; and
- It provides long-lasting color contrast for marking and striping

**Reconstruction (Major Maintenance\*)**

Removal of the existing pavement section to a prescribed depth followed by the placement of a conventional flexible pavement section using a structural AC Hot Mix or AR Hot Mix or a full depth asphalt. Each classification of road has a typical design cross-section upon anticipation traffic loading.

\*Localized, Global and Major maintenance activities are default terms used within the StreetSaver pavement software. Specific pavement repair applications are placed within each maintenance activity in order to develop multi-year maintenance forecast recommendations.



**ANNUAL BUDGET PROJECTIONS**

The budgeting process was approached with the following in mind; generate two unique work programs for the next five (5) years based upon actual road pavement conditions in order to:

1. **Demonstrate how the City's "Actual" Five-year Public Works street maintenance/capital budget performs against today's conditions;**

TDA:	\$68,661
Measure R Local Return:	\$202,479
Measure M Local Return:	\$292,580
Proposition C:	\$344,212**
SB1:	\$405,806
General Fund:	<u>\$175,000</u>
	\$1,488,738/yr*

*\*City has indicated that it expects to receive the annual amount shown above based upon the listed funding sources.*

*\*\* Proposition C Funding is only allocated for transportation/transit street projects*

2. **Demonstrate budget allocation for pavement maintenance performs is necessary to "maintain" today's existing conditions until 2026;**

Based on current and future pavement maintenance needs, two annual work programs have been prepared and summarized below. Table 3 demonstrates how the City's annual budget performs against today's conditions (each scenario addresses arterial and local streets). Table 4 demonstrates what annual budget is necessary to "maintain" today's conditions.

Plan Year	PCI Before	PCI After	Slurry / Cape	Overlay / Recon	Total \$
2021-22	72.5	74.7	\$357,894	\$772,474	\$1,130,368
2022-23	73.9	76.4	\$304,573	\$1,362,351	\$1,666,924
2023-24	75.4	77.3	\$499,257	\$691,046	\$1,190,303
2024-25	76.3	77.9	\$186,113	\$569,415	\$755,528
2025-26	76.8	78.2	\$120,723	\$586,834	\$707,557
			<b>\$1,468,560</b>	<b>\$3,982,120</b>	<b>\$5,450,680</b>

**Table 3 – Citywide Projection Utilizing "Actual" Budget**

Plan Year	PCI Before	PCI After	Slurry / Cape	Overlay / Recon	Total \$
2021-22	72.5	74.2	\$215,300	\$354,300	\$569,600
2022-23	73.1	74.0	\$287,400	\$210,800	\$498,200
2023-24	72.7	73.5	\$195,300	\$156,500	\$351,800
2024-25	72.1	72.8	\$175,100	\$166,700	\$341,800
2025-26	71.8	72.5	\$165,200	\$389,500	\$554,700
			<b>\$1,038,300</b>	<b>\$1,277,800</b>	<b>\$2,316,100</b>

**Table 4 – Citywide Projection Utilizing "Maintain" Budget**



***Additional detail and breakdown of budget projections are demonstrated in Section IV of this report.***

All work program budgets generated are presented in terms of current 2021 dollars. All repair activities were based on distresses observed at the time of the field survey. These are recommendations and are to be used as “the best case scenario” for improving the City of Lomita street network.

## **QUALITY CONTROL EFFORTS**

As indicated in our scope of work, Bucknam performed numerous quality control checks in the field during survey efforts as well as specific site investigations requested by the City. Field check efforts were performed at the end of each week of survey.

This project included the survey of all streets; small area adjustments were made to the database as well as naming conventions corrections for a small handful of local streets. These corrections were made to both the StreetSaver database and the unique PMP-GIS layer.

Work History records for 2017 - 2021 street rehabilitations were entered into the database.





## **FINDINGS AND RECOMMENDATIONS**

Through our assessment of historical maintenance performed within the City and through our discussions with City staff the conditional data found across the network clearly shows that the City has applied strong, preventative maintenance strategies over the past four years. We continue to see an annual conditional increase within the Arterial program, however, the Local program is showing signs of only moderate improvement. Pavement management involves frequent preventative maintenance; as pavement deteriorates through heavy traffic impacts, weathering and time, preventative maintenances (such as slurry seal, stop gap, etc.) have limited benefits. More aggressive rehabilitation applications/funding have to be utilized. Our study has shown that key Arterial slurry and local overlay projects will be needed over the next five years to improve the network's level of condition.

Currently, the City's two major streets networks (Arterial & Local) hold very different weighted PCI values; it is our recommendation that a proactive, common sense Local overlay program be assessed and scheduled over the next several fiscal years while only minimal slurry/overlay projects be applied to the Arterials. This will ensure that the citywide weighted PCI will increase and allow for routine slurry seal maintenance by FY 2026.

Through our analysis of the Lomita PMP we have found and recommend the following items which should be considered for a proactive approach to the PMP and future management of the program:

### **Arterials**

The recent 2021 Arterial inspections and PCI results have indicated that the Lomita Arterial network is currently in "Very Good" condition (weighted avg. PCI of 85.2). At a minimum, to maintain this condition it is critical that preventive maintenance activities are funded at the levels identified on page 9 and its corresponding Section IV spreadsheet reports to maintain a "Very Good" network weighted average PCI value.

Our Arterial findings for conditional data and recommendations for revenue expenditures are shown below:

- The Arterial/Collector network has a weighted PCI of 85.2;
- Currently, 9% of the arterial network (approx. 0.3 miles) qualify for overlay/reconstruction maintenance; 15% (approx. 0.5 miles) qualify for slurry seal maintenance;
- At a minimum, Arterial maintenance projects should focus on the maintaining the current PCI at a weighted average of 85.2 within next five years;
  - Maintain the Arterial revenues at an average annual level of \$105,500/yr for the term of the CIP to generate the PCI identified within Table 4, page 9;



- Develop a proactive fiscal and planned approach to identify Arterial slurry projects based on the deterioration modeling within StreetSaver;
  - Demonstrated budget shown within Table 3, page 9 is ample to sustain the Arterial weighted PCI of 85.2 to 85.0 after five years, additionally, the citywide deferred backlog decreases from a level of \$3.9 million to \$2.9 million after five years;
- Perform pavement inspections on the Arterial network every three years to build a solid planning model within StreetSaver to track PCI deterioration; also follows METRO guidelines for PMP's;

### **Locals**

The recent 2021 Local inspections and PCI results have indicated that the Lomita Local network is currently in “Good” condition (weighted avg. PCI of 69.2). At a minimum, to improve this condition, it is critical that preventive maintenance and overlay activities are funded at the levels identified on page 9 and its corresponding Section IV spreadsheet reports to reach a “Very Good” network weighted average PCI value. Our Local network findings for conditional data and recommendations for revenue expenditures are shown below:

- The Local network has a weighted PCI of 69.2;
- Currently, 30% of the local network (approx. 8.5 miles) qualify for overlay/reconstruction maintenance; 24% (approx. 6.9 miles) qualify for slurry seal maintenance;
  - With Local conditions showing 8.5 miles of streets in need of major rehabilitation a continuous and proactive Local CIP program needs to be sustained;
- At a minimum, Local maintenance projects should focus on the maintaining the current PCI at a weighted average of 72 within next five years;
  - Maintain the Local revenues at an average annual level of \$357,700/yr for the term of the CIP to generate the PCI identified within Table 4, page 9;

- Develop a proactive fiscal and planned approach to identify Local overlay projects based on the deterioration modeling within StreetSaver;
  - Demonstrated budget shown within Table 3, page 9 is ample to increase the Local weighted PCI of 69.2 to 79+ after five years, additionally, the citywide deferred backlog decreases from a level of \$3.9 million to \$2.9 million after five years;
- Perform pavement inspections on the Local network every three years to build a solid planning model within StreetSaver to track PCI deterioration; also follows METRO guidelines for PMP's;



## **SECTION II**

### **PAVEMENT MANAGEMENT PROGRAM / CAPITAL IMPROVEMENT PROGRAM**

*Bucknam Infrastructure Group, Inc. (Bucknam)* performed the following services in accordance with the scope of services that was contracted with the City of Lomita. As a quick overview, the following tasks were performed to complete the work over the past several months:

#### **2020-21 Pavement Management Work Efforts:**

- Task 1:** Project Kickoff-Data Management
- Task 2:** Update of Maintenance Activities
- Task 3:** Pavement Condition Survey (approx. 32 miles)
- Task 4:** Budgetary Analysis and Capital Improvement Reports
- Task 5:** Executive Summary and Final CIP Reports
- Task 6:** Mapping of the Pavement Network

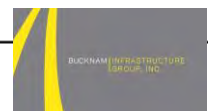
#### **Summary of Pavement Management Program 2020-21**

As a part of the 2020-21 update of the pavement management program, a major element of work was to complete a comprehensive assessment of the existing street network and PMP database within the City. This included assessing the City's existing 2017 StreetSaver dataset, GIS, street naming conventions and work history information. From there, Bucknam worked with the City to confirm public and private street listings which set the foundation for accurate CIP reporting. All data was then updated into the City's StreetSaver database.

Work history information was provided by the City in the form of completed bid documents, field notes, institutional knowledge, and previous dataset and Excel documents. This information was entered into the proper pavement segments that match the limits of those projects. From there, CIP pavement recommendations were performed (discussed and demonstrated below) where the pavement maintenance information the City provided (PMP material practices, unit costs, and capital budgets) were used to generate recommendations through the StreetSaver system.

Table 5 demonstrates PCI ranges defaulted within StreetSaver. Once a pavement inspection is complete, a PCI is calculated for each pavement section. Each PCI calculated falls within a defined PCI range category (Excellent, Poor, etc.). Furthermore, a weighted PCI was calculated for the each functional class within the network (arterials and locals).

The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that has structurally failed and deteriorated dramatically. Weighted average PCI of a given area/zone = pavement section PCI multiplied by its own area divided by the total square footage of the given area/zone. This information can also be represented through StreetSaver to show how much square footage or percentage of area falls within a PCI range category.





<u>PCI RANGE</u>	<u>CONDITION</u>
86-100	Excellent
<b>71-85</b>	<b>Very Good (Lomita Network 2020-21 = 72.5)</b>
56-70	Good
41-55	Fair
26-40	Poor
11-25	Very Poor
0-10	Failed

**Table 5 - PCI Range**

These condition ranges are defined by the ASTM and defaulted within the StreetSaver software. The summary of all roads condition data and their representative PCI's can be seen in the Pavement Condition Report in Section III.

## **STRATEGY ASSIGNMENT TABLE**

Once the appropriate activities from the above listings were selected by the City, a Maintenance Strategy Table was defined within the system that allocated the appropriate actions to the specific repair needs of the street. In defining the maintenance strategy list, emphasis was placed on defining pavement condition thresholds and using the PCI for the specific maintenance activities within these categories.

### ***Strategy Assignment Table***

<b>All Streets</b>		
<b>PCI Range</b>	<b>Description</b>	<b>Unit Cost</b>
20-100	Preventative, Stop Gap, Patching	Varies by Activity
Varies by Activity		
60-85	Type II Slurry (Locals)	\$0.38/SF
60-85	Type II Slurry (Arterials)	\$0.44/SF
<b>Minimal Level of Service (75)</b>		
40-75	Cape Seal (Locals)	\$0.93/SF
20-60	2" Grind / Overlay (Local)	\$2.02/SF
20-60	2.5" ARHM Overlay (Arterial)	\$2.25/SF
0-20	AC Remove & Replace (Locals)	\$5.50/SF
0-20	AC Remove & Replace (Arterials)	\$7.50/SF
0-30	PCC Reconstruction	\$12.00/SF
30% Contingency included within All Unit Costs		

**Table 6- Strategy Assignments**

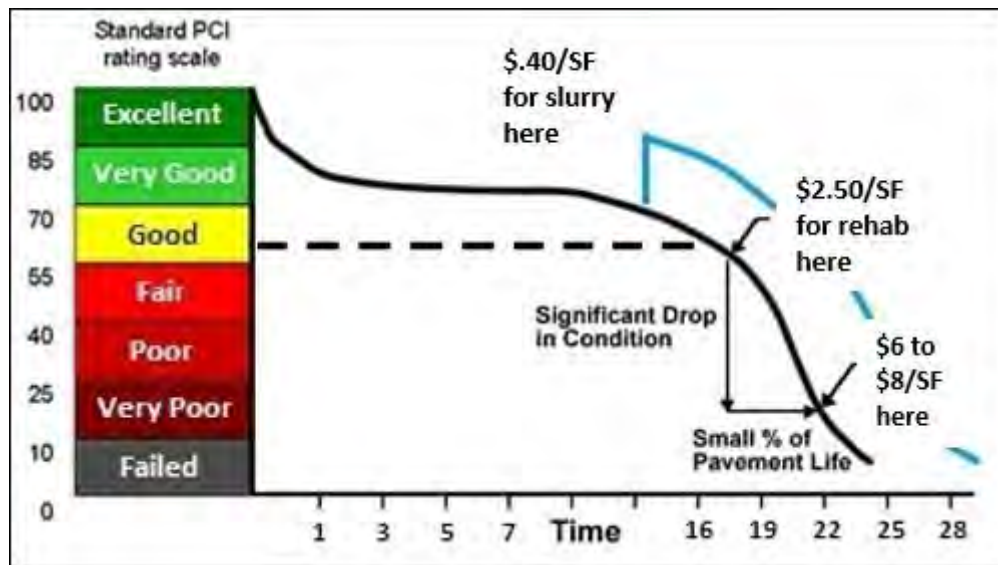


The Strategy Assignments List, shown in Table 6, was developed to identify the most critical segments in each of the work programs (Arterial, Collector and Local).

Segment priorities were established by determining the range of PCI's requiring first attention based on the relative value of each segment's PCI, thus maximizing the annual maintenance budget. Also, distress quantity, area extent, type and severity were critical elements in the decision process for recommending maintenance. The assignment table is used as a guide within StreetSaver to recommend maintenance, however, further assessment by City staff and/or outside parties can override maintenance recommendations. This can be done by reviewing and assessing distress extents and their weighted percentages.

Once the strategy assignments were set within the system, budgets and work assignments were generated for each work program on an annual basis. Using pavement deterioration curves for each type of pavement surface and class of road, both current year and future years work requirements for each pavement segment within the City were determined. In forecasting the maintenance requirements in future years, the current PCI value is reduced annually for each pavement segment based on the StreetSaver deterioration curves within the City's database.

Likewise, maintenance activities performed in a given year increase the PCI value as they are applied to the segment. The overall program is dynamic in that each strategy consists of a cyclic series of actions that simulates the pavement anticipated life cycle.



**Figure 3 – Sample Pavement Life Cycle**

## **ANNUAL WORK PROGRAM PROJECTIONS**

The goal of these projections is to assist City policy makers in utilizing the recommendations of the StreetSaver system. By using the City of Lomita's current budgets and maintenance practices the system will develop "section unique" improvements and strategies. Each segment will be tied to a specific fiscal year. As shown in the following pages, we have assessed the budgets that have been projected to meet the maintenance and rehabilitations needed to maximize the City's return on investment. The budget forecasting goal for the City network focused on:

- ❖ Establishing a proactive multi-year Maintenance & Rehabilitation Program;
- ❖ Developing a preventive maintenance program; and
- ❖ Selecting the most cost-effective repairs based on City strategies

ACTUAL BUDGET – The Actual budget was generated for the City to demonstrate how current FY 2021 through 2026 Public Works budgets perform against today's conditions;

TDA:	\$68,661
Measure R Local Return:	\$202,479
Measure M Local Return:	\$292,580
Proposition C:	\$344,212**
SB1:	\$405,806
General Fund:	<u>\$175,000</u>
	\$1,488,738/yr*

*\*City has indicated that it expects to receive the annual amount shown above based upon the listed funding sources.*

*\*\* Proposition C Funding is only allocated for transportation/transit street projects*

MAINTAIN BUDGET – The Maintain budget was generated for the City to demonstrate what level of annual pavement CIP funding is necessary to maintain the current condition of 69.3;

***\*All multi-year budget projections include a 3% inflation rate for the term of the budget forecast.***





## **ARTERIAL-COLLECTOR / LOCAL BUDGET PROJECTIONS**

The annual projected revenues shown below only account for the cost of pavement maintenance and rehabilitation activities.

A 30% contingency was applied to the pavement costs. Additional soft costs not included within the cost of pavement maintenance include:

- Right-of-way, curb & gutter, ADA ramp improvements;
- Utility improvements;
- Tree removals;



**ACTUAL BUDGET PROGRAM (FIVE YEAR MODEL)**

The first key step in developing a proactive PMP is to model the City's existing conditions against a projected and/or available budgets. In doing this, PCI performance, deferred maintenance and pavement application uses are able to benchmarked and demonstrated in a positive or negative result. With the City striving to show proactive maintenance across all City pavements and neighborhoods, a budget program was generated to show the greatest return on investment through the application of slurry seal, cape seal, grind & overlay and alternative overlay maintenance. Bucknam utilized the City's \$1.5 million/yr budget to establish a benchmark scenario for pavement funding.

**\$7.5 MILLION, FIVE-YR BUDGET PROGRAM**

This budget program incorporates pavement sections that have a functional class of Arterial (A, C), Local (L).

Plan Year	PCI Before	PCI After	Slurry / Cape	Overlay / Recon	Total \$
2021-22	72.5	74.7	\$357,894	\$772,474	\$1,130,368
2022-23	73.9	76.4	\$304,573	\$1,362,351	\$1,666,924
2023-24	75.4	77.3	\$499,257	\$691,046	\$1,190,303
2024-25	76.3	77.9	\$186,113	\$569,415	\$755,528
2025-26	76.8	78.2	\$120,723	\$586,834	\$707,557
			<b>\$1,468,560</b>	<b>\$3,982,120</b>	<b>\$5,450,680</b>

**Table 7 – Citywide Projection Utilizing \$7.5 Million/ Five-Yr Budget**

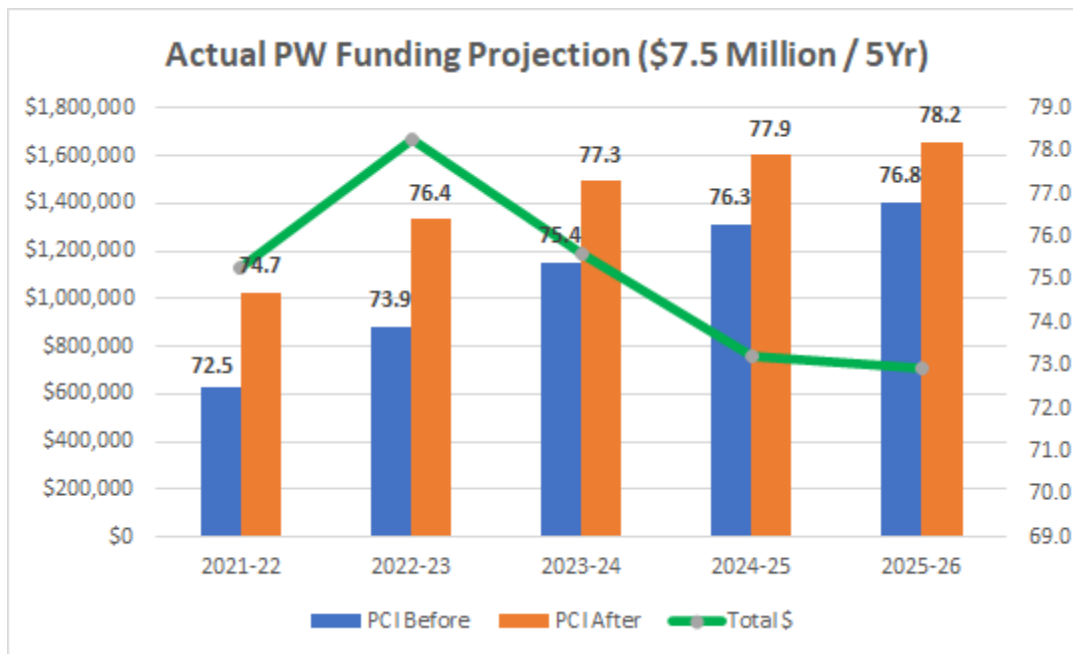
By modeling the existing pavement conditions against the City's actual/five-yr funding, we have found that two positive results occur, first, the weighted PCI for the entire network increases from a level of 72.5 to a level of 78.2 after the five year CIP (See Figure 4 on following page). We have included the City's scheduled Zone C&F FY 2021-22 and Zone G FY 2022-23 projects within this model.

Secondly, the resulting deferred maintenance backlog decreases from \$3.9 million to \$2.9 million by year 2026. This indicates that a \$7.5 million/five-yr pavement budget is ample enough to generate the desired results on the pavement network.

As shown, this projection model does meet the initial goal of maintaining or increasing the City's pavement network PCI. In order for these scenarios to continue to produce these results proactive and continued funding is necessary. On a biennial basis, the City should monitor the management of Local overlay schedule and deferred maintenance. The potential delay in projects and the resulting buildup of more overlay work in the five-year time frame is not a debt that City will want to continue to accumulate.

We recommend that a stronger focus be placed on the Local network improvements due to the fact that the Local network is almost three times as large in total square footage and has a lower weighted PCI than the arterials. We still recommend minor slurry seal maintenance to the arterial network, i.e. localized patching, slurry seal and the use of awarded Prop. C & Measure M funds. But again, with the Local network showing a higher degree of negative results, a updated focus for zoned area maintenance and proactive overlays should be implemented.





**Figure 4 – Resulting Network PCI (\$7.5 Million/Five-yr Budget)**

A local slurry/overlay maintenance “area” strategy should be established for several reasons. With the City applying a maintenance area methodology to the local network, four beneficial impacts occur:

- 1) Planned / Maintenance areas are addressed every five years which creates a dedicated project schedule for City staff and constituent inquiries;
- 2) Deferred overlay maintenance can be addressed in a more effective manner due to accrued revenues
- 3) A preventative maintenance strategy is more cost-effective in a long-term PMP rather than implementing a maintenance approach that addresses only the “worst-first” streets.
- 4) All maintenance alternatives are available due to the increased funding and focused maintenance within one zone per year.

On the negative side, if low weighted PCI values occur within a given zone, all streets within that zone may not be able to be addressed with maintenance when that zone is scheduled for maintenance. The deferred maintenance will have to be scheduled for maintenance in future years or simply will have to wait until the zone cycle repeats.

The Local maintenance model that has been developed under the Actual budget can be used as a benchmark to monitor the City’s annual budget allocations as the network continues to mature and age; the proper amount of funding for slurry seal and overlay maintenance needs to be the City’s highest priority. Additionally, it is recommended that the City continue to monitor the application of Mill & Cap as an asphalt application for the specific Local sections. Specific sections are now qualifying for maintenance that warrants a stronger application rather than a typical slurry seal. With a five to seven year cycle in motion, it is essential to address Local sections that have PCI’s less than 65 with the proper maintenance since crews will not be back within that area for five to six years.





The resulting “increase of the weighted PCI” shown above demonstrates how applying adequate capital funds to specific areas of the network allows the City’s pavement to improve at a rate that is conducive to a successful PMP (i.e. proper/timely application of preventive maintenance and extension of section life-cycles through timely overlays). Additionally, even with an ample budget, the City should continue to implement localized maintenance (i.e. deep patching, leveling courses, crack sealing, etc.) prior to any major slurry seal and/or overlay maintenance. By performing stop gap measures to individual pavement sections the overall performance of the sections condition will improve over time and sustain itself longer than if no preventive maintenance was performed.

On the flip side, if limited annual funding is applied to the network over the next five years (i.e. citywide budget of \$200,000/yr) an additional drop in overall weighted PCI will occur and deferred maintenance/CIP projects will exceed \$10 million. Limited funding equals deferred projects which does not allow necessary overlay projects to be completed in a timely manner on the arterial, collector and local networks.



**MAINTAIN PROGRAM (FIVE YEAR MODEL)**

**MAINTAIN** – A common question from City staff is “what level of funding is necessary to maintain the asset?” Utilizing the City’s previous Actual Budget PMP scenario as a benchmark, our goal under this model is to maintain the current 2021 weighted PCI of 72 through a five-year program. This model will demonstrate the necessary funding needed each fiscal year to achieve this goal.

The resulting PCI conditions and maintenance distributions are shown below.

**MAINTAIN BUDGET PROGRAM**

Maintain Budget Program incorporates pavement sections that have a functional class of Arterial (A), Collector (C) and Locals (L).

Plan Year	PCI Before	PCI After	Slurry / Cape	Overlay / Recon	Total \$
2021-22	72.5	74.2	\$215,300	\$354,300	\$569,600
2022-23	73.1	74.0	\$287,400	\$210,800	\$498,200
2023-24	72.7	73.5	\$195,300	\$156,500	\$351,800
2024-25	72.1	72.8	\$175,100	\$166,700	\$341,800
2025-26	71.8	72.5	\$165,200	\$389,500	\$554,700
			<b>\$1,038,300</b>	<b>\$1,277,800</b>	<b>\$2,316,100</b>

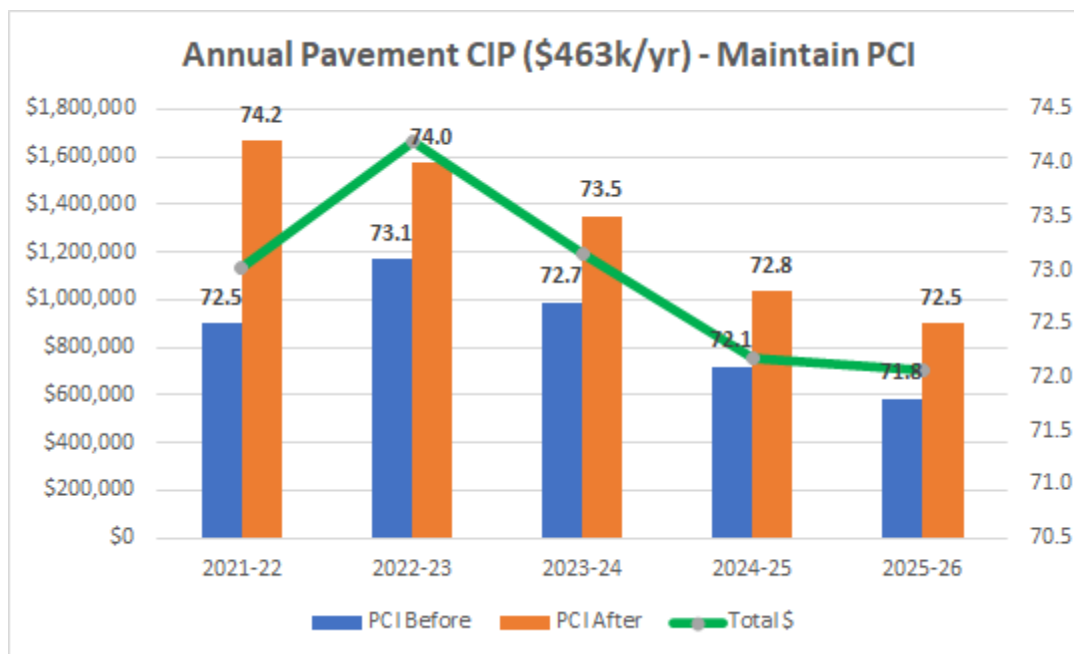
**Table 8 – Citywide Projection Utilizing “Maintain” Budget**

By modeling the existing pavement conditions utilizing the City’s current unit costs and cost projections, we have found that one positive and one negative result occurs over the five year CIP. (See Figure 5 on the following page). First, the weighted PCI for the entire network does maintain itself (72.5 to 72.5) over the five year period based upon an average \$463,200/yr budget. This result is positive in that the PCI does not drop for a long-term, however as described below, the amount of deferred maintenance that accumulates on the network by FY 2026 is not something that City should consider.

The resulting deferred maintenance backlog shows that it remains at a high level (\$3.9 million to \$6.9 million) after the five years program which indicates that an annual \$463,200 budget is not ample enough to sustain deferred maintenance on the pavement network in FY 2022. Limited funding does not allow necessary overlay projects to be completed on the arterial, collector, and local networks; this in turn defers maintenance to latter years of the CIP thus increasing the costs of maintenance. This problem will continue to build upon itself unless an influx of overlay revenue is generated by the City.

Note this projection model does meet the initial goal of maintaining or increasing the City’s pavement network PCI; if this model is extended to FY 2031 the City would see a decrease in PCI and further increases in deferred maintenance. With today’s economic issues at the Federal, State and local levels; the City should continuously monitor the management of overlay deferred maintenance. The potential delay in projects and the resulting buildup of more overlay work in the five-year time frame is not a debt that City will want to accept.





**Figure 5 – Resulting Network PCI (Maintain Budget)**

## DEFERRED MAINTENANCE

Delaying repairs on streets where pavement conditions indicate a need generates deferred maintenance or “backlog”. Deferred maintenance is work that is postponed to a future budget cycle, or until funds are available. As maintenance is deferred, the opportunity to apply preventive, life extending pavement treatments is forfeited and the ultimate cost of rehabilitation multiplies (i.e. slurry seal costs to overlay costs). By using the City’s pavement maintenance applications and their associated unit costs, when a budgetary model is exercised within the PMP software the amount of deferred maintenance is calculated. Based upon the available budget applied to the model, deferred maintenance will increase or decrease.

**As maintenance is deferred, the opportunity to apply life extending preventive pavement applications is lost and the ultimate cost of rehabilitation multiplies.**

Through Bucknam analysis of the previous pavement database, work history dates and our experience with AC Overlay deterioration rates, it is important to point out that pavement sections that were overlaid in fiscal year 2008 will need proper overlay maintenance approximately around fiscal year 2022-23 and beyond.





## **PAVEMENT MANAGEMENT PROGRAM REPORTS**

In addition to the annual budget scenario, this report contains a comprehensive and complementary assemblage of pavement management reports ranging from summary reports to annual maintenance and rehabilitation schedules (Forecasted Maintenance Report, Section IV). Collectively, as well as individually, the reports represent reasonable projections of pavement maintenance needs and performance based on visual condition assessments, unit cost estimates, and pavement deterioration models. These recommendations are for planning purposes only; City staff make all final decisions are project locations.

It is important to note that pavement segment dimensions and surface area recorded during 2011-2017, and 2021 inspections, along with the action and repair costs, as presented within the reports are accurate within tolerable limits. This is noteworthy due to the "implied" accuracy of reporting length and width to the nearest foot, surface area to the nearest square foot, and action and repair unit costs and project estimates to the nearest penny and dollar, respectively.

## **NEXT STEPS**

As with any infrastructure management software program, time investments need to be made by key Public Works staff to maintain the integrity of the data as well as the accuracy. Bucknam can perform training sessions in the use of the StreetSaver tools and demonstrate how to generate standard common-sense reports to assist City staff in developing yearly budgets, project level analysis, and CIP projections. This will be key to future management of the pavement program and reporting. City personnel need to maintain their commitment to the preventive maintenance system, while working toward reducing the City's present backlog of rehabilitation projects.

In order to ensure that report outputs are accurate and credible, it is essential that the integrity of all data files be maintained. This will require performing all necessary updates when changes are made to scheduling scenarios, unit cost information, historical data, etc. In addition, the entire pavement network will have to be re-inventoried at regular intervals. This typically includes surveying arterial and collectors every three years and locals every three. One recommendation the City may consider to keep the program "managed" is:

- Survey all arterials and collectors every three years; and
- Survey all locals every three years

This will not only allow work to be scheduled based on the most current condition data available, but will provide City personnel with a means to monitor actual rates of pavement deterioration so appropriate modifications can be made to the system curves. To be compliant with the METRO requirements, the City must generate a triennial Pavement Management report indicating condition ratings, inspection dates and forecasted maintenance/rehabilitation recommendations.

Bucknam will be supporting the City with staff level support to assist in the continuous updates with the StreetSaver system. This will include work history updates, generating reports from the system, unit cost updates, and future inspections.



## **CONDITION DISTRIBUTION REPORT**

This report graphically depicts the distribution of the pavement condition throughout the street network by area.

The condition scheme ranges from “Excellent” to “Failed”; with an “Excellent” condition corresponding to a pavement at the beginning of its life cycle, and a “Failed” condition representing a badly deteriorated pavement with virtually no remaining life.

The table below shows the general description for each pavement condition:

### **Condition Description – PCI Range - Description**

- |                           |   |   |
|---------------------------|---|---|
| <b>Excellent (86-100)</b> | - | Minor to low distress, no significant distress;   |
| <b>Very Good (71-85)</b>  | - | Little distress, with the exception of utility patches in good condition, or slight hairline cracks; may be slightly weathered; <b><i>(City of Lomita citywide weighted average PCI is 72.5);</i></b> |
| <b>Good (56-70)</b>       | - | Slight to moderately weathered, slight distress, possibly patching;   |
| <b>Fair (41-55)</b>       | - | Severely weathered or slight to moderate levels of distress, generally limited to patches and non-load-related cracking;  |
| <b>Poor (26-40)</b>       | - | Moderate to severe distresses including load-related types, such as alligator cracking;   |
| <b>Very Poor (11-25)</b>  | - | Severely distressed, large quantities of distortion or alligator cracking;  |
| <b>Failed (0-10)</b>      | - | Failure of the pavement, distress has surpassed tolerable rehabilitation limits.  |



### CALCULATION OF PCI

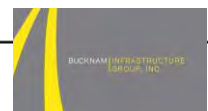
In order to calculate a Pavement Condition Index (PCI) value within StreetSaver, specific street section data needs to be inputted into StreetSaver to define the survey limits, asphalt types, pavement age and metrics. Pavement “sections” are pavement segments within the defined branch that have consistent pavement street classifications, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data. This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity.

The PCI is a condition rating that ranges from 100 (pavement section that is in perfect condition) to 0 for a section that has structurally failed and deteriorated dramatically. The PCI is calculated from three major data entries from our inspectors:

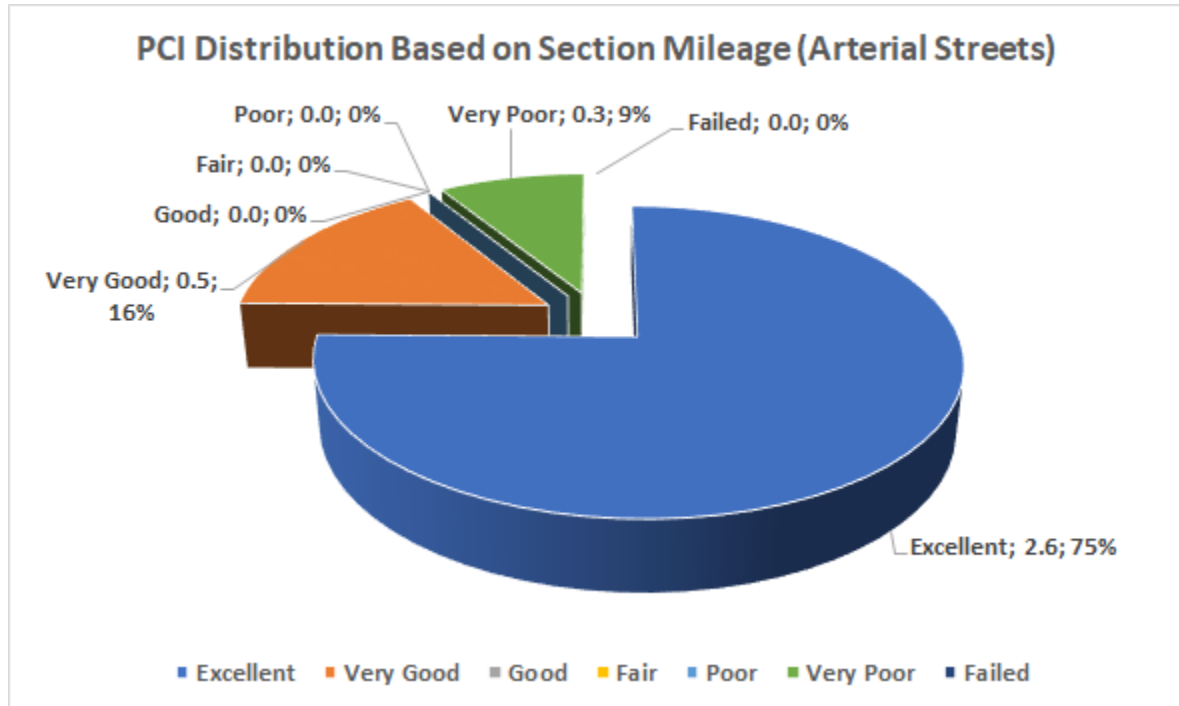
1. Distress Type (one of 20 AC or 19 PCC types); these include alligator cracking, bleeding, block cracking, corrugations, depressions, long/trans cracking, patch/utility cut, potholes, rutting, weathering, raveling, etc.
2. Distress Quantity (the square footage, length or count of a specific distress)
3. Distress Severity (the level of severity determined for each distress found; low, medium or high)

Type	Severity	Qty

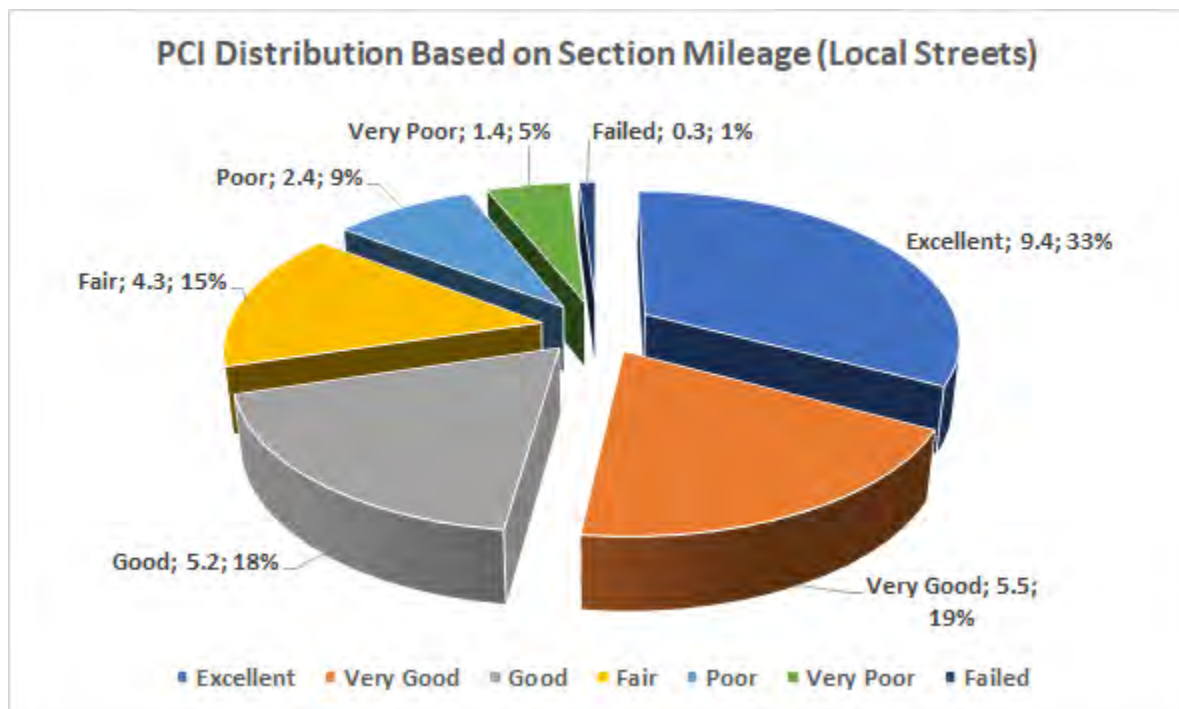
**Figure 6 – PCI Calculation Worksheet**







**Figure 7 – Arterial Condition Distribution**



**Figure 8 – Local Condition Distribution**

SAMPLE DISTRESS PHOTOS – RECOMMENDED TREATMENT (FIGURE 9)

Bucknam Infrastructure Group



1. Alligator Cracking



Cracks that form a chicken wire or alligator scale like pattern.

**Low Severity:** Thin parallel longitudinal cracks that may come together at certain points, but full alligator pattern is not present yet.

**Medium Severity:** Further development of cracks into alligator pattern. Cracks are starting to spall.

**High Severity:** Alligator pattern is heavily developed, and cracks are spalled to the point where individual pieces may become separated.

Typical Recommendation: Low severity, R&R – Patching, crack sealing; high severity R&R-overlay

2. Bleeding



Bleeding occurs when incorrectly mixed asphalt is applied and in hot weather the asphalt or tar rises to the surface.

Severity is determined by the amount of asphalt/tar present.

Typical Recommendation: Low severity, apply coarse sand; high severity, grind or heat planer excess, resurfacing may be necessary



**3. Block Cracking**



Longitudinal and transverse cracks that intersect to form smaller than 10x10 ft blocks. Creates uniform blocks with straight edges.

**Low Severity:** Cracking is less than 3/8 inches.

**Medium Severity:** Cracking between 3/8 and 3 inches.

**High Severity:** Cracking is over 3 inches.

Typical Recommendation: Low severity, crack sealing; high severity, R&R-overlay

**4. Bumps and Sags**



Small, localized, and linear upward or downward displacements of pavement, which can be caused by a variety of factors.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching





**5. Corrugation**



Closely spaced Bumps and or Sags that form a washboard effect in the pavement.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay

**6. Depression**



Localized area of pavement with a lower elevation than the surrounding pavement.

**Low Severity:** depth of ½ to 1 inch.

**Medium Severity:** depth of 1 to 2 Inches.

**High Severity:** depth greater than 2 inches.

Typical Recommendation: R&R - Patching

**7. Edge Cracking**



Cracks that are parallel to the edge of the pavement that may cause a break up of pavement.

**Low Severity:** Low or Medium cracking with no breakup.

**Medium Severity:** Medium cracking with some breakup.

**High Severity:** Considerable breakup of pavement.

Typical Recommendation: R&R - Patching

**8. Joint Reflective Cracking**



Cracking that is reflected through AC pavement when it is overlaid on top of PCC pavement.

**Low Severity:** Cracking is less than 3/8 inches.

**Medium Severity:** Cracking between 3/8 and 3 inches.

**High Severity:** Cracking is over 3 inches.

Typical Recommendation: R&R - Overlay



**9. Lane / Shoulder Drop-off**



Elevation change between pavement and shoulder.

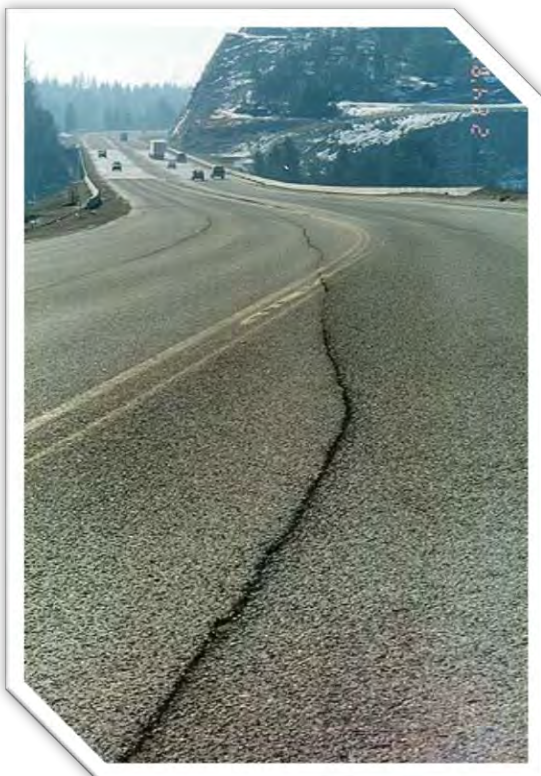
**Low Severity:** Difference in elevation is between 1 and 2 inches.

**Medium Severity:** Difference in elevation is between 2 and 4 inches.

**High Severity:** Difference in elevation is over 4 inches.

Typical Recommendation: R&R – Patching or edge grinding

**10. Linear & Transverse Cracking**



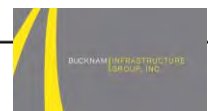
Cracks that are generally either parallel or perpendicular to traffic.

**Low Severity:** Cracking is less than 3/8 inches.

**Medium Severity:** Cracking is between 3/8 and 3 inches.

**High Severity:** Cracking is over 3 inches.

Typical Recommendation: Low severity, crack sealing; high severity, R&R - Overlay





**11. Patching**



Area of pavement that has been replaced.

Severity is determined by the quality of the patch and the extent to which ride quality is diminished.

Typical Recommendation: R&R – structural / non-structural overlay

**12. Polished Aggregate**



Distress where traffic smooths the pavement surface so friction is diminished and cars can slide.

There are no Severity Levels for this distress.

**13. Pothole**



Severity Measured using the following Matrix.

	Average Diameter (in.) (mm)		
Maximum Depth Of Pothole (in.) (mm)	4 to 8 in. (100 to 200 mm)	8 to 18 in. (200 to 460 mm)	18 to 30 in. (460 to 760 mm)
1/2 to ≤ 1 in. (13 to 25 mm)	L	L	M
> 1 to ≤ 2 in. (25 to 50 mm)	L	M	H
> 2 in. (50 mm)	M	M	H

Typical Recommendation: low severity Pothole fill or R&R – Patching, high severity should be R&R-Overlay

**14. RR Crossing**



Pavement distresses caused by railroad crossings.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching

**15. Rutting**



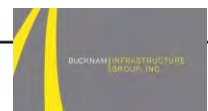
Linear depressions along wheel paths caused by traffic.

**Low Severity:** Depth is  $\frac{1}{4}$  to  $\frac{1}{2}$  inches.

**Medium Severity:** Depth is  $\frac{1}{2}$  to 1 inch.

**High Severity:** is greater than 1 inch.

Typical Recommendation:  
Pavement with deeper ruts should be leveled and overlaid





**16. Shoving**

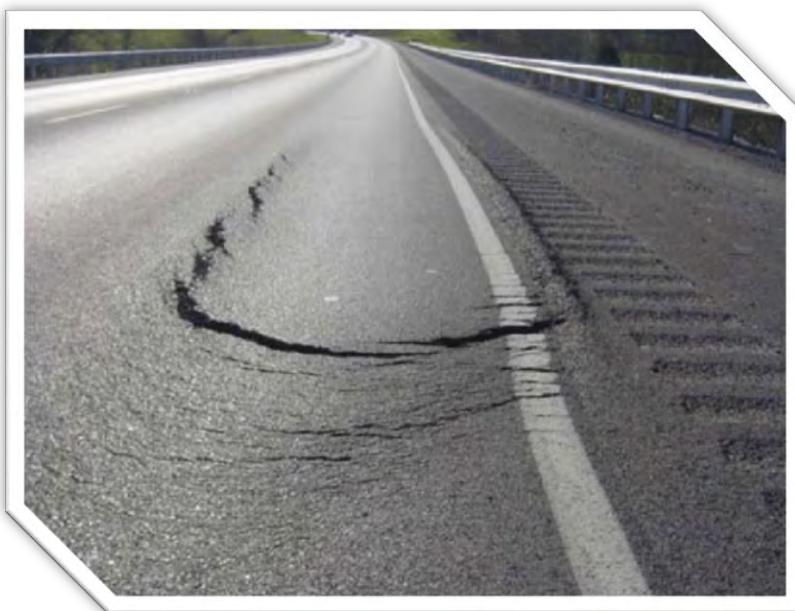


Displacement of pavement creating a "wave" over a more solid surface.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching

**17. Slippage Cracking**



Half-moon shaped cracks where wheels cause pavement to slide.

**Low Severity:** Average crack width is less than 3/8 inch.

**Medium Severity:** Crack width is between 3/8 and 3/2 inches.

**High Severity:** Crack width is greater than 3/2 inches.

Typical Recommendation: R&R - Patching



**18. Swell**



Upward Bulges creating “wave-like” patterns.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay

**19. Weathering**



The wearing away of the asphalt binder.

**Low Severity:** Aggregate is starting to be exposed.

**Medium Severity:** Aggregate is exposed up to ¼ of its width.

**High Severity:** Aggregate is exposed to greater than ¼ of its width.

Typical Recommendation: naturally occurring, slurry seal

**20. Raveling**



The further weathering of asphalt so that coarse aggregate is separating out of pavement.

**Medium Severity:** Considerable loss of aggregate.

**High Severity:** Almost complete removal of coarse aggregate.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay





**PORTLAND CEMENT CONCRETE (PCC)**

**1. Blowup**



Buckling at cracks or joints where there is not enough room for slab expansion.

Severity is determined by the extent to which ride quality is diminished.

**2. Corner Break**



Crack close to corner of slab that creates a corner piece.

**Low Severity:** Crack is less than ½ inches wide.

**Medium Severity:** Crack is between ½ and 2 inches wide.

**High Severity:** Crack is wider than 2 inches.



## **Section II**

### **3. Divided Slab**



Slab that is broken up into four or more pieces by cracks.

Severity is determined by the following matrix.

Severity Of Majority Of Cracks	Number Of Pieces In Cracked Slab		
	4 to 5	6 to 8	More than 8
L	L	L	M
M	L	M	H
H	M	H	H

### **4. Durability Cracking**



Pattern of cracks parallel to joints caused by freeze-thaw expansion of large aggregate.

**Low Severity:** Durability cracking covers less than 15 percent of slab.

**Medium Severity:** Durability cracking covers more than 15 percent of the slab.

**High Severity:** Durability cracking covers more than 15 percent of slab and most pieces have come out.



**5. Faulting**



Elevation Difference between slabs.

**Low Severity:** Elevation difference is between 1/8 and 3/8 inch.

**Medium Severity:** Elevation is between 3/8 and 3/4 inch.

**High Severity:** Elevation is greater than 3/4 inch.

**6. Joint Seal Damage**



Damage to sealant between joints that allows soil, rock, or water infiltration.

**Low Severity:** Joint sealant has only minor damage.

**Medium Severity:** Joint sealant is in fair condition. Water can infiltrate and vegetation may be present.

**High Severity:** Joint sealant is in poor condition. It may be missing and rocks may be present.



**7. Lane / Shoulder Drop-Off**



The Elevation difference between pavement and shoulder.

**Low Severity:** Elevation difference is between 1 and 2 inches.

**Medium Severity:** Elevation difference is between 2 and 4 inches.

**High Severity:** Elevation difference is greater than 4 inches.

**8. Linear Cracking**



Cracks that divide slab into two or three pieces.

**Low Severity:** Crack is less than ½ inch wide.

**Medium Severity:** Crack is between ½ and 2 inches wide.

**High Severity:** Crack is wider than 2 inches.



**9. Large Patch**



Patch that is larger than 5.5 sq ft.

**Low Severity**: Patch has little or no deterioration.

**Medium Severity**: Patch is moderately deteriorated.

**High Severity**: Patch is badly deteriorated.

**10. Small Patch**



Patch that is smaller than 5.5 sq ft.

**Low Severity**: Patch has little or no deterioration.

**Medium Severity**: Patch is moderately deteriorated.

**High Severity**: Patch is badly deteriorated.

**11. Polished Aggregate**



Distress where traffic smooths the pavement surface so friction is diminished and cars can slide.

There are no Severity Levels for this distress.

**12. Popouts**



Small piece of pavement that breaks loose from surface.

There are no Severity Levels for this distress, however popouts must cover 3 per sq. meter of the slab.

**Section II**

**13. Pumping**



Ejection of material from slab foundation through joints or cracks along with water.

There are no Severity Levels for this distress.

**14. Punchout**



Localized area of a slab that is broken into many pieces.

Severity is determined by the following matrix.

Severity of Majority of Cracks	Number of Pieces		
	2 to 3	4 to 5	> 5
L	L	L	M
M	L	M	H
H	M	H	H



**SECTION III**  
**CITYWIDE**  
**PAVEMENT CONDITION INDEX REPORT**

- A. Lomita 2020-21 PCI Map
  - B. A to Z
  - C. PCI Order



**PAVEMENT CONDITION INDEX (PCI) REPORT – DATA DEFINITIONS**

Listed alphabetically by street name or PCI, this report provides the City with a listing of pertinent inventory and pavement condition data for each inventory unit within the City's pavement network. The Pavement Condition Index (PCI) Report notes the names, limits, classification, dimension, surface type, and lane configuration of each inventory unit.

Detailed descriptions of the information appearing on this report are presented below:

**BRANCH NAME** - The name of each inventory unit appears in this column. Generally, the inventory unit name is taken directly from a street sign; however, where no street signs are posted, the name appearing on the network map is noted instead.

A sample set of street name suffix abbreviation definitions is presented below:

AV -	Avenue	CT -	Court	CIR -	Circle
DR -	Drive	LN -	Lane	RD -	Road
ST -	Street	WAY -	Way	EB -	East Bound
NB -	North Bound	SB -	South Bound	WB -	West Bound

**FROM** - A description of the beginning limit of each inventory unit appears in this column. If the beginning limit exists between intersections, then the beginning limit description may be an address, post mile marker, or a distance from a known point of reference (e.g., "500' N/MAIN ST").

**TO** - A description of the ending limit of each inventory unit appears in this column. Like BEGIN limit, the END limit description may consist of a street name, an address, or a distance from a known point of reference. In the case of cul-de-sacs, or dead-ends, the END limit consists of an address, or a directional reference, such as "NORTH END," when no address is available.

**RANK** - The codes for the three functional classifications as the inventory unit appears in this column are represented below. Basically, units are classified according to traffic volume.

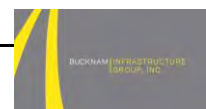
<u>CODE</u>	<u>DESCRIPTION</u>
A, C	Arterial, Collector
L	Local

**SURFACE TYPE** - A code was assigned to each inventory unit to describe surface type.

<u>CODE</u>	<u>DESCRIPTION</u>
AC	Asphalt Concrete
PCC	Concrete

**LENGTH** - The length of the section within each branch.

**UNITS** - The unit of measurement for the section length, typically linear feet (LF).



AREA - The area of each section within a branch.

UNITS - The unit of measurement for the section area, typically square feet (SF).

PCI - Pavement Condition Indices were calculated for inventory units based on severity and extent of distress manifestations observed within the inventory unit. Ranging between 0 and 100, a PCI of "100" corresponds to a pavement at the beginning of its life cycle, while a PCI of "0" corresponds to a badly deteriorated pavement which is at or near the end of its life cycle.

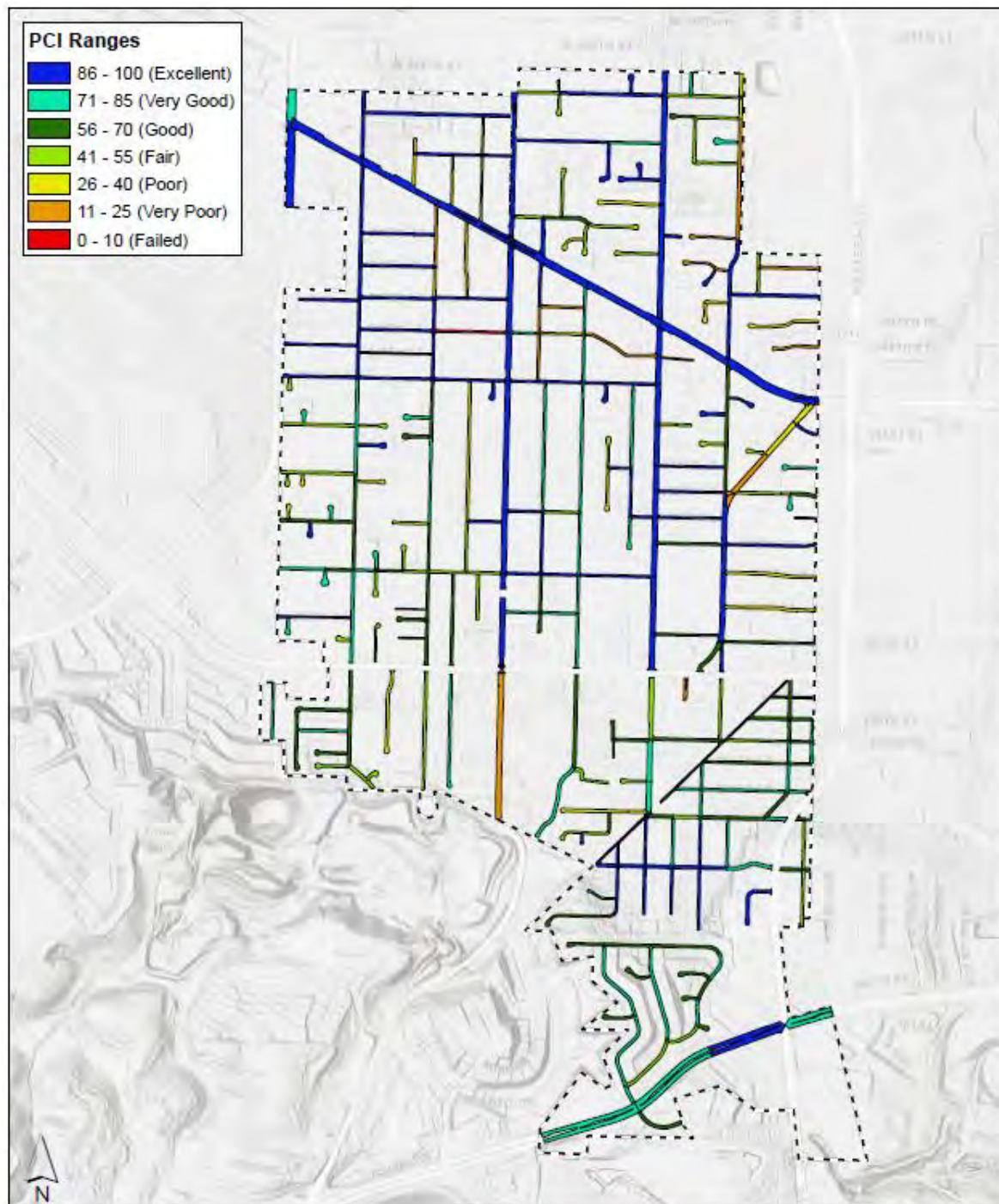
PCI CLIMATE, LOAD AND OTHER – reflects “Section Extrapolated Distress”; these values are shown within the Sample Distresses tab within the PCI window. Distresses are aggregated based on the type and severity level. For random samples, distress quantities are adjusted to reflect the extrapolated value based on the sections total area. Extrapolated distress deducts are classified as resulting from Climate, Load and Other distresses. The Distress Classification portion of the tab shows the “percent” of extrapolated distress deduct belonging to Climate, Load and Other (these %’s are shown within the PCI reports herein). These values are beneficial in that they support the decision whether to recommend slurry seal, overlay or reconstruction projects for street sections. For instance, there may be two street segments that have a PCI of 60 respectively, however, one section has 80% climate based distress which may require a crack seal/slurry application while the other section has 80% load bearing distress which may require a grind/overlay application.

<b>Asphalt Distresses</b>	<b>Cause Classification</b>	<b>PCC Distresses</b>	<b>Cause Classification</b>
Alligator cracking	Load	Blow up	Climate
Bleeding	Other	Corner break	Load
Block cracking	Climate	Divided Slab	Load
Bumps/Sags	Other	Durability cracking	Climate
Corrugation	Other	Faulting	Other
Depression	Other	Joint Seal cracking	Climate
Edge cracking	Load	Lane Shoulder Drop-off	Climate
Joint Reflection cracking	Climate	Linear cracking	Load
Lane Shoulder Drop-off	Climate	Small Patching	Other
L&T cracking	Climate	Large Patching	Other
Patch/Utility cut	Other	Polished Agg	Load
Polished Agg	Other	Popouts	Other
Pothole	Climate	Pumping	Other
RR Crossing	Other	Punchout	Load
Rutting	Load	RR Crossing	Other
Shoving	Other	Scaling/crazing	Other
Slippage cracking	Other	Shrinkage cracking	Other
Swell	Other	Corner Spall	Other
Raveling	Other	Joint Spall	Other
Weathering	Climate		

INSPECTION DATE – Represents the most recent inspection date performed on a given sections. PCI shown is historical in value and may not indicate what “today’s” PCI is due to variance in time. Pavement deterioration calculations can be performed on a section(s) to demonstrate a deteriorated PCI based upon a new current date.







City of Lomita, CA  
Current Conditions 2020-21

Prepared by  
**BUCKNAM**  
INFRASTRUCTURE GROUP, INC.

**Figure 10 – Lomita 2020-21 PCI Map**



**SECTION IV**  
**FORECASTED MAINTENANCE REPORT**

- A. Forecasted Maintenance Maps (2021--2026)
- B. Recommended Budget, Five Year Plan (2021-2026)



## **FORECASTED MAINTENANCE REPORT**

Listed in chronological order by rank, plan year, then alphabetically by street name, this report presents the year and action corresponding to the next scheduled work activity for each segment within the pavement network.

ACTUAL/RECOMMENDED BUDGET – The Actual budget was generated for the City to demonstrate how current FY 2021 through 2026 Public Works budgets perform against today's conditions;

TDA:	\$68,661
Measure R Local Return:	\$202,479
Measure M Local Return:	\$292,580
Proposition C:	\$344,212**
SB1:	\$405,806
General Fund:	<u>\$175,000</u>
	\$1,488,738/yr*

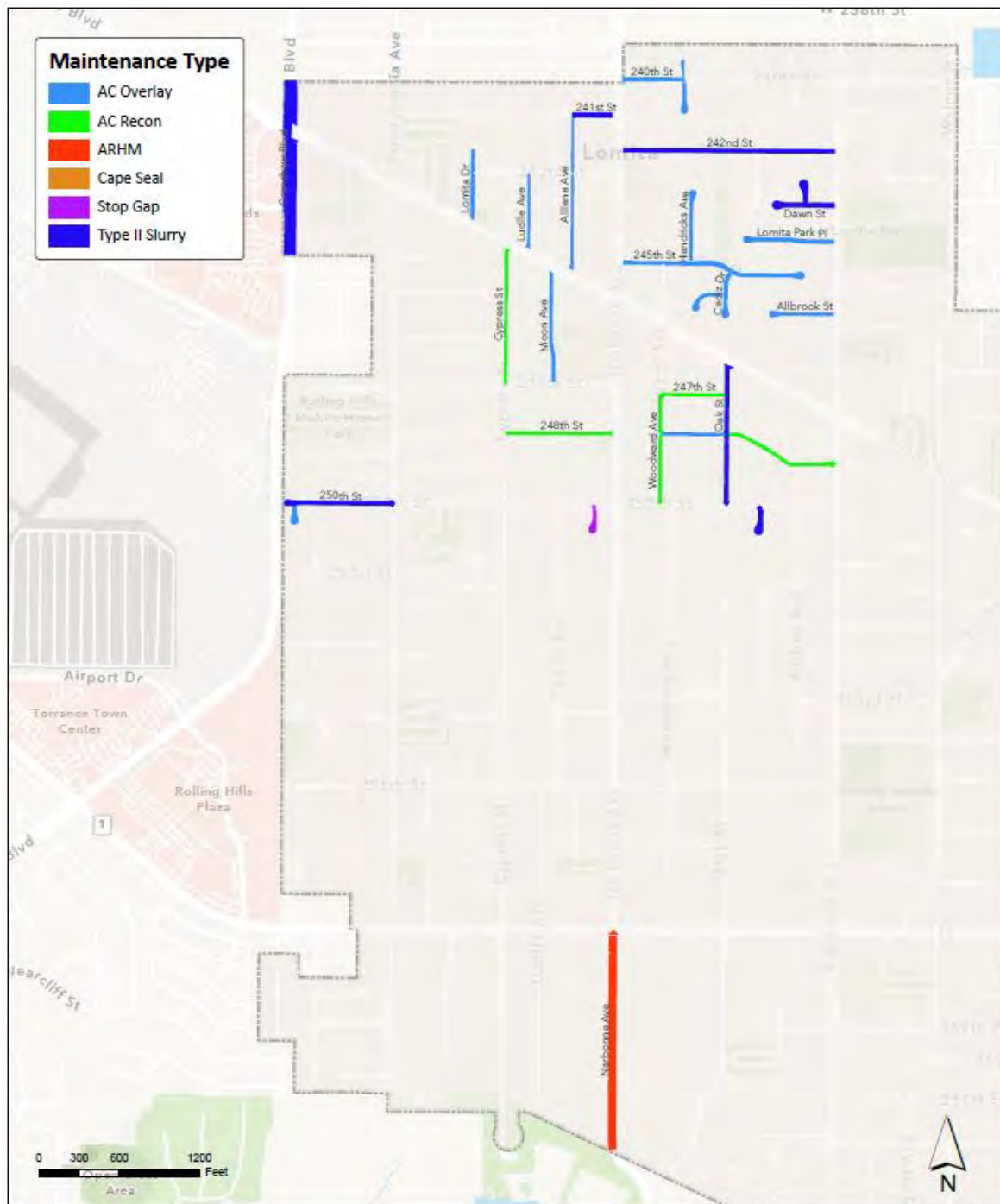
*\*City has indicated that it expects to receive the annual amount shown above based upon the listed funding sources.*

*\*\* Proposition C Funding is only allocated for transportation/transit street projects*

We have sorted the following report by functional class (rank) for easy review (Arterial – Local, A to Z order).





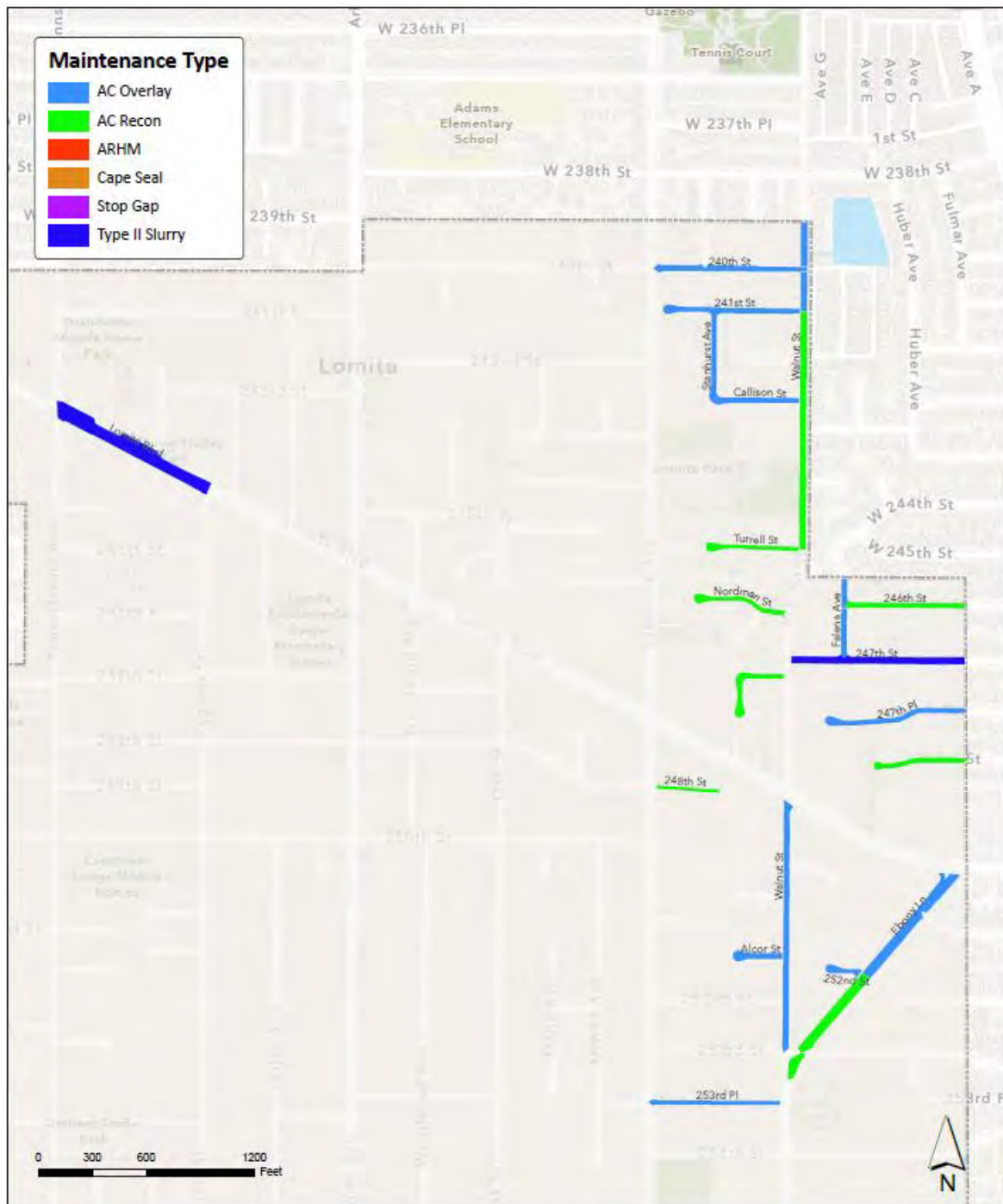


**City of Lomita, CA**  
**Forecasted Maintenance 2021-2022**  
**Zones B, C, F**

July 2021 | Prepared by  
**BUCKNAM**  
 INFRASTRUCTURE GROUP, INC.

**Figure 11 – 2021-22 Forecasted Maintenance**



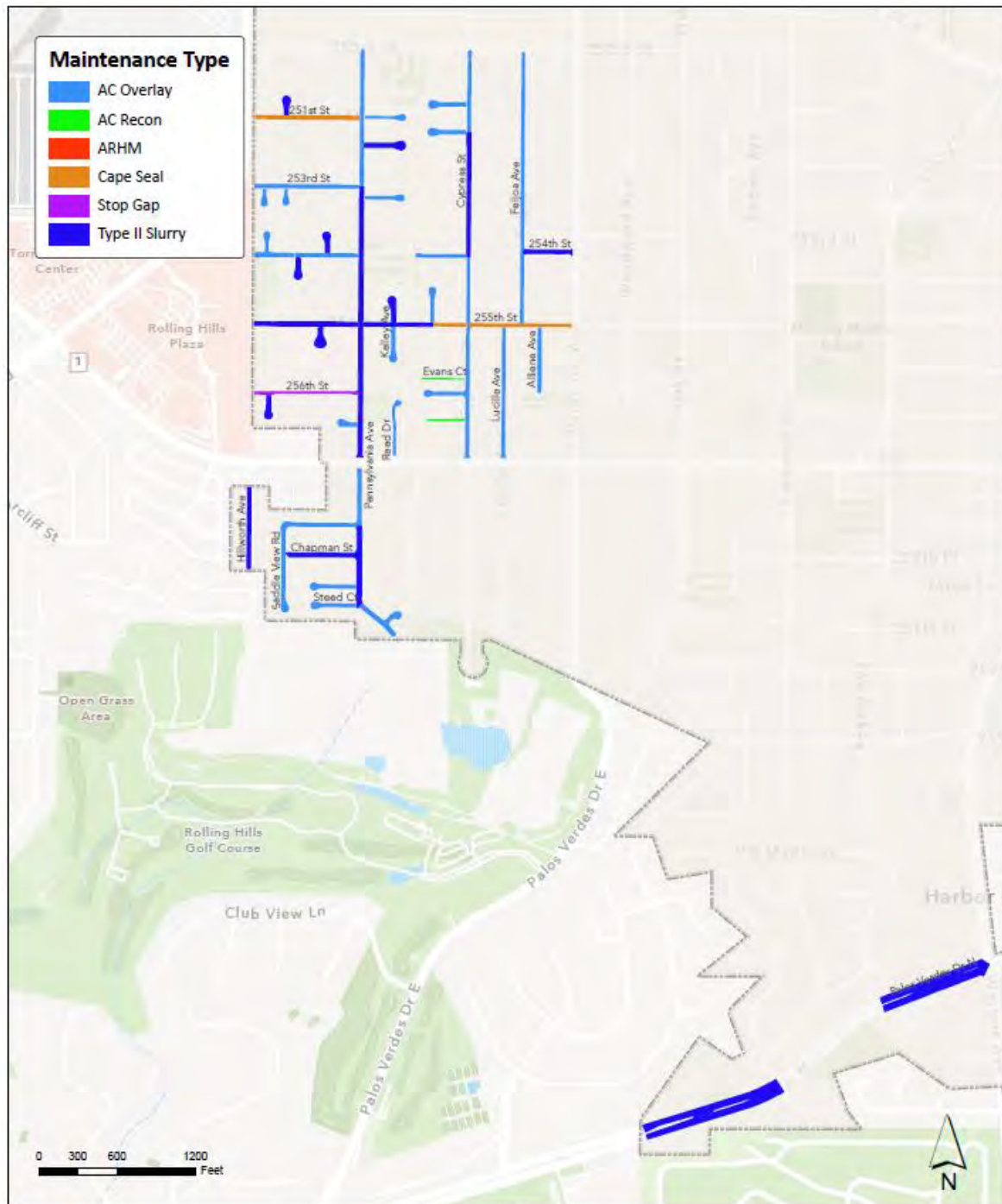


City of Lomita, CA  
Forecasted Maintenance 2022-2023  
Zones E, F, G

July 2021 | Prepared by  
**BUCKNAM**  
INFRASTRUCTURE GROUP, INC.

**Figure 12 – 2022-23 Forecasted Maintenance**





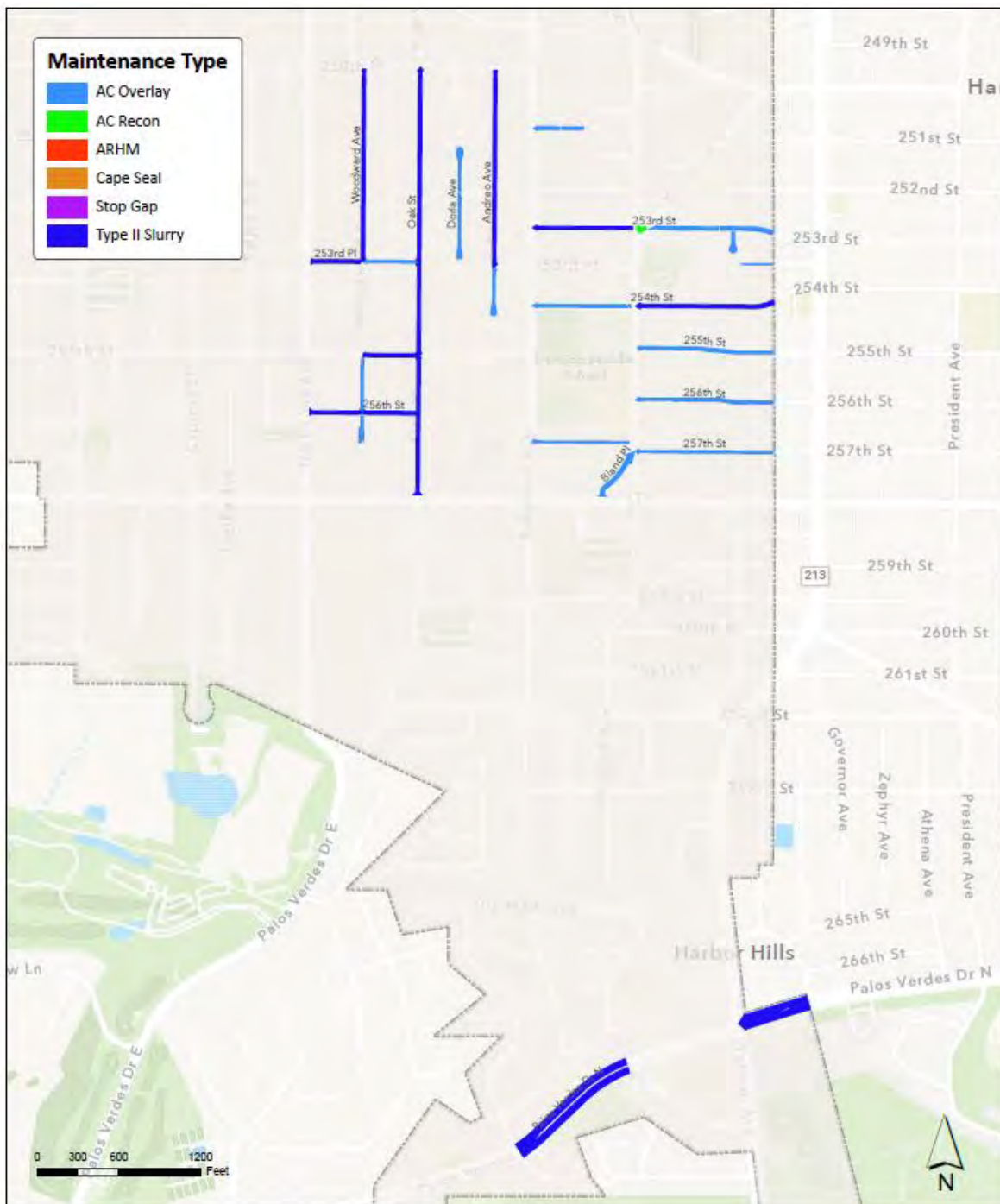
City of Lomita, CA  
 Forecasted Maintenance 2023-2024  
 Zones A, D

July 2021 | Prepared by  
**BUCKNAM**  
 INFRASTRUCTURE GROUP, INC.

**Figure 12 – 2023-24 Forecasted Maintenance**







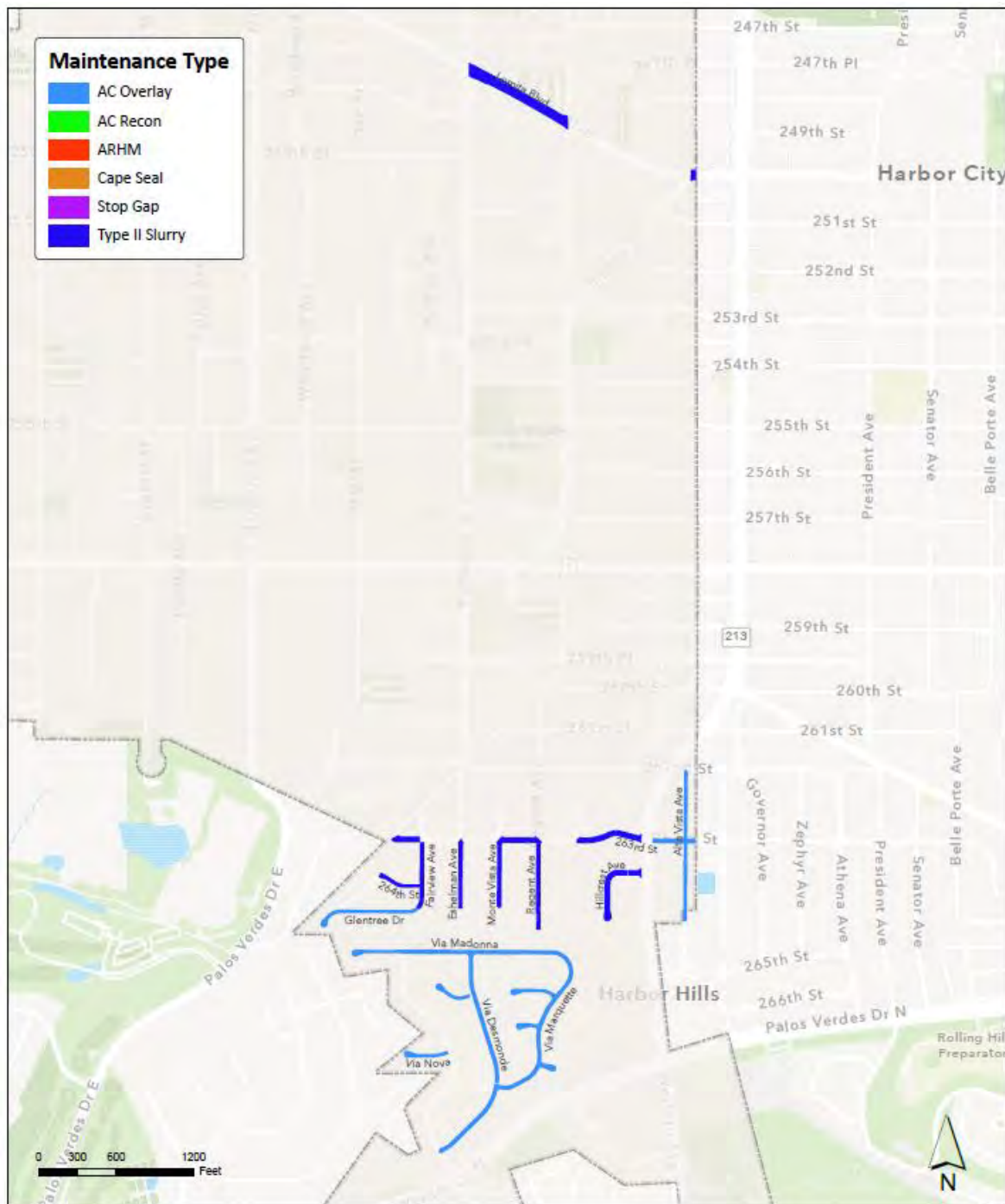
**City of Lomita, CA**  
**Forecasted Maintenance 2024-2025**  
**Zones A, E**

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**Figure 13 – 2024-25 Forecasted Maintenance**



**Section IV**



**City of Lomita, CA**  
**Forecasted Maintenance 2025-2026**  
**Zones A, G**

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**Figure 14 – 2025-26 Forecasted Maintenance**



**City of Lomita, CA**  
**Pavement Condition Index (PCI) Report - All Streets**

Sorted by Rank, PCI (0-100)

Street ID	Section ID	Name	From	To	Functional Class	Type	Lanes	Length	Width	True Area	Insp Date	PCI	PCI Climate %	PCI Load %	PCI Other %	Work Type	Work Date
<b>Arterials</b>																	
1840	1325	NARBONNE AVE - 1840	PACIFIC COAST HWY	S CITY LIMIT	A - Arterial	A - AC	4	1,610	61	96,743	4/14/2021	22	27	65	8		
1950	1136	PALOS VERDES DR - 1950	WESTERN AVE	E CITY LIMIT	A - Arterial	A - AC	6	541	100	47,184	3/29/2021	82	44	55	1	CAPE SEAL	6/1/2018
1950	1345	PALOS VERDES DR - 1950	ROLLING VISTA DR	1011 FT E/O ROLLING VISTA DR	A - Arterial	A - AC	6	1,011	100	91,278	3/29/2021	84	94	0	6	CAPE SEAL	6/1/2018
1950	1135	PALOS VERDES DR - 1950	W CITY LIMIT	ROLLING VISTA DR	A - Arterial	A - AC	6	1,092	100	99,049	3/29/2021	85	77	0	23	CAPE SEAL	6/1/2018
1730	1034	LOMITA BLVD - 1730	PENNSYLVANIA AVE	CYPRESS ST	A - Arterial	C - AC/PCC	4	934	54	63,055	3/23/2021	88	22	73	5	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1950	1048	PALOS VERDES DR - 1950	WESTERN AVE	872 FT W/O WESTERN AVE	A - Arterial	A - AC	6	872	100	80,587	3/29/2021	88	71	5	24	CAPE SEAL	6/1/2018
1730	1041	LOMITA BLVD - 1730	WALNUT ST	EBONY LN	A - Arterial	O - AC/AC	4	1,081	64	84,380	3/23/2021	91	47	0	53	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1730	1039	LOMITA BLVD - 1730	OAK ST	ESHELMAN AVE	A - Arterial	O - AC/AC	4	928	64	60,371	3/23/2021	92	48	0	52	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1840	1072	NARBONNE AVE - 1840	248TH ST	250TH ST	A - Arterial	A - AC	4	531	56	28,637	3/30/2021	92	42	0	58	ARHM - OVERLAY	7/1/2017
1730	1036	LOMITA BLVD - 1730	NARBONNE AVE	OAK ST	A - Arterial	O - AC/AC	4	935	64	70,422	3/23/2021	93	95	0	5	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1730	1033	LOMITA BLVD - 1730	CRENSHAW BLVD	PENNSYLVANIA AVE	A - Arterial	C - AC/PCC	4	856	58	61,426	3/23/2021	94	86	0	14	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1730	1035	LOMITA BLVD - 1730	CYPRESS ST	NARBONNE AVE	A - Arterial	C - AC/PCC	4	918	64	60,820	3/23/2021	94	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1730	1040	LOMITA BLVD - 1730	ESHELMAN AVE	WALNUT ST	A - Arterial	O - AC/AC	4	868	64	60,318	3/23/2021	94	92	0	8	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1730	1042	LOMITA BLVD - 1730	EBONY	E CITY LIMIT	A - Arterial	A - AC	4	28	58	2,502	4/14/2021	95	100	0	0		
1840	1070	NARBONNE AVE - 1840	245TH ST	LOMITA BLVD	A - Arterial	A - AC	4	248	57	11,289	3/23/2021	95	100	0	0	ARHM - OVERLAY	7/1/2017
1840	1071	NARBONNE AVE - 1840	LOMITA BLVD	248TH ST	A - Arterial	A - AC	2	968	56	53,959	3/30/2021	95	90	0	10	ARHM - OVERLAY	7/1/2017
1840	1073	NARBONNE AVE - 1840	250TH ST	253RD ST	A - Arterial	A - AC	4	1,428	56	79,732	3/30/2021	95	96	0	4	ARHM - OVERLAY	7/1/2017
1840	1074	NARBONNE AVE - 1840	253RD ST	255TH ST	A - Arterial	A - AC	4	686	56	37,810	3/30/2021	95	90	0	10	ARHM - OVERLAY	7/1/2017
1840	1307	NARBONNE AVE - 1840	240TH ST	245TH ST	A - Arterial	A - AC	2	1,367	51	60,286	3/23/2021	95	100	0	0	ARHM - OVERLAY	7/1/2017
1840	1360	NARBONNE AVE - 1840	255TH ST	PACIFIC COAST HWY	A - Arterial	A - AC	4	1,055	56	50,343	3/30/2021	95	87	0	13	ARHM - OVERLAY	7/1/2017
								<b>3.4</b>		<b>1,200,191</b>							
<b>Locals</b>																	
1580	1054	EVANS CT - 1580	END	CYPRESS ST	L - Local (7)	A - AC	2	324	15	3,918	5/10/2021	5	40	19	40		
1620	1359	FORRESTER DR - 1620	CYPRESS ST	END	L - Local (7)	A - AC	2	405	15	4,486	5/10/2021	9	53	0	47		
1080	1252	248TH ST - 1080	CYPRESS ST	NARBONNE AVE	L - Local (7)	S - ST	2	770	26	20,935	3/30/2021	10	15	53	32	RECONSTRUCT SURFACE (ST)	7/20/2011
1080	1255	248TH ST - 1080	OAK ST	ESHELMAN AVE	L - Local (7)	S - ST	2	830	26	22,700	4/14/2021	14	22	60	18	RECONSTRUCT SURFACE (ST)	7/20/2011
1540	1062	EBONY LN - 1540	252ND ST	253RD ST	L - Local (7)	A - AC	2	585	52	28,741	4/28/2021	15	35	53	12		
1080	1257	248TH ST - 1080	WEST END	E CITY LIMIT	L - Local (7)	S - ST	2	504	25	14,212	3/23/2021	16	8	74	18	RECONSTRUCT SURFACE (ST)	7/20/2011
2000	1156	REED ST - 2000	PACIFIC COAST HWY	END	L - Local (7)	A - AC	2	236	31	8,748	5/10/2021	17	22	67	11		
1065	1249	246TH ST - 1065	FALENA AVE	END	L - Local (7)	S - ST	2	639	30	18,066	3/23/2021	19	22	52	26	RECONSTRUCT SURFACE (ST)	7/20/2011
1540	1302	EBONY LN - 1540	253RD ST	WALNUT ST	L - Local (7)	A - AC	2	142	48	6,870	4/28/2021	19	9	83	8		
2230	1100	WOODWARD AVE - 2230	247TH ST	250TH ST	L - Local (7)	A - AC	2	825	26	21,029	5/5/2021	19	15	64	21		
1075	1276	247TH ST - 1075	WOODWARD AVE	OAK ST	L - Local (7)	S - ST	2	439	26	12,307	5/5/2021	20	30	53	18	RECONSTRUCT SURFACE (ST)	7/20/2011
1131	1169	253RD ST - 1131	WALNUT ST	EBONY LN	L - Local (7)	O - AC/AC	2	60	13	3,049	4/28/2021	20	24	64	13	SLURRY SEAL	10/1/2016
1080	1256	248TH ST - 1080	ESHELMAN AVE	END	L - Local (7)	S - ST	2	354	20	6,038	4/14/2021	21	60	40	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1500	1224	CYPRESS ST - 1500	LOMITA BLVD	246TH PL	L - Local (7)	A - AC	2	679	26	17,542	3/31/2021	21	9	91	0		
2090	1281	TURRELL ST - 2090	END	WALNUT ST	L - Local (7)	A - AC	2	500	20	12,759	4/28/2021	21	33	54	13		
1870	1175	NORDMAN ST - 1870	WALNUT ST	END	L - Local (7)	A - AC	2	536	28	13,761	4/14/2021	22	27	64	9		
2200	1241	WALNUT ST - 2200	241ST ST	TURRELL ST	L - Local (7)	A - AC	2	1,323	36	47,471	3/23/2021	22	22	59	19		
1540	1061	EBONY LN - 1540	251ST ST	252ND ST	L - Local (7)	A - AC	2	445	52	24,164	4/28/2021	26	40	49	11		
1150	1244	255TH ST - 1150	WALNUT ST	E CITY LIMIT	L - Local (7)	A - AC	2	984	32	29,545	4/28/2021	27	21	68	11	SLURRY SEAL	10/1/2016
1610	1304	FEUOIA AVE - 1610	250TH ST	254TH ST	L - Local (7)	A - AC	2	1,521	26	40,160	5/5/2021	27	19	70	11	SLURRY SEAL	10/1/2016
1140	1263	254TH ST - 1140	END	CYPRESS ST	L - Local (7)	A - AC	2	303	26	10,436	5/10/2021	28	0	83	17	SLURRY SEAL	10/1/2016
1250	1065	ABITA AVE - 1250	247TH ST	END	L - Local (7)	A - AC	2	179	27	7,958	4/14/2021	28	38	62	0		
2200	1237	WALNUT ST - 2200	END	241ST ST	L - Local (7)	A - AC	2	494	36	17,025	3/23/2021	28	26	55	19		
1160	1220	256TH ST - 1160	WALNUT ST	E CITY LIMIT	L - Local (7)	A - AC	2	988	32	29,798	4/28/2021	30	26	67	7	SLURRY SEAL	10/1/2016
1070	1043	247TH PL - 1070	END	E CITY LIMIT	L - Local (7)	S - ST	2	784	25	22,319	3/23/2021	32	11	89	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1500	1225	CYPRESS ST - 1500	246TH PL	247TH ST	L - Local (7)	A - AC	2	351	26	8,934	3/31/2021	33	26	25	48		
1760	1066	LUCILLE AVE - 1760	243RD ST	LOMITA BLVD	L - Local (7)	A - AC	2	552	20	11,134	3/23/2021	33	23	70	6		
1080	1254	248TH ST - 1080	WOODWARD AVE	OAK ST	L - Local (7)	S - ST	2	440	26	12,537	4/14/2021	34	25	48	26	RECONSTRUCT SURFACE (ST)	7/20/2011
1390	1119	BECKNEL AVE - 1390	253RD ST	END	L - Local (7)	A - AC	2	114	22	4,326	4/15/2021	34	28	62	10	SLURRY SEAL	10/1/2016
2190	1122	VIANA AVE - 2190	PACIFIC COAST HWY	END	L - Local (7)	A - AC	2	942	33	30,728	5/10/2021	34	23	76	1	SLURRY SEAL	10/1/2016
1131	1199	253RD ST - 1131	PENNSYLVANIA AVE	END	L - Local (7)	A - AC	2	296	27	9,207	4/15/2021	36	32	68	0	SLURRY SEAL	10/1/2016
1530	1109	DORIA AVE - 1530	252ND ST	SOUTH END	L - Local (7)	A - AC	2	475	26	14,025	4/14/2021	36	31	69	0	SLURRY SEAL	10/1/2016
1540	1063	EBONY LN - 1540	LOMITA BLVD	251ST ST	L - Local (7)	A - AC	2	306	52	15,565	4/28/2021	37	43	56	0		
1740	1137	LOMITA DR - 1740	END	LOMITA BLVD	L - Local (7)	A - AC	2	523	31	15,661	3/23/2021	37	47	43	10		
1750	1049	LOMITA PARK PL - 1750	END	ESHELMAN AVE	L - Local (7)	A - AC	2	683	34	23,633	4/14/2021	37	31	69	0	SLURRY SEAL	10/12/2011
1220	1147	262ND ST - 1220	END	ESHELMAN AVE	L - Local (7)	A - AC	2	963	34	32,655	5/5/2021	38	30	61	9	SLURRY SEAL	10/1/2016
1270	1315	ADONA DR - 1270	CADIZ DR	END	L - Local (7)	A - AC	2	276	26	8,714	4/14/2021	39	31	69	0		
1380	1298	BANI AVE - 1380	END	254TH ST	L - Local (7)	A - AC	2	148	30	5,468	4/15/2021	39	34	66	0	SLURRY SEAL	10/1/2016
1820	1097	MOON AVE - 1820	LOMITA BLVD	247TH ST	L - Local (7)	A - AC	2	830	26	21,678	3/31/2021	39	30	70	0		



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1075	1277	247TH ST - 1075	ABITA AVE	WALNUT ST	L - Local (7)	S - ST	2	247	26	7,254	4/14/2021	40	57	43	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1050	1181	245TH ST - 1050	CADIZ DR	END	L - Local (7)	S - ST	2	550	31	17,826	4/14/2021	41	30	70	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1280	1166	ALCOR ST - 1280	END	WALNUT ST	L - Local (7)	A - AC	2	264	32	10,042	4/14/2021	42	46	50	5		
1290	1177	ALLBROOK ST - 1290	END	ESHELMAN AVE	L - Local (7)	A - AC	2	483	26	13,624	3/23/2021	42	31	41	29		
1120	1269	252ND ST - 1120	END	EBONY LN	L - Local (7)	A - AC	2	215	27	6,372	4/28/2021	43	64	31	5		
1260	1105	ADAMO AVE - 1260	END	255TH ST	L - Local (7)	A - AC	2	256	26	8,598	5/10/2021	43	25	75	0	SLURRY SEAL	10/1/2016
1300	1316	ALLIENE AVE - 1300	241ST ST	LOMITA	L - Local (7)	A - AC	2	1,191	20	22,593	3/23/2021	43	34	55	11		
1380	1120	BANI AVE - 1380	250TH ST	END	L - Local (7)	A - AC	2	127	32	5,713	4/15/2021	43	27	66	7		
1420	1134	CADIZ DR - 1420	245TH ST	END	L - Local (7)	A - AC	2	330	32	11,517	4/14/2021	43	49	51	0		
1560	1376	ESHELMAN AVE - 1560	ESHELMAN AVE	END	L - Local (7)	A - AC	2	351	33	10,651	5/5/2021	44	22	78	0	SLURRY SEAL	10/1/2016
1990	1139	REED DR - 1990	END	PACIFIC COAST HWY	L - Local (7)	A - AC	2	451	20	9,486	5/10/2021	44	24	64	13	SLURRY SEAL	10/1/2016
1050	1179	245TH ST - 1050	NARBONNE AVE	WOODWARD AVE	L - Local (7)	S - ST	2	315	28	8,733	4/14/2021	45	33	53	14	RECONSTRUCT SURFACE (ST)	7/20/2011
1110	1201	251ST ST - 1110	PENNSYLVANIA AVE	END	L - Local (7)	A - AC	2	305	22	8,510	4/15/2021	45	37	63	0	SLURRY SEAL	10/1/2016
1630	1155	GARNER ST - 1630	END	ESHELMAN AVE	L - Local (7)	A - AC	2	288	26	8,478	5/5/2021	45	30	60	10	SLURRY SEAL	10/1/2016
1190	1031	259TH PL - 1190	APPIAN WAY	CAYUGA AVE	L - Local (7)	A - AC	2	657	26	17,502	5/10/2021	46	30	70	0	SLURRY SEAL	10/1/2016
1600	1068	FALENA AVE - 1600	247TH ST	END	L - Local (7)	A - AC	2	455	30	13,055	3/23/2021	46	40	60	0		
1300	1069	ALLIENE AVE - 1300	255TH ST	END	L - Local (7)	A - AC	2	488	32	15,916	5/5/2021	47	37	63	0	SLURRY SEAL	10/1/2016
1660	1319	HENDRICKS AVE - 1660	END	245TH ST	L - Local (7)	A - AC	2	515	26	15,135	4/14/2021	47	60	40	0		
1010	1217	240TH ST - 1010	ESHELMAN AVE	WALNUT ST	L - Local (7)	A - AC	2	783	30	23,902	3/23/2021	48	36	64	0	SLURRY SEAL	10/12/2011
1130	1045	253RD PL - 1130	WOODWARD AVE	OAK ST	L - Local (7)	A - AC	2	356	26	10,779	4/15/2021	48	34	66	0	SLURRY SEAL	10/1/2016
1500	1323	CYPRESS ST - 1500	PACIFIC COAST HWY	S CITY LIMIT	L - Local (7)	A - AC	2	1,304	32	38,947	5/10/2021	48	27	65	8	SLURRY SEAL	10/1/2016
1650	1157	GUYSON ST - 1650	MURAD AVE	END	L - Local (7)	A - AC	2	560	26	16,705	5/5/2021	48	26	74	0	SLURRY SEAL	10/1/2016
1430	1282	CALLISON ST - 1430	STANHURST AVE	WALNUT ST	L - Local (7)	A - AC	2	443	28	13,615	4/14/2021	49	49	51	0	SLURRY SEAL	10/12/2011
1510	1056	DANMAR CT - 1510	END	PENNSYLVANIA DR	L - Local (7)	A - AC	2	127	32	6,194	5/10/2021	49	32	66	2	SLURRY SEAL	10/1/2016
1020	1260	241ST ST - 1020	STANHURST AVE	WALNUT ST	L - Local (7)	A - AC	2	471	28	13,366	4/14/2021	50	42	58	0	SLURRY SEAL	10/12/2011
1210	1278	261ST ST - 1210	OAK ST	END	L - Local (7)	A - AC	2	486	23	13,912	5/5/2021	50	15	66	19		
1400	1075	BENHILL AVE - 1400	240TH ST	END	L - Local (7)	A - AC	2	231	28	7,878	4/14/2021	50	40	45	15		
1560	1087	ESHELMAN AVE - 1560	PACIFIC COAST HWY	259TH PL (S)	L - Local (7)	A - AC	2	715	49	31,807	5/6/2021	50	34	63	3	SLURRY SEAL	10/1/2016
1980	1145	PENNSYLVANIA DR - 1980	STEED CT	END	L - Local (7)	A - AC	2	356	36	13,049	5/10/2021	50	34	65	1	SLURRY SEAL	10/1/2016
2050	1310	STANHURST AVE - 2050	241ST ST	CALLISON ST	L - Local (7)	A - AC	2	467	30	14,874	4/14/2021	50	42	58	0	SLURRY SEAL	10/12/2011
1010	1215	240TH ST - 1010	NARBONNE AVE	BENHILL AVE	L - Local (7)	A - AC	2	467	32	14,051	3/23/2021	51	43	57	0	SLURRY SEAL	10/12/2011
1131	1171	253RD ST - 1131	EBONY LN	MONTEREY CIR	L - Local (7)	A - AC	2	663	33	18,648	4/28/2021	51	39	61	0	SLURRY SEAL	10/1/2016
1180	1007	258TH PL - 1180	APPIAN WAY	E CITY LIMIT	L - Local (7)	A - AC	2	453	24	8,177	5/10/2021	51	41	54	5	SLURRY SEAL	10/1/2016
1310	1106	ALTA VISTA AVE - 1310	262ND ST	END	L - Local (7)	A - AC	2	1,152	30	32,834	5/5/2021	51	35	61	4		
1380	1121	BANI AVE - 1380	253RD ST	END	L - Local (7)	A - AC	2	123	26	4,860	4/15/2021	51	45	55	0	SLURRY SEAL	10/1/2016
1620	1144	FORRESTER DR - 1620	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	147	32	6,491	4/15/2021	51	40	60	0	SLURRY SEAL	10/1/2016
1150	1189	255TH ST - 1150	ADAMO AVE	CYPRESS ST	L - Local (7)	A - AC	2	251	26	6,559	4/15/2021	52	30	70	0	SLURRY SEAL	10/1/2016
2110	1017	VIA DESMONDE - 2110	VIA MARQUETTE	ROLLING VISTA DR	L - Local (7)	A - AC	2	663	31	22,477	3/29/2021	52	34	66	0	SLURRY SEAL	12/1/2017
1530	1108	DORIA AVE - 1530	NORTH END	252ND ST	L - Local (7)	A - AC	2	342	25	9,891	4/14/2021	53	38	62	0	SLURRY SEAL	10/1/2016
1110	1200	251ST ST - 1110	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	790	32	25,705	4/15/2021	54	28	72	0	SLURRY SEAL	10/1/2016
1131	1198	253RD ST - 1131	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	794	32	24,906	4/15/2021	54	44	56	0	SLURRY SEAL	10/1/2016
1220	1149	262ND ST - 1220	MONTE VISTA AVE	REGENT AVE	L - Local (7)	A - AC	2	300	36	10,167	3/29/2021	54	35	65	0	SLURRY SEAL	10/1/2016
1610	1104	FEIOA AVE - 1610	254TH ST	255TH ST	L - Local (7)	A - AC	2	535	26	14,576	5/5/2021	54	36	61	3	SLURRY SEAL	10/1/2016
1700	1118	KELLEY AVE - 1700	255TH ST (S)	END	L - Local (7)	A - AC	2	260	26	9,951	5/10/2021	54	51	49	0	SLURRY SEAL	10/1/2016
2060	1055	STEED CT - 2060	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	337	30	11,897	5/10/2021	54	46	54	0	SLURRY SEAL	10/1/2016
2200	1314	WALNUT ST - 2200	PACIFIC COAST HWY	259TH PL	L - Local (7)	A - AC	2	658	26	18,615	5/10/2021	54	34	63	3	SLURRY SEAL	10/1/2016
1150	1190	255TH ST - 1150	CYPRESS ST	NARBONNE AVE	L - Local (7)	A - AC	2	825	27	20,466	4/15/2021	55	27	73	0	SLURRY SEAL	10/1/2016
2140	1009	VIA MARQUETTE - 2140	VIA DESMONDE	VIA VERA	L - Local (7)	A - AC	2	378	32	12,786	3/29/2021	55	45	55	0	SLURRY SEAL	12/1/2017
1050	1180	245TH ST - 1050	WOODWARD AVE	CADIZ DR	L - Local (7)	A - AC	2	522	31	17,347	4/14/2021	56	48	52	0	SLURRY SEAL	10/12/2011
1170	1234	257TH ST - 1170	ESHELMAN AVE	WALNUT ST	L - Local (7)	A - AC	2	709	22	15,916	5/10/2021	56	42	50	8	SLURRY SEAL	10/1/2016
1230	1165	263RD ST - 1230	WESTERN AVE	E CITY LIMIT	L - Local (7)	A - AC	2	372	40	11,639	5/5/2021	56	35	64	2		
1500	1231	CYPRESS ST - 1500	PACIFIC COAST HWY	STRATFORD DR	L - Local (7)	A - AC	2	525	30	14,300	3/31/2021	56	31	61	8	SLURRY SEAL	10/1/2016
1220	1150	262ND ST - 1220	REGENT AVE	OCEAN VIEW AVE	L - Local (7)	A - AC	2	301	36	10,339	3/29/2021	57	50	50	0	SLURRY SEAL	10/1/2016
1410	1027	BLAND PL - 1410	PACIFIC COAST HWY	WALNUT ST	L - Local (7)	A - AC	2	400	36	16,312	4/28/2021	57	69	29	2	SLURRY SEAL	10/1/2016
2200	1182	WALNUT ST - 2200	LOMITA BLVD	253RD ST	L - Local (7)	A - AC	2	1,402	32	43,739	3/31/2021	57	25	75	1		
1020	1259	241ST ST - 1020	END	STANHURST AVE	L - Local (7)	A - AC	2	283	28	8,913	4/14/2021	58	53	47	0	SLURRY SEAL	10/12/2011
1640	1313	GLENTREE DR - 1640	END	FAIRVIEW AVE	L - Local (7)	A - AC	2	801	24	22,615	3/29/2021	58	40	54	6	SLURRY SEAL	12/1/2017
2030	1344	ROLLING VISTA DR - 2030	PALOS VERDES DR N	E CITY LIMIT	L - Local (7)	A - AC	2	570	30	19,365	3/29/2021	58	51	36	13	CAPE SEAL	6/1/2018
2020	1057	ROBIN LN - 2020	END	CYPRESS ST	L - Local (7)	A - AC	2	283	32	11,211	5/10/2021	59	37	55	8	SLURRY SEAL	10/1/2016
2150	1019	VIA NOVA - 2150	END	ROLLING VISTA DR	L - Local (7)	A - AC	2	334	27	10,417	3/29/2021	59	51	49	0	SLURRY SEAL	12/1/2017
1140	1261	254TH ST - 1140	ESHELMAN AVE	WALNUT ST	L - Local (7)	A - AC	2	710	28	19,819	4/14/2021	60	51	48	1	SLURRY SEAL	10/1/2016
1220	1151	262ND ST - 1220	OCEAN VIEW AVE	CAYUGA AVE	L - Local (7)	A - AC	2	395	36	14,363	3/29/2021	60	61	39	0	SLURRY SEAL	10/1/2016
1970	1130	PENNSYLVANIA AVE - 1970	PACIFIC COAST HWY	ESTHER VIEW DR	L - Local (7)	A - AC	2	464	34	15,173	5/10/2021	60	37	59	4	SLURRY SEAL	10/1/2016
1140	1265	254TH ST - 1140	AUBREY LN	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	456	32	15,473	4/15/2021	61	51	49	0	SLURRY SEAL	10/1/2016

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1330	1023	APPIAN WAY - 1330	259TH PL	260TH ST	L - Local (7)	A - AC	2	333	19	6,334	5/10/2021	61	71	29	0	SLURRY SEAL	10/1/2016
1760	1326	LUCILLE AVE - 1760	255TH ST	PACIFIC COAST HWY	L - Local (7)	A - AC	2	1,005	27	26,243	5/10/2021	61	37	63	0	SLURRY SEAL	10/1/2016
2070	1140	STRATFORD DR - 2070	END	CYPRESS ST	L - Local (7)	A - AC	2	302	30	10,579	5/10/2021	61	38	62	0	SLURRY SEAL	10/1/2016
1140	1266	254TH ST - 1140	END	AUBREY LN	L - Local (7)	A - AC	2	304	34	10,482	4/15/2021	62	60	40	0	SLURRY SEAL	10/1/2016
2130	1021	VIA MADONNA - 2130	ROLLING VISTA DR	VIA MARQUETTE	L - Local (7)	A - AC	2	1,280	32	41,144	3/29/2021	62	49	43	8	SLURRY SEAL	12/1/2017
2220	1051	WITTICK CT - 2220	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	346	31	12,007	5/10/2021	62	38	62	0	SLURRY SEAL	10/1/2016
1170	1233	257TH ST - 1170	WALNUT ST	E CITY LIMIT	L - Local (7)	A - AC	2	988	28	26,337	4/28/2021	63	43	57	0	SLURRY SEAL	10/1/2016
1450	1111	CAYUGA AVE - 1450	PACIFIC COAST HWY	259TH PL	L - Local (7)	A - AC	2	708	34	21,348	4/28/2021	63	36	57	6	SLURRY SEAL	10/1/2016
1500	1232	CYPRESS ST - 1500	250TH ST	ROBIN LN	L - Local (7)	A - AC	2	636	28	17,818	3/31/2021	63	36	63	1	SLURRY SEAL	10/1/2016
1570	1146	ESTER VIEW DR - 1570	SADDLE VIEW RD	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	552	31	18,132	5/10/2021	63	49	51	0	SLURRY SEAL	10/1/2016
2040	1064	SADDLE VIEW DR - 2040	ESTHER VIEW DR	END	L - Local (7)	A - AC	2	661	30	22,163	5/10/2021	63	34	66	0	SLURRY SEAL	10/1/2016
2130	1020	VIA MADONNA - 2130	END	ROLLING VISTA DR	L - Local (7)	A - AC	2	406	27	12,263	3/29/2021	63	53	47	0	SLURRY SEAL	12/1/2017
1130	1001	253RD PL - 1130	END	E CITY LIMIT	L - Local (7)	A - AC	2	210	15	2,974	5/10/2021	64	30	35	35		
1830	1091	MURAD AVE - 1830	262ND ST	GUYSON ST	L - Local (7)	A - AC	2	199	30	5,612	5/5/2021	64	45	55	0	SLURRY SEAL	10/1/2016
2160	1005	VIA SOLANO - 2160	END	VIA MARQUETTE	L - Local (7)	A - AC	2	330	26	10,883	3/29/2021	64	60	40	0	SLURRY SEAL	12/1/2017
2170	1013	VIA TAMPA - 2170	END	VIA MARQUETTE	L - Local (7)	A - AC	2	151	26	6,288	3/29/2021	64	73	27	0	SLURRY SEAL	12/1/2017
2230	1102	WOODWARD AVE - 2230	255TH ST	END (S)	L - Local (7)	A - AC	2	633	26	17,479	5/5/2021	64	39	61	0	SLURRY SEAL	10/1/2016
1131	1170	253RD ST - 1131	MONTEREY CIR	E CITY LIMIT	L - Local (7)	A - AC	2	232	36	10,191	4/28/2021	65	35	57	8	SLURRY SEAL	10/1/2016
1150	1188	255TH ST - 1150	KELLEY AVE	ADAMO AVE	L - Local (7)	A - AC	2	299	27	7,708	4/15/2021	66	33	67	0	SLURRY SEAL	10/1/2016
1190	1032	259TH PL - 1190	CAYUGA AVE	MARKET PL	L - Local (7)	A - AC	2	252	26	6,073	5/10/2021	66	45	55	0	SLURRY SEAL	10/1/2016
1195	1172	259TH ST - 1195	APPIAN WAY	MARKET PL	L - Local (7)	A - AC	2	688	36	23,338	5/10/2021	66	39	60	1	SLURRY SEAL	10/1/2016
1220	1148	262ND ST - 1220	ESHELMAN AVE	MONTE VISTA AVE	L - Local (7)	A - AC	2	272	36	10,460	3/29/2021	66	35	65	0	SLURRY SEAL	10/1/2016
1190	1028	259TH PL - 1190	AVOCADO ST	ESHELMAN AVE	L - Local (7)	A - AC	2	349	32	13,185	5/10/2021	67	51	49	0	SLURRY SEAL	10/1/2016
1370	1338	AVOCADO ST - 1370	259TH PL	END (N)	L - Local (7)	A - AC	2	248	33	6,953	5/10/2021	67	41	59	0	SLURRY SEAL	10/1/2016
1970	1131	PENNSYLVANIA AVE - 1970	ESTHER VIEW DR	STEED CT	L - Local (7)	A - AC	2	610	34	22,136	5/10/2021	67	33	63	4	SLURRY SEAL	10/1/2016
1190	1029	259TH PL - 1190	ESHELMAN AVE	WALNUT ST	L - Local (7)	A - AC	2	731	31	22,859	5/10/2021	68	50	45	6	SLURRY SEAL	10/1/2016
1190	1030	259TH PL - 1190	WALNUT ST	APPIAN WAY	L - Local (7)	A - AC	2	50	24	1,220	5/10/2021	68	74	22	4	SLURRY SEAL	10/1/2016
1200	1173	260TH ST - 1200	APPIAN WAY	MARKET PL	L - Local (7)	A - AC	2	1,141	27	29,975	5/10/2021	68	36	27	37	SLURRY SEAL	10/1/2016
1500	1228	CYPRESS ST - 1500	254TH ST	255TH ST	L - Local (7)	A - AC	2	527	30	13,659	3/31/2021	68	41	59	0	SLURRY SEAL	10/1/2016
1150	1197	255TH ST - 1150	VERONICA LN	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	285	35	8,749	4/15/2021	69	43	57	0	SLURRY SEAL	10/1/2016
1220	1153	262ND ST - 1220	WESTERN AVE	ALTA VISTA AVE	L - Local (7)	A - AC	2	115	29	3,021	5/5/2021	69	64	36	0	SLURRY SEAL	10/1/2016
1330	1022	APPIAN WAY - 1330	261ST ST	END	L - Local (7)	A - AC	2	212	24	4,598	5/10/2021	69	44	52	4	SLURRY SEAL	10/1/2016
1500	1229	CYPRESS ST - 1500	255TH ST	STRATFORD DR	L - Local (7)	A - AC	2	533	30	14,489	3/31/2021	69	45	55	0	SLURRY SEAL	10/1/2016
1880	1285	OAK ST - 1880	PACIFIC COAST HWY	261ST ST	L - Local (7)	A - AC	2	1,033	37	36,784	5/5/2021	69	43	49	8	SLURRY SEAL	10/1/2016
1970	1354	PENNSYLVANIA AVE - 1970	253RD ST (N)	255TH ST	L - Local (7)	A - AC	2	1,059	31	32,317	3/31/2021	69	40	60	0	SLURRY SEAL	10/1/2016
2120	1018	VIA ENCANTO - 2120	END	VIA DESMONDE	L - Local (7)	A - AC	2	289	27	8,920	3/29/2021	69	69	31	0	SLURRY SEAL	12/1/2017
1330	1024	APPIAN WAY - 1330	260TH ST	261ST ST	L - Local (7)	A - AC	2	428	20	7,529	5/10/2021	70	32	65	2	SLURRY SEAL	10/1/2016
1450	1115	CAYUGA AVE - 1450	261ST ST	262ND ST	L - Local (7)	A - AC	2	331	32	12,375	4/28/2021	70	26	71	3	SLURRY SEAL	10/1/2016
2140	1012	VIA MARQUETTE - 2140	VIA SOLANO	VIA TAMPA	L - Local (7)	A - AC	2	264	32	8,300	3/29/2021	70	42	58	0	SLURRY SEAL	12/1/2017
2180	1010	VIA VERA - 2180	VIA MARQUETTE	END	L - Local (7)	A - AC	2	104	43	5,354	3/29/2021	70	65	35	0	SLURRY SEAL	12/1/2017
1880	1286	OAK ST - 1880	261ST ST	END	L - Local (7)	A - AC	2	890	36	32,480	5/5/2021	71	49	51	0	SLURRY SEAL	10/1/2016
1970	1353	PENNSYLVANIA AVE - 1970	250TH ST	253RD ST (N)	L - Local (7)	A - AC	1	1,054	31	32,445	3/31/2021	71	30	70	0	SLURRY SEAL	10/1/2016
2140	1011	VIA MARQUETTE - 2140	VIA TAMPA	VIA VERA	L - Local (7)	A - AC	2	285	32	9,101	3/29/2021	71	67	33	0	SLURRY SEAL	12/1/2017
1500	1340	CYPRESS ST - 1500	ROBIN LN	254TH ST	L - Local (7)	A - AC	2	951	30	25,134	3/31/2021	72	47	51	2	SLURRY SEAL	10/1/2016
1970	1355	PENNSYLVANIA AVE - 1970	255TH ST	PACIFIC COAST HWY	L - Local (7)	A - AC	2	1,049	31	31,390	3/31/2021	72	49	44	7	SLURRY SEAL	10/1/2016
2110	1016	VIA DESMONDE - 2110	VIA MADONNA	VIA MARQUETTE	L - Local (7)	A - AC	2	1,044	31	33,389	3/29/2021	72	54	46	0	SLURRY SEAL	12/1/2017
1160	1222	256TH ST - 1160	NARBONNE AVE	OAK ST	L - Local (7)	A - AC	2	771	26	20,008	5/5/2021	73	57	43	0	SLURRY SEAL	10/1/2016
1460	1219	CHAPMAN ST - 1460	SADDLE VIEW RD	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	523	30	16,282	5/10/2021	73	52	48	0	SLURRY SEAL	10/1/2016
1560	1088	ESHELMAN AVE - 1560	GARNER ST	262ND ST (N)	L - Local (7)	A - AC	2	335	56	18,696	5/5/2021	73	50	50	0	SLURRY SEAL	10/1/2016
1220	1152	262ND ST - 1220	CAYUGA AVE	WESTERN AVE	L - Local (7)	A - AC	2	276	36	8,706	3/29/2021	74	52	48	0	SLURRY SEAL	10/1/2016
1220	1213	262ND ST - 1220	ALTA VISTA AVE	E CITY LIMIT	L - Local (7)	A - AC	2	68	30	2,037	5/5/2021	74	54	35	10	SLURRY SEAL	10/1/2016
1230	1164	263RD ST - 1230	OCEAN VIEW AVE	WESTERN AVE	L - Local (7)	A - AC	2	528	36	18,608	3/29/2021	74	70	30	0	SLURRY SEAL	12/1/2017
1850	1138	NEKO DR - 1850	END	251ST ST	L - Local (7)	A - AC	2	126	33	5,765	4/15/2021	74	100	0	0	SLURRY SEAL	10/1/2016
1150	1356	255TH ST - 1150	VERONICA LN	END	L - Local (7)	A - AC	2	507	27	15,473	4/15/2021	75	51	49	0	SLURRY SEAL	10/1/2016
1880	1284	OAK ST - 1880	256TH ST	PACIFIC COAST HWY	L - Local (7)	A - AC	2	609	27	15,785	3/31/2021	75	100	0	0	AC - OVERLAY	2/1/2016
1880	1308	OAK ST - 1880	250TH ST	253RD PL	L - Local (7)	A - AC	2	1,427	27	36,990	3/31/2021	75	77	23	0	AC - OVERLAY	2/1/2016
2140	1363	VIA MARQUETTE - 2140	VIA SOLANO	VIA MADONNA	L - Local (7)	A - AC	2	317	32	10,107	3/29/2021	75	55	45	0	SLURRY SEAL	12/1/2017
1210	1280	261ST ST - 1210	CAYUGA AVE	WESTERN AVE	L - Local (7)	A - AC	2	250	32	7,530	5/10/2021	77	52	38	11	SLURRY SEAL	10/1/2016
1340	1053	APRIL CT - 1340	END	WALNUT ST	L - Local (7)	A - AC	2	265	32	10,998	4/28/2021	77	57	43	0	SLURRY SEAL	10/1/2020
1800	1125	MONTE VISTA AVE - 1800	262ND ST	263RD ST	L - Local (7)	A - AC	2	497	26	13,638	3/29/2021	77	17	0	83	SLURRY SEAL	10/1/2016
1880	1330	OAK ST - 1880	253RD PL	255TH ST	L - Local (7)	A - AC	2	684	27	17,857	3/31/2021	77	79	21	0	AC - OVERLAY	2/1/2016
1240	1235	264TH ST - 1240	OVID AVE	FAIRVIEW AVE	L - Local (7)	A - AC	2	337	20	6,694	3/29/2021	78	29	68	3	SLURRY SEAL	12/1/2017
1400	1076	BENHILL AVE - 1400	END	240TH ST	L - Local (7)	A - AC	2	113	16	2,543	4/14/2021	78	68	32	0		
1880	1334	OAK ST - 1880	LOMITA BLVD	250TH ST	L - Local (7)	A - AC	2	1,094	25	27,116	3/31/2021	78	100	0	0	AC - OVERLAY	2/1/2016

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1210	1357	261ST ST - 1210	REGENT AVE	APPIAN WAY	L - Local (7)	A - AC	2	292	26	6,948	5/10/2021	79	61	39	0	SLURRY SEAL	10/1/2016
1760	1324	LUCILLE AVE - 1760	PACIFIC COAST HWY	END	L - Local (7)	A - AC	2	1,279	26	32,600	5/10/2021	79	45	48	7	SLURRY SEAL	10/1/2016
1810	1327	MONTREY CIR - 1810	253RD ST	END	L - Local (7)	A - AC	2	153	31	6,126	4/28/2021	79	31	69	0	SLURRY SEAL	10/1/2016
1880	1283	OAK ST - 1880	255TH ST	256TH ST	L - Local (7)	A - AC	2	420	27	10,676	3/31/2021	79	100	0	0	AC - OVERLAY	2/1/2016
2030	1143	ROLLING VISTA DR - 2030	VIA DESMONDE	PALOS VERDES DR N	L - Local (7)	A - AC	2	237	37	7,261	3/29/2021	79	58	38	4	CAPE SEAL	6/1/2018
1120	1270	252ND ST - 1120	END	E CITY LIMIT	L - Local (7)	A - AC	2	372	26	11,652	4/28/2021	80	31	60	9	CAPE SEAL	10/1/2020
1150	1187	255TH ST - 1150	PENNSYLVANIA AVE	KELLEY AVE	L - Local (7)	A - AC	2	225	27	5,996	4/15/2021	80	69	31	0	SLURRY SEAL	10/1/2016
1330	1026	APPIAN WAY - 1330	PACIFIC COAST HWY	259TH ST	L - Local (7)	A - AC	2	579	15	9,141	5/10/2021	80	74	23	2	SLURRY SEAL	10/1/2016
1770	1006	MARKET PL - 1770	259TH ST	260TH ST	L - Local (7)	A - AC	2	433	24	11,683	5/10/2021	80	75	25	0	SLURRY SEAL	10/1/2016
2010	1094	REGENT AVE - 2010	260TH ST	262ND ST	L - Local (7)	A - AC	2	603	26	15,078	5/10/2021	80	67	33	0	SLURRY SEAL	10/1/2016
1320	1077	ANDREO AVE - 1320	253RD PL	END	L - Local (7)	O - AC/AC	2	357	26	10,871	4/14/2021	81	100	0	0	SLURRY SEAL	10/1/2016
1690	1342	HILLWORTH AVE - 1690	N CITY LIMIT	S CITY LIMIT	L - Local (7)	A - AC	2	639	27	16,363	5/10/2021	81	60	27	13	SLURRY SEAL	10/1/2016
2100	1059	VERONICA LN - 2100	255TH ST	END	L - Local (7)	A - AC	2	147	32	8,331	4/15/2021	81	75	0	25	SLURRY SEAL	10/1/2016
1380	1110	BANI AVE - 1380	256TH ST	END	L - Local (7)	A - AC	2	169	30	6,534	4/15/2021	82	100	0	0	SLURRY SEAL	10/1/2016
1450	1113	CAYUGA AVE - 1450	259TH PL	261ST ST	L - Local (7)	A - AC	2	544	29	15,652	4/28/2021	82	80	16	4	SLURRY SEAL	10/1/2016
1490	1141	CYPRESS CIRCLE DR - 1490	END	CYPRESS ST	L - Local (7)	A - AC	2	282	32	11,055	5/10/2021	82	100	0	0	SLURRY SEAL	10/1/2016
1910	1124	OCEAN VIEW AVE - 1910	262ND ST	263RD ST	L - Local (7)	A - AC	2	498	26	13,661	3/29/2021	82	17	0	83	SLURRY SEAL	10/1/2016
2030	1300	ROLLING VISTA DR - 2030	VIA MADONNA	VIA NOVA	L - Local (7)	A - AC	2	885	32	28,447	3/29/2021	82	93	1	6	CAPE SEAL	6/1/2018
2050	1078	STANHURST AVE - 2050	END	240TH ST	L - Local (7)	A - AC	2	232	30	7,546	4/14/2021	82	39	61	0	SLURRY SEAL	10/1/2020
1210	1279	261ST ST - 1210	REGENT AVE	CAYUGA AVE	L - Local (7)	A - AC	2	896	26	24,145	5/10/2021	83	60	28	12	SLURRY SEAL	10/1/2016
1370	1154	AVOCADO ST - 1370	259TH PL	END (S)	L - Local (7)	A - AC	2	204	17	2,658	5/10/2021	83	13	79	8	SLURRY SEAL	10/1/2016
1480	1014	CRENSHAW BLVD - 1480	N CITY LIMIT	LOMITA BLVD	L - Local (7)	O - AC/AC	2	367	76	29,584	5/10/2021	83	59	1	40	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1312	ESHELMAN AVE - 1560	259TH PL	GARNER ST	L - Local (7)	A - AC	2	447	54	24,648	5/5/2021	83	70	30	0	SLURRY SEAL	10/1/2016
1700	1117	KELLEY AVE - 1700	END (N)	255TH ST	L - Local (7)	A - AC	2	184	32	7,960	5/10/2021	83	100	0	0	SLURRY SEAL	10/1/2016
1860	1050	NOELLE CT - 1860	END	254TH ST	L - Local (7)	A - AC	2	147	32	6,018	4/15/2021	83	100	0	0	SLURRY SEAL	10/1/2016
1030	1346	242ND ST - 1030	PARK HAVEN LN	ESHELMAN AVE	L - Local (7)	A - AC	2	575	25	14,661	3/23/2021	84	63	37	0	SLURRY SEAL	10/12/2011
1080	1253	248TH ST - 1080	NARBONNE AVE	WOODWARD AVE	L - Local (7)	S - ST	2	278	26	7,661	4/14/2021	84	100	0	0	SLURRY SEAL	10/1/2020
1330	1358	APPIAN WAY - 1330	259TH ST	259TH PL	L - Local (7)	A - AC	2	340	24	5,578	5/10/2021	84	87	13	0	SLURRY SEAL	10/1/2016
2030	1142	ROLLING VISTA DR - 2030	VIA NOVA	VIA DESMONDE	L - Local (7)	A - AC	2	880	32	28,541	3/29/2021	84	84	13	4	CAPE SEAL	6/1/2018
2230	1305	WOODWARD AVE - 2230	250TH ST	253RD ST	L - Local (7)	A - AC	2	1,399	24	36,410	4/15/2021	84	18	59	23		
1320	1329	ANDREO AVE - 1320	250TH ST	252ND ST	L - Local (7)	O - AC/AC	2	899	26	23,343	4/14/2021	85	100	0	0	SLURRY SEAL	10/1/2016
1030	1214	242ND ST - 1030	NARBONNE AVE	PARK HAVEN PL	L - Local (7)	A - AC	2	1,021	25	25,932	3/23/2021	86	49	51	0	SLURRY SEAL	10/12/2011
1320	1337	ANDREO AVE - 1320	252ND ST	253RD ST	L - Local (7)	O - AC/AC	2	531	26	14,019	4/14/2021	86	95	0	5	SLURRY SEAL	10/1/2016
1350	1058	AUBREY LN - 1350	254TH ST	END	L - Local (7)	A - AC	2	154	32	6,392	4/15/2021	86	63	37	0	SLURRY SEAL	10/1/2016
2230	1098	WOODWARD AVE - 2230	245TH ST	LOMITA BLVD	L - Local (7)	A - AC	2	409	36	15,097	4/14/2021	86	47	53	0	SLURRY SEAL	10/1/2020
1075	1271	247TH ST - 1075	WALNUT ST	FALCENA AVE	L - Local (7)	S - ST	2	281	32	9,479	3/23/2021	87	100	0	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1075	1322	247TH ST - 1075	FALENA AVE	END	L - Local (7)	S - ST	2	664	32	21,788	3/23/2021	87	100	0	0	RECONSTRUCT SURFACE (ST)	7/20/2011
1230	1160	263RD ST - 1230	APPIAN WAY	FAIRVIEW AVE	L - Local (7)	A - AC	2	214	36	7,465	3/29/2021	87	28	0	72	SLURRY SEAL	12/1/2017
1230	1162	263RD ST - 1230	MONTE VISTA AVE	REGENT AVE	L - Local (7)	A - AC	2	301	36	10,449	3/29/2021	87	89	11	0	SLURRY SEAL	12/1/2017
1480	1015	CRENSHAW BLVD - 1480	LOMITA BLVD	S CITY LIMIT	L - Local (7)	O - AC/AC	2	920	81	75,454	5/10/2021	87	80	15	5	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1530	1243	DORIA AVE - 1530	250TH ST	END	L - Local (7)	A - AC	2	187	30	7,778	5/5/2021	87	94	0	6		
1560	1090	ESHELMAN AVE - 1560	263RD ST	END	L - Local (7)	A - AC	2	671	26	13,664	3/29/2021	87	38	0	62	SLURRY SEAL	12/1/2017
1590	1127	FAIRVIEW AVE - 1590	APPIAN WAY	263RD ST	L - Local (7)	A - AC	2	196	24	6,523	3/29/2021	87	44	0	56	SLURRY SEAL	1/1/2008
1020	1374	241ST ST - 1020	ALLIENE AVE	NARBONNE AVE	L - Local (7)	S - ST	2	312	31	9,039	3/23/2021	88	30	0	70	RECONSTRUCT SURFACE (ST)	7/20/2011
1520	1176	DAWN ST - 1520	END	ESHELMAN AVE	L - Local (7)	A - AC	2	480	32	15,815	4/14/2021	88	70	30	0		
1670	1107	HILLCREST AVE - 1670	END	WESTERN AVE	L - Local (7)	A - AC	2	604	36	21,714	3/29/2021	88	61	39	0	SLURRY SEAL	12/1/2017
1780	1247	MCKENNA CT - 1780	PENNSYLVANIA AVE	END	L - Local (7)	A - AC	2	299	32	11,671	4/15/2021	88	100	0	0	SLURRY SEAL	10/1/2016
1100	1202	250TH ST - 1100	END	PENNSYLVANIA AVE	L - Local (7)	A - AC	2	815	26	22,324	4/15/2021	89	62	38	0	SLURRY SEAL	10/12/2011
1140	1264	254TH ST - 1140	FEIJOA AVE	NARBONNE AVE	L - Local (7)	O - AC/AC	2	358	26	9,724	5/5/2021	89	24	72	4	THICK AC OVERLAY(2.5 INCHES)	10/22/2014
1130	1044	253RD PL - 1130	NARBONNE AVE	WOODWARD AVE	L - Local (7)	A - AC	2	359	26	9,540	4/15/2021	90	100	0	0	SLURRY SEAL	10/1/2016
1150	1195	255TH ST - 1150	WOODWARD AVE	OAK ST	L - Local (7)	O - AC/AC	2	387	27	10,529	4/15/2021	90	36	64	0	SLURRY SEAL	10/1/2016
1440	1060	CARLENE LN - 1440	END	DAWN ST	L - Local (7)	A - AC	2	157	32	6,811	4/14/2021	90	100	0	0	SLURRY SEAL	1/1/2008
1500	1226	CYPRESS ST - 1500	247TH ST	248TH ST	L - Local (7)	A - AC	2	353	27	9,284	3/31/2021	90	89	0	11	SLURRY SEAL	10/1/2020
1560	1079	ESHELMAN AVE - 1560	240TH ST	LOMITA PARK PL	L - Local (7)	A - AC	2	1,197	56	66,545	3/23/2021	90	100	0	0	SLURRY SEAL	10/1/2020
1960	1242	PARK HAVEN PL - 1960	242ND ST	END	L - Local (7)	A - AC	2	466	32	16,962	4/14/2021	90	49	51	0		
1970	1347	PENNSYLVANIA AVE - 1970	N CITY LIMIT	241ST ST	L - Local (7)	A - AC	2	242	33	7,812	3/23/2021	90	100	0	0	SLURRY SEAL	10/1/2020
1140	1262	254TH ST - 1140	WALNUT ST	E CITY LIMIT	L - Local (7)	O - AC/AC	2	986	30	26,620	4/28/2021	91	88	0	12	SLURRY SEAL	10/1/2016
1500	1227	CYPRESS ST - 1500	248TH ST	249TH ST	L - Local (7)	A - AC	2	255	27	6,553	3/31/2021	91	52	48	0	SLURRY SEAL	10/1/2020
1500	1230	CYPRESS ST - 1500	249TH ST	250TH ST	L - Local (7)	A - AC	2	274	27	7,275	3/31/2021	91	52	48	0	SLURRY SEAL	10/1/2020
1550	1004	ELEANOR PL - 1550	END	WALNUT ST	L - Local (7)	O - AC/AC	2	271	32	10,231	4/28/2021	91	56	44	0	SLURRY SEAL	10/1/2020
1560	1089	ESHELMAN AVE - 1560	262ND ST	263RD ST	L - Local (7)	A - AC	2	548	26	15,996	3/29/2021	91	100	0	0	SLURRY SEAL	10/1/2016
1565	1335	ESHELMAN WAY - 1565	ESHELMAN AVE	END	L - Local (7)	A - AC	2	219	33	5,052	4/14/2021	91	80	20	0	SLURRY SEAL	10/1/2020
1970	1301	PENNSYLVANIA AVE - 1970	241ST ST	LOMITA BLVD	L - Local (7)	A - AC	2	502	33	16,657	3/23/2021	91	100	0	0	SLURRY SEAL	10/1/2020
1130	1047	253RD PL - 1130	ESHELMAN AVE	WALNUT ST	L - Local (7)	O - AC/AC	2	702	22	16,000	4/14/2021	92	100	0	0	SLURRY SEAL	10/1/2016



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1131	1375	253RD ST - 1131	WALNUT ST	ESHELMAN AVE	L - Local (7)	O - AC/AC	2	759	20	16,050	4/14/2021	92	100	0	0	SLURRY SEAL	10/1/2016
1560	1123	ESHELMAN AVE - 1560	N CITY LIMIT	240TH ST	L - Local (7)	A - AC	2	261	56	13,067	3/23/2021	92	100	0	0	SLURRY SEAL	10/1/2020
1560	1303	ESHELMAN AVE - 1560	LOMITA PARK PL	LOMITA BLVD	L - Local (7)	A - AC	2	1,274	56	70,004	3/23/2021	92	100	0	0	CAPE SEAL	10/1/2020
1590	1128	FAIRVIEW AVE - 1590	263RD ST	GLENTREE DR	L - Local (7)	A - AC	2	534	24	13,060	3/29/2021	92	83	0	17	SLURRY SEAL	12/1/2017
2240	1361	PADRON PL - 2240	NORDMAN ST	END	L - Local (7)	A - AC	2	226	28	6,629	4/14/2021	92	100	0	0	SLURRY SEAL	10/1/2020
2010	1095	REGENT AVE - 2010	262ND ST	263RD ST	L - Local (7)	A - AC	2	497	26	14,191	3/29/2021	92	71	0	29	SLURRY SEAL	10/1/2016
2010	1096	REGENT AVE - 2010	263RD ST	END	L - Local (7)	A - AC	2	665	26	17,881	3/29/2021	92	72	0	28	SLURRY SEAL	12/1/2017
1010	1216	240TH ST - 1010	OLSON LN	ESHELMAN AVE	L - Local (7)	A - AC	2	297	30	11,599	3/23/2021	93	100	0	0	SLURRY SEAL	10/1/2020
1040	1218	243RD ST - 1040	LOMITA DR	NARBONNE AVE	L - Local (7)	S - ST	2	1,026	26	26,761	3/23/2021	93	100	0	0	SLURRY SEAL	10/1/2020
1120	1268	252ND ST - 1120	ESHELMAN AVE	WALNUT ST	A - AC	A - AC	2	703	22	15,745	4/14/2021	93	12	88	0	SLURRY SEAL	10/1/2020
1230	1163	263RD ST - 1230	REGENT AVE	OCEAN VIEW AVE	L - Local (7)	A - AC	2	300	36	10,227	3/29/2021	93	100	0	0	SLURRY SEAL	12/1/2017
1330	1025	APPIAN WAY - 1330	262ND ST	263RD ST	L - Local (7)	A - AC	2	720	19	14,411	3/29/2021	93	100	0	0	SLURRY SEAL	10/1/2016
1560	1086	ESHELMAN AVE - 1560	257TH ST	PACIFIC COAST HWY	L - Local (7)	O - AC/AC	2	427	57	22,423	3/23/2021	93	67	0	33	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1800	1126	MONTE VISTA AVE - 1800	263RD ST	END	L - Local (7)	A - AC	2	667	26	13,434	3/29/2021	93	87	0	13	SLURRY SEAL	12/1/2017
2200	1238	WALNUT ST - 2200	TURRELL ST	247TH ST (N)	L - Local (7)	A - AC	2	630	36	22,448	3/23/2021	93	100	0	0	SLURRY SEAL	10/1/2020
2200	1240	WALNUT ST - 2200	247TH ST (N)	LOMITA BLVD	L - Local (7)	A - AC	2	746	33	22,018	3/23/2021	93	100	0	0	SLURRY SEAL	10/1/2020
1010	1317	240TH ST - 1010	BENHILL AVE	OLSON LN	L - Local (7)	A - AC	2	836	30	22,731	3/23/2021	94	33	67	0	SLURRY SEAL	10/1/2020
1080	1250	248TH ST - 1080	END	PENNSYLVANIA AVE	L - Local (7)	S - ST	2	791	26	21,350	4/15/2021	94	100	0	0	SLURRY SEAL	10/1/2020
1160	1221	256TH ST - 1160	PENNSYLVANIA AVE	END	L - Local (7)	A - AC	2	823	18	15,856	4/15/2021	94	100	0	0	SLURRY SEAL	10/1/2016
1230	1161	263RD ST - 1230	FAIRVIEW AVE	MONTE VISTA AVE	L - Local (7)	A - AC	2	601	36	20,742	3/29/2021	94	86	0	14	SLURRY SEAL	12/1/2017
1560	1082	ESHELMAN AVE - 1560	252ND ST	253RD ST	L - Local (7)	O - AC/AC	2	273	57	15,355	3/23/2021	94	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1970	1362	PENNSYLVANIA AVE - 1970	247TH ST (S)	250TH ST	L - Local (7)	A - AC	2	848	31	25,842	3/31/2021	94	52	0	48	SLURRY SEAL	10/1/2020
1020	1258	241ST ST - 1020	PENNSYLVANIA AVE	ALLIENE AVE	L - Local (7)	S - ST	2	1,288	31	42,888	3/23/2021	95	92	0	8	RECONSTRUCT SURFACE (ST)	7/20/2011
1075	1272	247TH ST - 1075	END	PENNSYLVANIA AVE	L - Local (7)	S - ST	2	640	26	17,210	3/30/2021	95	10	90	0	SLURRY SEAL	10/1/2020
1120	1267	252ND ST - 1120	DORIA AVE	ANDREO AVE	L - Local (7)	O - AC/AC	2	200	26	6,074	4/14/2021	95	100	0	0	SLURRY SEAL	10/1/2016
1130	1046	253RD PL - 1130	ANDREO WAY	ESHELMAN AVE	L - Local (7)	O - AC/AC	2	221	26	6,200	4/14/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	10/12/2011
1150	1194	255TH ST - 1150	NARBONNE AVE	WOODWARD AVE	L - Local (7)	O - AC/AC	2	384	27	10,074	4/15/2021	95	100	0	0	SLURRY SEAL	10/1/2016
1150	1196	255TH ST - 1150	OAK ST	ESHELMAN AVE	L - Local (7)	O - AC/AC	2	772	27	20,280	4/15/2021	95	100	0	0	SLURRY SEAL	10/1/2016
1560	1080	ESHELMAN AVE - 1560	LOMITA BLVD	248TH ST (N)	L - Local (7)	O - AC/AC	2	332	57	17,404	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1081	ESHELMAN AVE - 1560	250TH ST	ESHELMAN AVE	L - Local (7)	O - AC/AC	2	440	57	24,343	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1083	ESHELMAN AVE - 1560	253RD ST	253RD PL	L - Local (7)	O - AC/AC	2	285	57	15,568	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1084	ESHELMAN AVE - 1560	253RD PL	255TH ST	L - Local (7)	O - AC/AC	2	650	57	36,172	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1085	ESHELMAN AVE - 1560	255TH ST	257TH ST	L - Local (7)	O - AC/AC	2	628	57	34,531	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1318	ESHELMAN AVE - 1560	248TH ST (N)	250TH ST	L - Local (7)	O - AC/AC	2	316	54	17,089	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1560	1336	ESHELMAN AVE - 1560	ESHELMAN AVE	252ND ST	L - Local (7)	O - AC/AC	2	456	57	24,888	3/23/2021	95	100	0	0	THICK AC OVERLAY(2.5 INCHES)	9/1/2011
1720	1167	LEOLA ST - 1720	WALNUT ST	END	L - Local (7)	O - AC/AC	2	276	22	8,001	4/28/2021	95	100	0	0	SLURRY SEAL	10/1/2020
2230	1306	WOODWARD AVE - 2230	253RD PL	255TH ST	L - Local (7)	A - AC	2	657	26	17,646	4/15/2021	95	100	0	0		
1090	1236	249TH ST - 1090	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	S - ST	2	769	16	12,502	4/15/2021	96	2	0	98	CAPE SEAL	10/1/2020
1100	1207	250TH ST - 1100	NARBONNE AVE	WOODWARD AVE	L - Local (7)	S - ST	2	410	26	9,904	3/30/2021	96	28	0	72	ARHM - OVERLAY	12/1/2018
1075	1273	247TH ST - 1075	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	S - ST	2	770	26	21,603	3/30/2021	97	0	0	100	CAPE SEAL	10/1/2020
1080	1251	248TH ST - 1080	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	S - ST	2	770	26	21,341	3/30/2021	97	100	0	0	SLURRY SEAL	10/1/2020
1110	1159	251ST ST - 1110	EBONY LN	E CITY LIMIT	L - Local (7)	A - AC	2	247	26	7,242	4/28/2021	97	100	0	0	SLURRY SEAL	10/1/2020
1100	1203	250TH ST - 1100	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	S - ST	2	824	26	21,047	3/30/2021	98	68	0	32	ARHM - OVERLAY	12/1/2018
1100	1206	250TH ST - 1100	CYPRESS ST	NARBONNE AVE	L - Local (7)	S - ST	2	828	26	20,643	3/30/2021	98	68	0	32	RECONSTRUCT STRUCTURE (AC)	12/1/2018
1920	1321	OLSON LN - 1920	END	240TH ST	L - Local (7)	A - AC	2	197	32	7,796	3/23/2021	98	100	0	0	SLURRY SEAL	10/1/2020
1970	1351	PENNSYLVANIA AVE - 1970	247TH ST (S)	246TH PL	L - Local (7)	A - AC	2	743	31	22,579	3/31/2021	98	100	0	0	SLURRY SEAL	10/1/2020
2200	1183	WALNUT ST - 2200	253RD ST	255TH ST	L - Local (7)	A - AC	4	872	52	42,328	3/31/2021	98	66	0	34	RECONSTRUCT STRUCTURE (AC)	11/1/2019
2200	1184	WALNUT ST - 2200	255TH ST	PACIFIC COAST HWY	L - Local (7)	A - AC	4	1,128	54	48,819	3/31/2021	98	82	0	18	ARHM - OVERLAY	11/1/2019
1065	1248	246TH ST - 1065	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	A - AC	2	770	26	20,785	3/30/2021	99	0	0	100	SLURRY SEAL	10/1/2020
1100	1209	250TH ST - 1100	WOODWARD AVE	OAK ST	L - Local (7)	A - AC	2	413	26	10,610	3/30/2021	99	100	0	0	ARHM - OVERLAY	12/1/2018
1100	1210	250TH ST - 1100	OAK ST	ESHELMAN AVE	L - Local (7)	A - AC	2	825	26	20,986	3/30/2021	99	100	0	0	ARHM - OVERLAY	12/1/2018
1970	1352	PENNSYLVANIA AVE - 1970	LOMITA BLVD	246TH ST	L - Local (7)	A - AC	2	740	31	23,159	3/31/2021	99	6	0	94	SLURRY SEAL	10/1/2020
2230	1099	WOODWARD AVE - 2230	LOMITA BLVD	247TH ST	L - Local (7)	A - AC	2	494	26	13,137	3/31/2021	99	100	0	0	SLURRY SEAL	10/1/2020
1060	1003	246TH PL - 1060	PENNSYLVANIA AVE	CYPRESS ST	L - Local (7)	A - AC	2	771	26	21,035	3/30/2021	100	100	0	0	SLURRY SEAL	10/1/2020
1075	1274	247TH ST - 1075	CYPRESS ST	MOON AVE	L - Local (7)	A - AC	2	328	26	9,405	3/30/2021	100	0	0	0	SLURRY SEAL	10/1/2020
1075	1275	247TH ST - 1075	MOON AVE	NARBONNE AVE	L - Local (7)	S - ST	2	444	26	11,473	3/30/2021	100	0	0	0	SLURRY SEAL	10/1/2020
1470	1052	COMAL CT - 1470	250TH ST	END	L - Local (7)	A - AC	2	184	30	7,657	4/15/2021	100	100	0	0	SLURRY SEAL	1/1/2008
1900	1092	OBER AVE - 1900	GUYSON ST	END	L - Local (7)	A - AC	2	95	28	2,917	5/5/2021	100	0	0	0	SLURRY SEAL	10/1/2016
								28.5		4,701,566							

**City of Lomita, CA**  
**Pavement Condition Index (PCI) Report - All Streets**

Sorted by Rank, PCI (0-100)

Condition	PCI Range	Arterials	Locals	Total Mi.	% of Network
Excellent	86-100	2.6	9.4	12.0	56%
Very Good	71-85	0.5	5.5	6.0	
Good	56-70	0.0	5.2	5.2	30%
Fair	41-55	0.0	4.3	4.3	
Poor	26-40	0.0	2.4	2.4	14%
Very Poor	11-25	0.3	1.4	1.8	
Failed	0-10	0.0	0.3	0.3	
		<b>3.4</b>	<b>28.5</b>	<b>31.9</b>	

Rank	2021	2017	PCI 2014	PCI 2011	SF	Mi.
Arterials	85.3	73.7	70.2	66.8	1,200,191	3.4
Locals	69.2	68.1	59.2	56.9	4,701,566	28.5
	<b>72.5</b>	<b>69.3</b>	<b>61.8</b>	<b>59.2</b>	<b>5,901,757</b>	<b>31.9</b>

**City of Lomita, CA**  
**Forecasted Maintenance / Rehabilitation Report - FY 2021-2026**

Sorted by Rank, FY, Name (A-Z)

FY	Street ID	Section ID	Name	From	To	Functional Class	Zone	Type	Lanes	Length	Width	True Area	PCI	PCI Climate %	PCI Load %	PCI Other %	Maint. Type	Total \$
<b>Arterials</b>																		
2021-22	1840	1325	NARBONNE AVE - 1840	PACIFIC COAST HWY	S CITY LIMIT	A - Arterial	B	A - AC	4	1,610	61	96,743	22	27	65	8	ARHM	\$224,444
																		<b>\$224,444</b>
2022-23	1730	1034	LOMITA BLVD - 1730	PENNSYLVANIA AVE	CYPRESS ST	A - Arterial	F	C - AC/PCC	4	934	54	63,055	88	22	73	5	Type II Slurry	\$29,636
																		<b>\$29,636</b>
2023-24	1950	1048	PALOS VERDES DR - 1950	WESTERN AVE	872 FT W/O WESTERN AVE	A - Arterial	A	A - AC	6	872	100	80,587	88	71	5	24	Type II Slurry	\$38,682
2023-24	1950	1135	PALOS VERDES DR - 1950	W CITY LIMIT	ROLLING VISTA DR	A - Arterial	A	A - AC	6	1,092	100	99,049	85	77	0	23	Type II Slurry	\$47,544
																		<b>\$86,225</b>
2024-25	1950	1136	PALOS VERDES DR - 1950	WESTERN AVE	E CITY LIMIT	A - Arterial	A	A - AC	6	541	100	47,184	82	44	55	1	Type II Slurry	\$23,120
2024-25	1950	1345	PALOS VERDES DR - 1950	ROLLING VISTA DR	1011 FT E/O ROLLING VISTA DR	A - Arterial	A	A - AC	6	1,011	100	91,278	84	94	0	6	Type II Slurry	\$44,726
																		<b>\$67,846</b>
2025-26	1730	1042	LOMITA BLVD - 1730	EBONY	E CITY LIMIT	A - Arterial	G	A - AC	4	28	58	2,502	95	100	0	0	Type II Slurry	\$1,226
2025-26	1730	1040	LOMITA BLVD - 1730	ESHELMAN AVE	WALNUT ST	A - Arterial	G	O - AC/AC	4	868	64	60,318	94	92	0	8	Type II Slurry	\$29,556
																		<b>\$30,782</b>
<b>Locals</b>																		
2021-22	1075	1276	247TH ST - 1075	WOODWARD AVE	OAK ST	L - Local	C	S - ST	2	439	26	12,307	20	30	53	18	AC Recon	\$67,689
2021-22	1080	1252	248TH ST - 1080	CYPRESS ST	NARBONNE AVE	L - Local	C	S - ST	2	770	26	20,935	10	15	53	32	AC Recon	\$115,143
2021-22	1080	1254	248TH ST - 1080	WOODWARD AVE	OAK ST	L - Local	C	S - ST	2	440	26	12,537	34	25	48	26	AC Overlay	\$25,325
2021-22	1080	1255	248TH ST - 1080	OAK ST	ESHELMAN AVE	L - Local	C	S - ST	2	830	26	22,700	14	22	60	18	AC Recon	\$124,850
2021-22	1100	1202	250TH ST - 1100	END	PENNSYLVANIA AVE	L - Local	C	A - AC	2	815	26	22,324	89	62	38	0	Type II Slurry	\$8,483
2021-22	1380	1120	BANI AVE - 1380	250TH ST	END	L - Local	C	A - AC	2	127	32	5,713	43	27	66	7	AC Overlay	\$11,540
2021-22	1470	1052	COMAL CT - 1470	250TH ST	END	L - Local	C	A - AC	2	184	30	7,657	100	100	0	0	Stop Gap	\$230
2021-22	1500	1224	CYPRESS ST - 1500	LOMITA BLVD	246TH PL	L - Local	C	A - AC	2	679	26	17,542	21	9	91	0	AC Recon	\$96,481
2021-22	1500	1225	CYPRESS ST - 1500	247TH ST	END	L - Local	C	A - AC	2	351	26	8,934	33	26	25	48	AC Recon	\$49,137
2021-22	1530	1243	DORIA AVE - 1530	250TH ST	END	L - Local	C	A - AC	2	187	30	7,778	87	94	0	6	Type II Slurry	\$2,956
2021-22	1820	1097	MOON AVE - 1820	LOMITA BLVD	247TH ST	L - Local	C	A - AC	2	830	26	21,678	39	30	70	0	AC Overlay	\$43,790
2021-22	1880	1334	OAK ST - 1880	LOMITA BLVD	250TH ST	L - Local	C	A - AC	2	1,094	25	27,116	78	100	0	0	Type II Slurry	\$10,304
2021-22	2230	1100	WOODWARD AVE - 2230	247TH ST	250TH ST	L - Local	C	A - AC	2	825	26	21,029	19	15	64	21	AC Recon	\$115,660
																		<b>\$671,586</b>
2021-22	1010	1215	240TH ST - 1010	NARBONNE AVE	BENHILL AVE	L - Local	F	A - AC	2	467	32	14,051	51	43	57	0	AC Overlay	\$28,383
2021-22	1020	1374	241ST ST - 1020	ALLIENE AVE	NARBONNE AVE	L - Local	F	S - ST	2	312	31	9,039	88	30	0	70	Type II Slurry	\$3,435
2021-22	1030	1214	242ND ST - 1030	NARBONNE AVE	PARK HAVEN PL	L - Local	F	A - AC	2	1,021	25	25,932	86	49	51	0	Type II Slurry	\$9,854
2021-22	1030	1346	242ND ST - 1030	PARK HAVEN LN	ESHELMAN AVE	L - Local	F	A - AC	2	575	25	14,661	84	63	37	0	Type II Slurry	\$5,571
2021-22	1050	1179	245TH ST - 1050	NARBONNE AVE	WOODWARD AVE	L - Local	F	S - ST	2	315	28	8,733	45	33	53	14	AC Overlay	\$17,641
2021-22	1050	1180	245TH ST - 1050	WOODWARD AVE	CADIZ DR	L - Local	F	A - AC	2	522	31	17,347	56	48	52	0	AC Overlay	\$35,041
2021-22	1050	1181	245TH ST - 1050	CADIZ DR	END	L - Local	F	S - ST	2	550	31	17,826	41	30	70	0	AC Overlay	\$36,009
2021-22	1270	1315	ADONA DR - 1270	CADIZ DR	END	L - Local	F	A - AC	2	276	26	8,714	39	31	69	0	AC Overlay	\$17,602
2021-22	1290	1177	ALLBROOK ST - 1290	END	ESHELMAN AVE	L - Local	F	A - AC	2	483	26	13,624	42	31	41	29	AC Overlay	\$27,520
2021-22	1300	1316	ALLIENE AVE - 1300	241ST ST	LOMITA	L - Local	F	A - AC	2	1,191	20	22,593	43	34	55	11	AC Overlay	\$45,638
2021-22	1400	1075	BENHILL AVE - 1400	240TH ST	END	L - Local	F	A - AC	2	231	28	7,878	50	40	45	15	AC Overlay	\$15,914
2021-22	1400	1076	BENHILL AVE - 1400	END	240TH ST	L - Local	F	A - AC	2	113	16	2,543	78	68	32	0	AC Overlay	\$5,137
2021-22	1420	1134	CADIZ DR - 1420	END	245TH ST	L - Local	F	A - AC	2	330	32	11,517	43	49	51	0	AC Overlay	\$23,264
2021-22	1440	1060	CARLENE LN - 1440	END	DAWN ST	L - Local	F	A - AC	2	157	32	6,811	90	100	0	0	Type II Slurry	\$2,588
2021-22	1480	1014	CRENSHAW BLVD - 1480	N CITY LIMIT	LOMITA BLVD	L - Local	F	O - AC/AC	2	367	76	29,584	83	59	1	40	Type II Slurry	\$11,242
2021-22	1480	1015	CRENSHAW BLVD - 1480	LOMITA BLVD	S CITY LIMIT	L - Local	F	O - AC/AC	2	920	81	75,454	87	80	15	5	Type II Slurry	\$28,673
2021-22	1520	1176	DAWN ST - 1520	END	ESHELMAN AVE	L - Local	F	A - AC	2	480	32	15,815	88	70	30	0	Type II Slurry	\$6,010
2021-22	1660	1319	HENDRICKS AVE - 1660	END	245TH ST	L - Local	F	A - AC	2	515	26	15,135	47	60	40	0	AC Overlay	\$30,573
2021-22	1740	1137	LOMITA DR - 1740	END	LOMITA BLVD	L - Local	F	A - AC	2	523	31	15,661	37	47	43	10	AC Overlay	\$31,635
2021-22	1750	1049	LOMITA PARK PL - 1750	END	ESHELMAN AVE	L - Local	F	A - AC	2	683	34	23,633	37	31	69	0	AC Overlay	\$47,739
2021-22	1760	1066	LUCILLE AVE - 1760	243RD ST	LOMITA BLVD	L - Local	F	A - AC	2	552	20	11,134	33	23	70	6	AC Overlay	\$22,491
																		<b>\$451,958</b>
2022-23	1010	1217	240TH ST - 1010	ESHELMAN AVE	WALNUT ST	L - Local	G	A - AC	2	783	30	23,902	48	36	64	0	AC Overlay	\$49,716
2022-23	1020	1259	241ST ST - 1020	END	STANHURST AVE	L - Local	G	A - AC	2	283	28	8,913	58	53	47	0	AC Overlay	\$18,539
2022-23	1020	1260	241ST ST - 1020	STANHURST AVE	WALNUT ST	L - Local	G	A - AC	2	471	28	13,366	50	42	58	0	AC Overlay	\$27,801
2022-23	1065	1249	246TH ST - 1065	FALENA AVE	END	L - Local	G	S - ST	2	639	30	18,066	19	22	52	26	AC Recon	\$102,434
2022-23	1070	1043	247TH PL - 1070	END	E CITY LIMIT	L - Local	G	S - ST	2	784	25	22,319	32	11	89	0	AC Overlay	\$46,424
2022-23	1075	1271	247TH ST - 1075	WALNUT ST	FALENA AVE	L - Local	G	S - ST	2	281	32	9,479	87	100	0	0	Type II Slurry	\$3,697
2022-23	1075	1277	247TH ST - 1075	ABITA AVE	WALNUT ST	L - Local	G	S - ST	2	247	26	7,254	40	57	43	0	AC Recon	\$41,130
2022-23	1075	1322	247TH ST - 1075	FALENA AVE	END	L - Local	G	S - ST	2	664	32	21,788	87	100	0	0	Type II Slurry	\$8,497
2022-23	1080	1256	248TH ST - 1080	ESHELMAN AVE	END	L - Local	G	S - ST	2	354	20	6,038	21	60	40	0	AC Recon	\$34,235
2022-23	1080	1257	248TH ST - 1080	WEST END	E CITY LIMIT	L - Local	G	S - ST	2	504	25	14,212	16	8	74	18	AC Recon	\$80,582
2022-23	1120	1269	252ND ST - 1120	END	EBONY LN	L - Local	G	A - AC	2	215	27	6,372	43	64	31	5	AC Overlay	\$13,254



**City of Lomita, CA**  
**Forecasted Maintenance / Rehabilitation Report - FY 2021-2026**

Sorted by Rank, FY, Name (A-Z)

FY	Street ID	Section ID	Name	From	To	Functional Class	Zone	Type	Lanes	Length	Width	True Area	PCI	PCI Climate %	PCI Load %	PCI Other %	Maint. Type	Total \$
2022-23	1130	1047	253RD PL - 1130	ESHELMAN AVE	WALNUT ST	L - Local	E	O - AC/AC	2	702	22	16,000	92	100	0	0	AC Overlay	\$33,280
2022-23	1250	1065	ABITA AVE - 1250	247TH ST	END	L - Local	G	A - AC	2	179	27	7,958	28	38	62	0	AC Recon	\$45,122
2022-23	1280	1166	ALCOR ST - 1280	END	WALNUT ST	L - Local	G	A - AC	2	264	32	10,042	42	46	50	5	AC Overlay	\$20,887
2022-23	1430	1282	CALLISON ST - 1430	STANHURST AVE	WALNUT ST	L - Local	G	A - AC	2	443	28	13,615	49	49	51	0	AC Overlay	\$28,319
2022-23	1540	1061	EBONY LN - 1540	251ST ST	252ND ST	L - Local	G	A - AC	2	445	52	24,164	26	40	49	11	AC Overlay	\$50,261
2022-23	1540	1062	EBONY LN - 1540	252ND ST	253RD ST	L - Local	G	A - AC	2	585	52	28,741	15	35	53	12	AC Recon	\$162,961
2022-23	1540	1063	EBONY LN - 1540	LOMITA BLVD	251ST ST	L - Local	G	A - AC	2	306	52	15,565	37	43	56	0	AC Overlay	\$32,375
2022-23	1540	1302	EBONY LN - 1540	253RD ST	WALNUT ST	L - Local	G	A - AC	2	142	48	6,870	19	9	83	8	AC Recon	\$38,953
2022-23	1600	1068	FALENA AVE - 1600	247TH ST	END	L - Local	G	A - AC	2	455	30	13,055	46	40	60	0	AC Overlay	\$27,154
2022-23	1870	1175	NORDMAN ST - 1870	WALNUT ST	END	L - Local	G	A - AC	2	536	28	13,761	22	27	64	9	AC Recon	\$78,025
2022-23	2050	1310	STANHURST AVE - 2050	241ST ST	CALLISON ST	L - Local	G	A - AC	2	467	30	14,874	50	42	58	0	AC Overlay	\$30,938
2022-23	2090	1281	TURRELL ST - 2090	END	WALNUT ST	L - Local	G	A - AC	2	500	20	12,759	21	33	54	13	AC Recon	\$72,344
2022-23	2200	1182	WALNUT ST - 2200	LOMITA BLVD	253RD ST	L - Local	G	A - AC	2	1,402	32	43,739	57	25	75	1	AC Overlay	\$90,977
2022-23	2200	1237	WALNUT ST - 2200	END	241ST ST	L - Local	G	A - AC	2	494	36	17,025	28	26	55	19	AC Overlay	\$35,412
2022-23	2200	1241	WALNUT ST - 2200	241ST ST	TURRELL ST	L - Local	G	A - AC	2	1,323	36	47,471	22	22	59	19	AC Recon	\$269,161
																		<b>\$1,442,479</b>
2023-24	1110	1200	251ST ST - 1110	END	PENNSYLVANIA AVE	L - Local	D	A - AC	2	790	32	25,705	54	28	72	0	Cape Seal	\$25,448
2023-24	1110	1201	251ST ST - 1110	PENNSYLVANIA AVE	END	L - Local	D	A - AC	2	305	22	8,510	45	37	63	0	AC Overlay	\$18,211
2023-24	1131	1198	253RD ST - 1131	END	PENNSYLVANIA AVE	L - Local	D	A - AC	2	794	32	24,906	54	44	56	0	AC Overlay	\$53,299
2023-24	1131	1199	253RD ST - 1131	PENNSYLVANIA AVE	END	L - Local	D	A - AC	2	296	27	9,207	36	32	68	0	AC Overlay	\$19,703
2023-24	1140	1263	254TH ST - 1140	END	CYPRESS ST	L - Local	D	A - AC	2	303	26	10,436	28	0	83	17	AC Overlay	\$22,333
2023-24	1140	1264	254TH ST - 1140	FEIJOA AVE	NARBONNE AVE	L - Local	D	O - AC/AC	2	358	26	9,724	89	24	72	4	Type II Slurry	\$3,890
2023-24	1140	1265	254TH ST - 1140	AUBREY LN	PENNSYLVANIA AVE	L - Local	D	A - AC	2	456	32	15,473	61	51	49	0	AC Overlay	\$33,112
2023-24	1140	1266	254TH ST - 1140	END	AUBREY LN	L - Local	D	A - AC	2	304	34	10,482	62	60	40	0	AC Overlay	\$22,431
2023-24	1150	1187	255TH ST - 1150	PENNSYLVANIA AVE	KELLEY AVE	L - Local	D	A - AC	2	225	27	5,996	80	69	31	0	Type II Slurry	\$2,398
2023-24	1150	1188	255TH ST - 1150	KELLEY AVE	ADAMO AVE	L - Local	D	A - AC	2	299	27	7,708	66	33	67	0	Type II Slurry	\$3,083
2023-24	1150	1189	255TH ST - 1150	ADAMO AVE	CYPRESS ST	L - Local	D	A - AC	2	251	26	6,559	52	30	70	0	Cape Seal	\$6,493
2023-24	1150	1190	255TH ST - 1150	CYPRESS ST	NARBONNE AVE	L - Local	D	A - AC	2	825	27	20,466	55	27	73	0	Cape Seal	\$20,261
2023-24	1150	1197	255TH ST - 1150	VERONICA LN	PENNSYLVANIA AVE	L - Local	D	A - AC	2	285	35	8,749	69	43	57	0	Type II Slurry	\$3,500
2023-24	1150	1356	255TH ST - 1150	VERONICA LN	END	L - Local	D	A - AC	2	507	27	15,473	75	51	49	0	Type II Slurry	\$6,189
2023-24	1160	1221	256TH ST - 1160	PENNSYLVANIA AVE	END	L - Local	D	A - AC	2	823	18	15,586	94	100	0	0	Stop Gap	\$476
2023-24	1260	1105	ADAMO AVE - 1260	END	255TH ST	L - Local	D	A - AC	2	256	26	8,598	43	25	75	0	AC Overlay	\$18,400
2023-24	1300	1069	ALLIENE AVE - 1300	255TH ST	END	L - Local	D	A - AC	2	488	32	15,916	47	37	63	0	AC Overlay	\$34,060
2023-24	1350	1058	AUBREY LN - 1350	254TH ST	END	L - Local	D	A - AC	2	154	32	6,392	86	63	37	0	Type II Slurry	\$2,557
2023-24	1380	1110	BANI AVE - 1380	256TH ST	END	L - Local	D	A - AC	2	169	30	6,534	82	100	0	0	Type II Slurry	\$2,614
2023-24	1380	1121	BANI AVE - 1380	253RD ST	END	L - Local	D	A - AC	2	123	26	4,860	51	45	55	0	AC Overlay	\$10,400
2023-24	1380	1298	BANI AVE - 1380	END	254TH ST	L - Local	D	A - AC	2	148	30	5,468	39	34	66	0	AC Overlay	\$11,702
2023-24	1390	1119	BECKNEL AVE - 1390	253RD ST	END	L - Local	D	A - AC	2	114	22	4,326	34	28	62	10	AC Overlay	\$9,258
2023-24	1460	1219	CHAPMAN ST - 1460	SADDLE VIEW RD	PENNSYLVANIA AVE	L - Local	D	A - AC	2	523	30	16,282	73	52	48	0	Type II Slurry	\$6,513
2023-24	1490	1141	CYPRESS CIRCLE DR - 1490	END	CYPRESS ST	L - Local	D	A - AC	2	282	32	11,055	82	100	0	0	AC Overlay	\$23,658
2023-24	1500	1228	CYPRESS ST - 1500	254TH ST	255TH ST	L - Local	D	A - AC	2	527	30	13,659	68	41	59	0	AC Overlay	\$29,230
2023-24	1500	1229	CYPRESS ST - 1500	255TH ST	STRATFORD DR	L - Local	D	A - AC	2	533	30	14,489	69	45	55	0	AC Overlay	\$31,006
2023-24	1500	1231	CYPRESS ST - 1500	PACIFIC COAST HWY	STRATFORD DR	L - Local	D	A - AC	2	525	30	14,300	56	31	61	8	AC Overlay	\$30,602
2023-24	1500	1232	CYPRESS ST - 1500	250TH ST	ROBIN LN	L - Local	D	A - AC	2	636	28	17,818	63	36	63	1	AC Overlay	\$38,131
2023-24	1500	1340	CYPRESS ST - 1500	ROBIN LN	254TH ST	L - Local	D	A - AC	2	951	30	25,134	72	47	51	2	Type II Slurry	\$10,054
2023-24	1510	1056	DANMAR CT - 1510	END	PENNSYLVANIA DR	L - Local	D	A - AC	2	127	32	6,194	49	32	66	2	AC Overlay	\$13,255
2023-24	1570	1146	ESTER VIEW DR - 1570	SADDLE VIEW RD	PENNSYLVANIA AVE	L - Local	D	A - AC	2	552	31	18,132	63	49	51	0	AC Overlay	\$38,802
2023-24	1580	1054	EVANS CT - 1580	END	CYPRESS ST	L - Local	D	A - AC	2	324	15	3,918	5	40	19	40	AC Recon	\$22,842
2023-24	1610	1104	FEIJOA AVE - 1610	255TH ST	254TH ST	L - Local	D	A - AC	2	535	26	14,576	54	36	61	3	AC Overlay	\$31,193
2023-24	1610	1304	FEIJOA AVE - 1610	250TH ST	254TH ST	L - Local	D	A - AC	2	1,521	26	40,160	27	19	70	11	AC Overlay	\$85,942
2023-24	1620	1144	FORRESTER DR - 1620	END	PENNSYLVANIA AVE	L - Local	D	A - AC	2	147	32	6,491	51	40	60	0	AC Overlay	\$13,891
2023-24	1620	1359	FORRESTER DR - 1620	CYPRESS ST	END	L - Local	D	A - AC	2	405	15	4,486	9	53	0	47	AC Recon	\$26,153
2023-24	1690	1342	HILLWORTH AVE - 1690	N CITY LIMIT	S CITY LIMIT	L - Local	D	A - AC	2	639	27	16,363	81	60	27	13	Type II Slurry	\$6,545
2023-24	1700	1117	KELLEY AVE - 1700	END (N)	255TH ST	L - Local	D	A - AC	2	184	32	7,960	83	100	0	0	Type II Slurry	\$3,184
2023-24	1700	1118	KELLEY AVE - 1700	255TH ST (S)	END	L - Local	D	A - AC	2	260	26	9,951	54	51	49	0	AC Overlay	\$21,295
2023-24	1760	1326	LUCILLE AVE - 1760	255TH ST	PACIFIC COAST HWY	L - Local	D	A - AC	2	1,005	27	26,243	61	37	63	0	AC Overlay	\$56,160
2023-24	1780	1247	MCKENNA CT - 1780	PENNSYLVANIA AVE	END	L - Local	D	A - AC	2	299	32	11,671	88	100	0	0	Type II Slurry	\$4,668
2023-24	1850	1138	NEKO DR - 1850	END	251ST ST	L - Local	D	A - AC	2	126	33	5,765	74	100	0	0	Type II Slurry	\$2,306
2023-24	1860	1050	NOELLE CT - 1860	END	254TH ST	L - Local	D	A - AC	2	147	32	6,018	83	100	0	0	Type II Slurry	\$2,407
2023-24	1970	1130	PENNSYLVANIA AVE - 1970	PACIFIC COAST HWY	ESTHER VIEW DR	L - Local	D	A - AC	2	464	34	15,173	60	37	59	4	AC Overlay	\$32,470
2023-24	1970	1131	PENNSYLVANIA AVE - 1970	ESTHER VIEW DR	STEED CT	L - Local	D	A - AC	2	610	34	22,136	67	33	63	4	Type II Slurry	\$8,854
2023-24	1970	1353	PENNSYLVANIA AVE - 1970	250TH ST	253RD ST (N)	L - Local	D	A - AC	1	1,054	31	32,445	71	30	70	0	AC Overlay	\$69,432
2023-24	1970	1354	PENNSYLVANIA AVE - 1970	253RD ST (N)	255TH ST	L - Local	D	A - AC	2	1,059	31	32,317	69	40	60	0	Type II Slurry	\$12,927

**City of Lomita, CA**  
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FY	Street ID	Section ID	Name	From	To	Functional Class	Zone	Type	Lanes	Length	Width	True Area	PCI	PCI Climate %	PCI Load %	PCI Other %	Maint. Type	Total \$
2023-24	1970	1355	PENNSYLVANIA AVE - 1970	255TH ST	PACIFIC COAST HWY	L - Local	D	A - AC	2	1,049	31	31,390	72	49	44	7	Type II Slurry	\$12,556
2023-24	1980	1145	PENNSYLVANIA DR - 1980	STEED CT	END	L - Local	D	A - AC	2	356	36	13,049	50	34	65	1	AC Overlay	\$27,925
2023-24	1990	1139	REED DR - 1990	END	PACIFIC COAST HWY	L - Local	D	A - AC	2	451	20	9,486	44	24	64	13	AC Overlay	\$20,300
2023-24	2020	1057	ROBIN LN - 2020	END	CYPRESS ST	L - Local	D	A - AC	2	283	32	11,211	59	37	55	8	AC Overlay	\$23,992
2023-24	2040	1064	SADDLE VIEW DR - 2040	ESTHER VIEW DR	END	L - Local	D	A - AC	2	661	30	22,163	63	34	66	0	AC Overlay	\$47,429
2023-24	2060	1055	STEED CT - 2060	END	PENNSYLVANIA AVE	L - Local	D	A - AC	2	337	30	11,897	54	46	54	0	AC Overlay	\$25,460
2023-24	2070	1140	STRATFORD DR - 2070	END	CYPRESS ST	L - Local	D	A - AC	2	302	30	10,579	61	38	62	0	AC Overlay	\$22,639
2023-24	2100	1059	VERONICA LN - 2100	255TH ST	END	L - Local	D	A - AC	2	147	32	8,331	81	75	0	25	Type II Slurry	\$3,332
2023-24	2220	1051	WITTICK CT - 2220	END	PENNSYLVANIA AVE	L - Local	D	A - AC	2	346	31	12,007	62	38	62	0	AC Overlay	\$25,695
																		<b>\$1,160,667</b>
2024-25	1130	1001	253RD PL - 1130	END	E CITY LIMIT	L - Local	E	A - AC	2	210	15	2,974	64	30	35	35	AC Overlay	\$6,573
2024-25	1130	1044	253RD PL - 1130	NARBONNE AVE	WOODWARD AVE	L - Local	E	A - AC	2	359	26	9,540	90	100	0	0	Type II Slurry	\$21,083
2024-25	1130	1045	253RD PL - 1130	WOODWARD AVE	OAK ST	L - Local	E	A - AC	2	356	26	10,779	48	34	66	0	AC Overlay	\$23,822
2024-25	1131	1169	253RD ST - 1131	WALNUT ST	EBONY LN	L - Local	E	O - AC/AC	2	60	13	3,049	20	24	64	13	AC Recon	\$6,738
2024-25	1131	1170	253RD ST - 1131	MONTEREY CIR	E CITY LIMIT	L - Local	E	A - AC	2	232	36	10,191	65	35	57	8	AC Overlay	\$22,522
2024-25	1131	1171	253RD ST - 1131	EBONY LN	MONTEREY CIR	L - Local	E	A - AC	2	663	33	18,648	51	39	61	0	AC Overlay	\$41,212
2024-25	1131	1375	253RD ST - 1131	WALNUT ST	ESHELMAN AVE	L - Local	E	O - AC/AC	2	759	20	16,050	92	100	0	0	Type II Slurry	\$35,471
2024-25	1140	1261	254TH ST - 1140	ESHELMAN AVE	WALNUT ST	L - Local	E	A - AC	2	710	28	19,819	60	51	48	1	AC Overlay	\$43,800
2024-25	1140	1262	254TH ST - 1140	WALNUT ST	E CITY LIMIT	L - Local	E	O - AC/AC	2	986	30	26,620	91	88	0	12	Type II Slurry	\$58,830
2024-25	1150	1195	255TH ST - 1150	WOODWARD AVE	OAK ST	L - Local	E	O - AC/AC	2	387	27	10,529	90	36	64	0	Type II Slurry	\$23,269
2024-25	1150	1244	255TH ST - 1150	WALNUT ST	E CITY LIMIT	L - Local	E	A - AC	2	984	32	29,545	27	21	68	11	AC Overlay	\$65,294
2024-25	1160	1220	256TH ST - 1160	WALNUT ST	E CITY LIMIT	L - Local	E	A - AC	2	988	32	29,798	30	26	67	7	AC Overlay	\$65,854
2024-25	1160	1222	256TH ST - 1160	NARBONNE AVE	OAK ST	L - Local	E	A - AC	2	771	26	20,008	73	57	43	0	Type II Slurry	\$44,218
2024-25	1170	1233	257TH ST - 1170	WALNUT ST	E CITY LIMIT	L - Local	E	A - AC	2	988	28	26,337	63	43	57	0	AC Overlay	\$58,205
2024-25	1170	1234	257TH ST - 1170	ESHELMAN AVE	WALNUT ST	L - Local	E	A - AC	2	709	22	15,916	56	42	50	8	AC Overlay	\$35,174
2024-25	1320	1077	ANDREO AVE - 1320	253RD PL	END	L - Local	E	O - AC/AC	2	357	26	10,871	81	100	0	0	AC Overlay	\$24,025
2024-25	1320	1329	ANDREO AVE - 1320	250TH ST	252ND ST	L - Local	E	O - AC/AC	2	899	26	23,343	85	100	0	0	Type II Slurry	\$140,291
2024-25	1320	1337	ANDREO AVE - 1320	252ND ST	253RD ST	L - Local	E	O - AC/AC	2	531	26	14,019	86	95	0	5	Type II Slurry	\$5,888
2024-25	1410	1027	BLAND PL - 1410	PACIFIC COAST HWY	WALNUT ST	L - Local	E	A - AC	2	400	36	16,312	57	69	29	2	AC Overlay	\$6,851
2024-25	1530	1108	DORIA AVE - 1530	NORTH END	252ND ST	L - Local	E	A - AC	2	342	25	9,891	53	38	62	0	AC Overlay	\$4,154
2024-25	1530	1109	DORIA AVE - 1530	252ND ST	SOUTH END	L - Local	E	A - AC	2	475	26	14,025	36	31	69	0	AC Overlay	\$5,891
2024-25	1560	1376	ESHELMAN AVE - 1560	ESHELMAN AVE	END	L - Local	E	A - AC	2	351	33	10,651	44	22	78	0	AC Overlay	\$4,473
2024-25	1810	1327	MONTEREY CIR - 1810	253RD ST	END	L - Local	E	A - AC	2	153	31	6,126	79	31	69	0	AC Overlay	\$2,573
2024-25	1880	1283	OAK ST - 1880	255TH ST	256TH ST	L - Local	E	A - AC	2	420	27	10,676	79	100	0	0	Type II Slurry	\$4,484
2024-25	1880	1284	OAK ST - 1880	256TH ST	PACIFIC COAST HWY	L - Local	E	A - AC	2	609	27	15,785	75	100	0	0	Type II Slurry	\$6,630
2024-25	1880	1308	OAK ST - 1880	250TH ST	253RD PL	L - Local	E	A - AC	2	1,427	27	36,990	75	77	23	0	Type II Slurry	\$15,536
2024-25	1880	1330	OAK ST - 1880	253RD PL	255TH ST	L - Local	E	A - AC	2	684	27	17,857	77	79	21	0	Type II Slurry	\$7,500
2024-25	2230	1102	WOODWARD AVE - 2230	255TH ST	END (S)	L - Local	E	A - AC	2	633	26	17,479	64	39	61	0	AC Overlay	\$7,341
2024-25	2230	1305	WOODWARD AVE - 2230	250TH ST	253RD ST	L - Local	E	A - AC	2	1,399	24	36,410	84	18	59	23	Type II Slurry	\$15,292
																		<b>\$802,994</b>
2025-26	1230	1160	263RD ST - 1230	APPIAN WAY	FAIRVIEW AVE	L - Local	A	A - AC	2	214	36	7,465	87	28	0	72	Type II Slurry	\$3,210
2025-26	1230	1162	263RD ST - 1230	MONTE VISTA AVE	REGENT AVE	L - Local	A	A - AC	2	301	36	10,449	87	89	11	0	Type II Slurry	\$4,493
2025-26	1230	1164	263RD ST - 1230	OCEAN VIEW AVE	WESTERN AVE	L - Local	A	A - AC	2	528	36	18,608	74	70	30	0	Type II Slurry	\$8,001
2025-26	1230	1165	263RD ST - 1230	WESTERN AVE	E CITY LIMIT	L - Local	A	A - AC	2	372	40	11,639	56	35	64	2	AC Overlay	\$26,421
2025-26	1240	1235	264TH ST - 1240	OID AVE	FAIRVIEW AVE	L - Local	A	A - AC	2	337	20	6,694	78	29	68	3	Type II Slurry	\$2,878
2025-26	1310	1106	ALTA VISTA AVE - 1310	262ND ST	END	L - Local	A	A - AC	2	1,152	30	32,834	51	35	61	4	AC Overlay	\$74,533
2025-26	1560	1090	ESHELMAN AVE - 1560	263RD ST	END	L - Local	A	A - AC	2	671	26	13,664	87	38	0	62	Type II Slurry	\$5,876
2025-26	1590	1128	FAIRVIEW AVE - 1590	263RD ST	GLENTREE DR	L - Local	A	A - AC	2	534	24	13,060	92	83	0	17	Type II Slurry	\$5,616
2025-26	1640	1313	GLENTREE DR - 1640	END	FAIRVIEW AVE	L - Local	A	A - AC	2	801	24	22,615	58	40	54	6	AC Overlay	\$51,336
2025-26	1670	1107	HILLCREST AVE - 1670	END	WESTERN AVE	L - Local	A	A - AC	2	604	36	21,714	88	61	39	0	Type II Slurry	\$9,337
2025-26	1800	1126	MONTE VISTA AVE - 1800	263RD ST	END	L - Local	A	A - AC	2	667	26	13,434	93	87	0	13	Type II Slurry	\$5,777
2025-26	2010	1096	REGENT AVE - 2010	263RD ST	END	L - Local	A	A - AC	2	665	26	17,881	92	72	0	28	Type II Slurry	\$7,689
2025-26	2110	1016	VIA DESMONDE - 2110	VIA MADONNA	VIA MARQUETTE	L - Local	A	A - AC	2	1,044	31	33,389	72	54	46	0	AC Overlay	\$75,793
2025-26	2110	1017	VIA DESMONDE - 2110	VIA MARQUETTE	ROLLING VISTA DR	L - Local	A	A - AC	2	663	31	22,477	52	34	66	0	AC Overlay	\$51,023
2025-26	2120	1018	VIA ENCANTO - 2120	END	VIA DESMONDE	L - Local	A	A - AC	2	289	27	8,920	69	69	31	0	AC Overlay	\$20,248
2025-26	2130	1020	VIA MADONNA - 2130	END	ROLLING VISTA DR	L - Local	A	A - AC	2	406	27	12,263	63	53	47	0	AC Overlay	\$27,837
2025-26	2130	1021	VIA MADONNA - 2130	ROLLING VISTA DR	VIA MARQUETTE	L - Local	A	A - AC	2	1,280	32	41,144	62	49	43	8	AC Overlay	\$93,397
2025-26	2140	1009	VIA MARQUETTE - 2140	VIA DESMONDE	VIA VERA	L - Local	A	A - AC	2	378	32	12,786	55	45	55	0	AC Overlay	\$29,024
2025-26	2140	1011	VIA MARQUETTE - 2140	VIA TAMPA	VIA VERA	L - Local	A	A - AC	2	285	32	9,101	71	67	33	0	AC Overlay	\$20,659
2025-26	2140	1012	VIA MARQUETTE - 2140	VIA SOLANO	VIA TAMPA	L - Local	A	A - AC	2	264	32	8,300	70	42	58	0	AC Overlay	\$18,841
2025-26	2140	1363	VIA MARQUETTE - 2140	VIA SOLANO	VIA MADONNA	L - Local	A	A - AC	2	317	32	10,107	75	55	45	0	AC Overlay	\$22,943
2025-26	2150	1019	VIA NOVA - 2150	END	ROLLING VISTA DR	L - Local	A	A - AC	2	334	27	10,417	59	51	49	0	AC Overlay	\$23,647
2025-26	2160	1005	VIA SOLANO - 2160	END	VIA MARQUETTE	L - Local	A	A - AC	2	330	26	10,883	64	60	40	0	AC Overlay	\$24,704

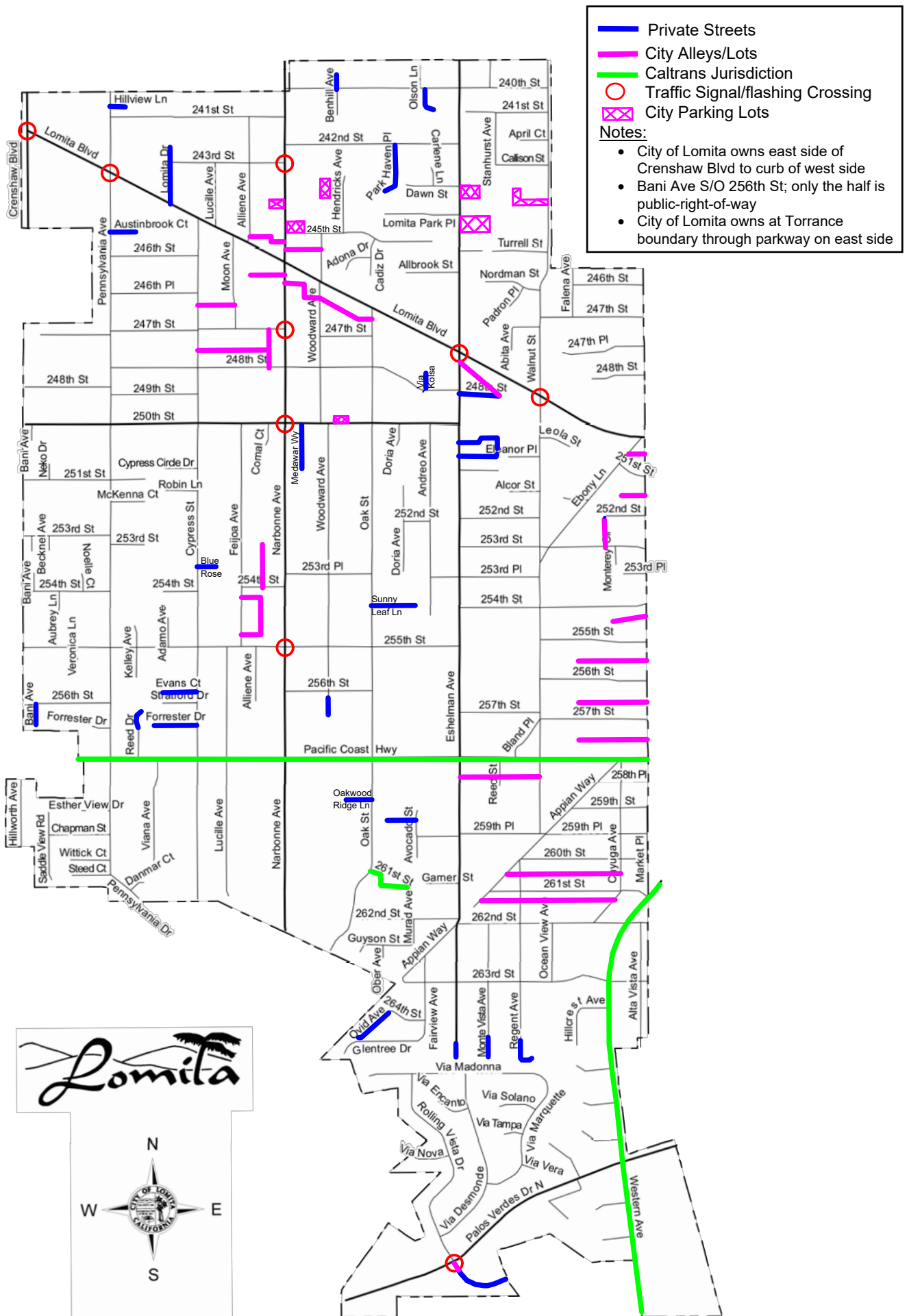
*City of Lomita, CA*  
**Forecasted Maintenance / Rehabilitation Report - FY 2021-2026**

Sorted by Rank, FY, Name (A-Z)

FY	Street ID	Section ID	Name	From	To	Functional Class	Zone	Type	Lanes	Length	Width	True Area	PCI	PCI Climate %	PCI Load %	PCI Other %	Maint. Type	Total \$
2025-26	2170	1013	VIA TAMPA - 2170	END	VIA MARQUETTE	L - Local	A	A - AC	2	151	26	6,288	64	73	27	0	AC Overlay	\$14,274
2025-26	2180	1010	VIA VERA - 2180	VIA MARQUETTE	END	L - Local	A	A - AC	2	104	43	5,354	70	65	35	0	AC Overlay	\$12,154
																		<b>\$639,710</b>



**APPENDIX B**  
**CITY MAP OF ALLEYS**

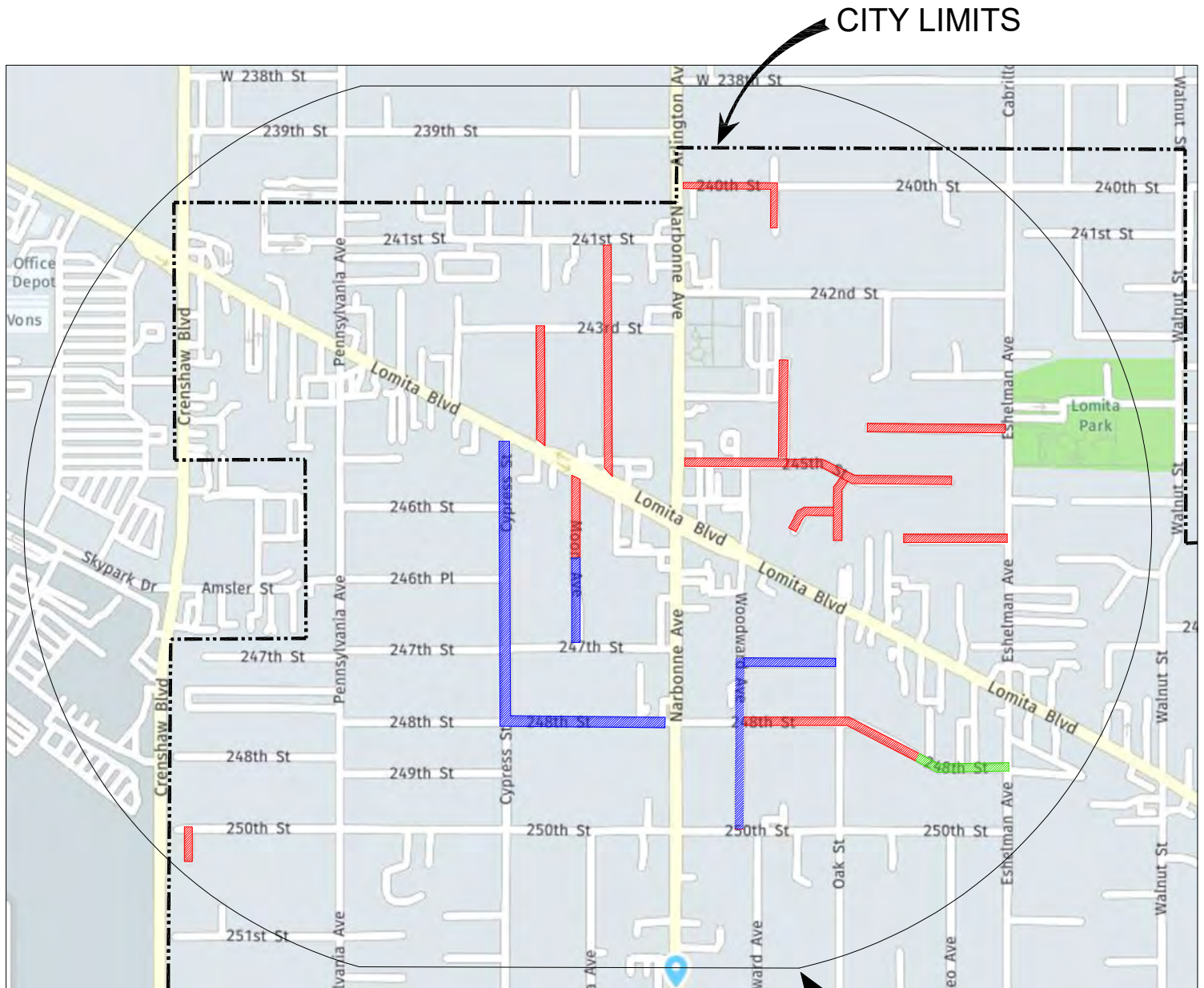


## **APPENDIX C**

### **MAPS OF STREET IMPROVEMENT PROJECTS COMPLETED UP TO SEPTEMBER 2023**






# PROJECT MAP

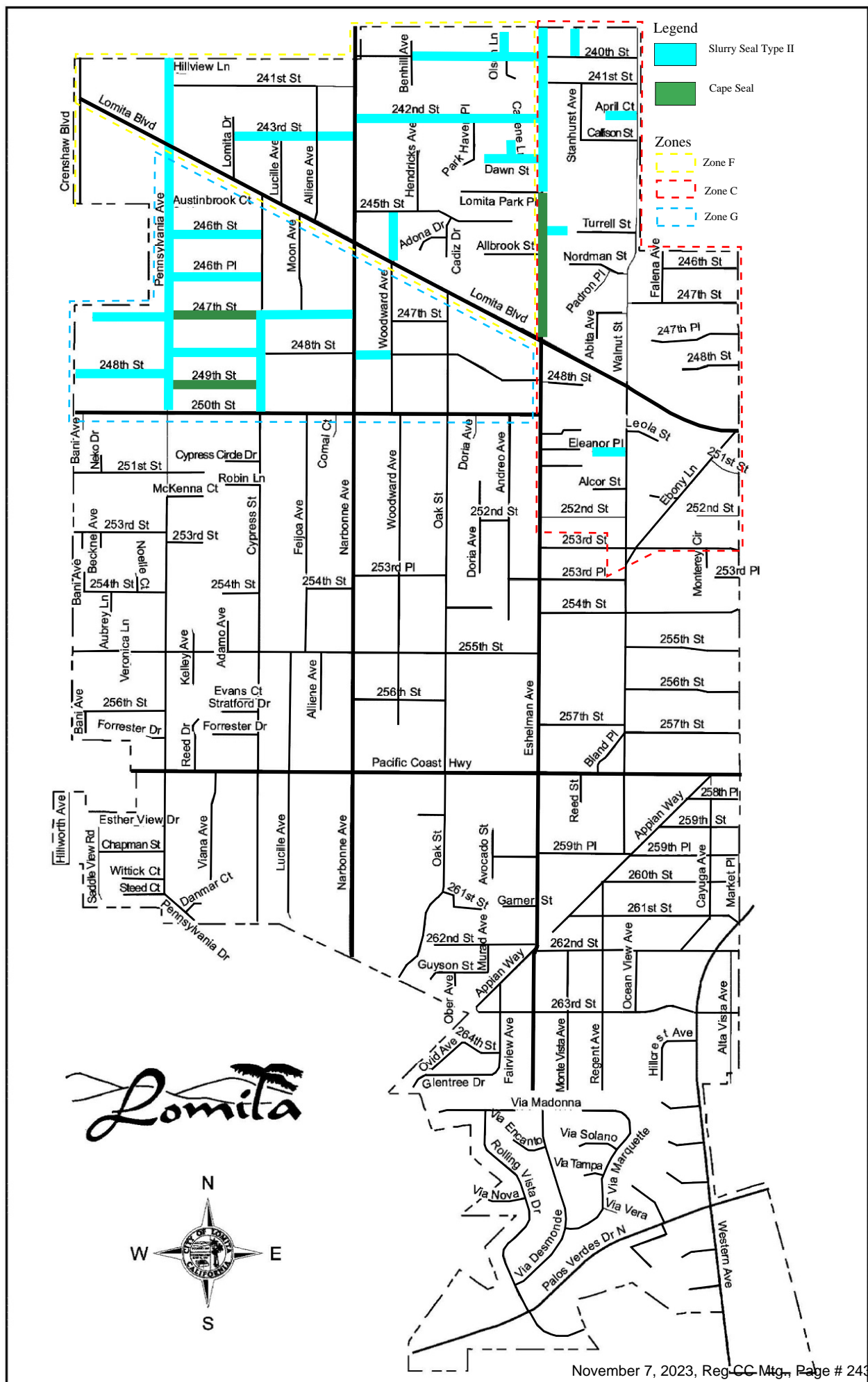


CITY LIMITS

## PAVEMENT LEGEND

-  AC OVERLAY
-  FULL PAVEMENT SECTION RECONSTRUCTION
-  FULL DEPTH AC

PROJECT SITE



**APPENDIX D**  
**PROFESSIONAL SERVICES AGREEMENT**

(SAMPLE)





**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND NAME**

This AGREEMENT for Description is entered into this \_\_\_ day of \_\_\_, 20\_\_\_, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and NAME ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Description.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in Exhibit A of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as Exhibit A;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount of \$xxx,xxx.xx, the CONTRACTOR's estimated costs of its services, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional xx% of these estimated costs, or up to \$xx,xxx.xx, for unexpected contingencies, or a total, not-to-exceed amount of \$xxx,xxx.xx. If CONTRACTOR incurs expenses exceeding its estimated costs of \$xxx,xxx.xx, the CONTRACTOR must request such expenses in writing, and the CITY's City Manager or his designee must approve of such requests, for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

**2. SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

**3. PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

**4. TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

**5. FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

**6. KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement is **Name(s)**. CONTRACTOR shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

**7. TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on **DATE**, unless earlier termination occurs under Section 13 of this Agreement or extended in writing in advance by both parties.

8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
- A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available



to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between the CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money

that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State

of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 19, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.
16. **ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.
17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.
18. **AUDIT OF RECORDS.**
- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.
19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.



## **20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of

California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.

F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 13 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.



24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>  <u>ATTN: City Manager</u>	<u>Company</u> <u>Address</u>  <u>ATTN: Signer</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

37. **DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]



**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Signatory, Title

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
XX-XXXXXX

Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

**CITY COUNCIL**

BARRY WAITE  
BILL UPHOFF  
JAMES GAZELEY  
CINDY SEGAWA  
MARK WARONEK



**ADMINISTRATION**

RYAN SMOOT  
CITY MANAGER

**CITY OF LOMITA**

**DEPARTMENT OF PUBLIC WORKS**

**2024-29 Pavement Management System Update**

**ADDENDUM No. 1**

**DATE:** October 24, 2023

**TO:** ALL PROSPECTIVE PARTICIPANTS

**SUBJECT:** CLARIFICATIONS TO THE REQUEST FOR PROPOSAL

Please note the following changes and/or additions to the Request for Proposal (RFP) for the project indicated above. The bidder shall execute the certification at the end of this addendum and shall attach the executed addendum to the documents submitted with the bid.

**QUESTION**

The following is the response to the question received from prospective bidders:

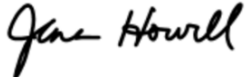
Question 1: The RFP states two (2) hard copies of the proposal and fee proposal shall be mailed to the listed address on or before 1:00PM Tuesday, October 31, 2023. Is the City allowing hand-delivered proposals to be accepted?

Response: Yes, hand-delivered proposals will be accepted if delivered to the City of Lomita City Clerk's Office by 1:00 PM on Tuesday, October 31, 2023. The City Clerk's Office is located at 24300 Narbonne Avenue, Lomita, CA, 90717.

Please note that, in addition to the hard copies and regardless of whether the hard copies are mailed or hand delivered, one (1) electronic PDF copy of the proposal shall be emailed to the Public Works Department, at: [PublicWorks@LomitaCity.com](mailto:PublicWorks@LomitaCity.com) with "Proposal for 2024-2029 Pavement Management System Update" in the email title. In addition, the Fee Proposals shall be emailed separately to the Public Works Department, at: [PublicWorks@LomitaCity.com](mailto:PublicWorks@LomitaCity.com) with "Fee Proposal for 2024-2029 Pavement Management System" in the email title. These emails must be sent on or before 1:00 PM on Tuesday, October 31, 2023.

Please sign the attached acknowledgement of receipt of addendum form. The signed form MUST be included in your proposal.

Sincerely,

A handwritten signature in black ink that reads "Jenn Howell". The signature is written in a cursive, flowing style.

Jenn Howell, P.E.  
Associate Engineer



## ACKNOWLEDGEMENT OF ADDENDUM

### 2024-29 Pavement Management System Update

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of **Addendum No. 1** dated October 24, 2023.

ATTEST:

---

Principal:

---

Address:

---

By:

---

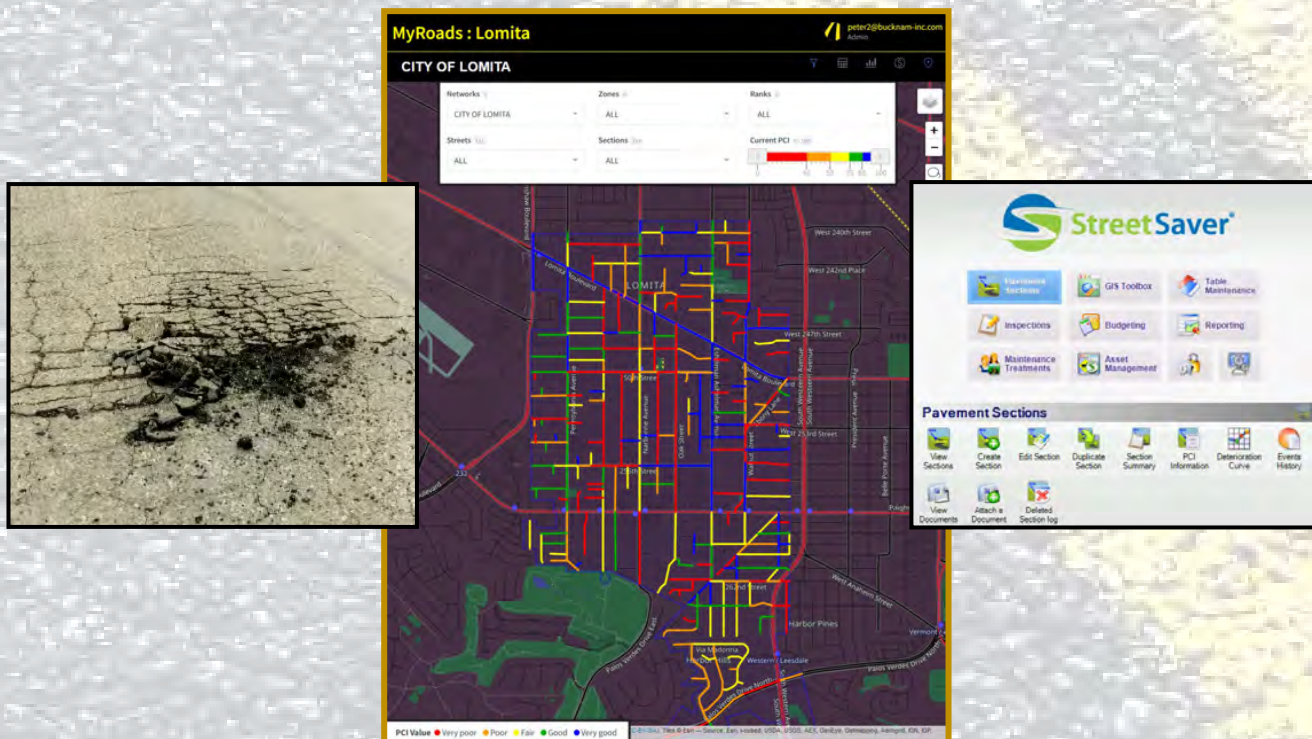
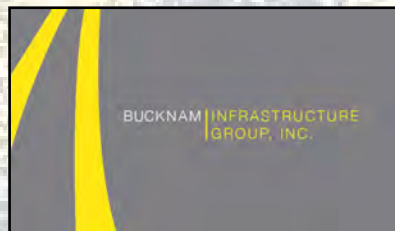
Title:

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# PROPOSAL FOR 2024-29 PAVEMENT MANAGEMENT SYSTEM UPDATE

City of Lomita, CA  
October 31, 2023

Submitted by:  
Bucknam Infrastructure Group, Inc.



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October 31, 2023

Public Works Department  
City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

**Subject: Proposal for 2024-29 Pavement Management System Update**

To Whom It May Concern,

It is our pleasure to submit our proposal to assist the City of Lomita in the continued, proactive management of your Pavement Management Program (PMP). With the City seeking to move toward stronger infrastructure management methodologies through comprehensive pavement inspections, neighborhood maintenance scheduling, Capital Improvement reporting (CIP), and GIS implementation, *Bucknam Infrastructure Group, Inc.* has identified a proactive and cost efficient method to assist the City in updating your PMP. Our team will focus our long-term PMP knowledge, extensive Lomita-Los Angeles County experience and GIS/GPS technologies to optimize the City's maintenance dollars by implementing a manageable and reliable PMP methodology.

Bucknam has continuously supported the Lomita PMP since 2011; our project staff can be relied upon to provide outstanding service to the City. This will be accomplished by assisting the City in updating a common-sense neighborhood M&R schedule, formulating a proactive Arterial CIP budget and providing realistic maintenance recommendations. Our firm is unique in that we provide:

- ❖ Relevant and accurate PMP services based on our ongoing work with numerous Los Angeles, Orange County and San Diego local agencies such as:
  - **31 Los Angeles County local agencies; 35% of LA County cities (e.g., Lomita, Signal Hill, Gardena, Lawndale, RPV, Alhambra, Monterey Park, South Pasadena, Sierra Madre, Monrovia, Lynwood, South Gate, Long Beach, etc.)**
  - 21 Orange County Local agencies;
  - 17 San Diego/Inland Empire local agencies; and
  - Army Corps of Engineers ASTM D6433-20 compliant surveying, reporting and pavement analysis on an annual basis;
- ❖ Our project manager has worked within the SoCal Pavement Management industry for over twenty-five (25) years and has worked extensively with StreetSaver and MicroPAVER PMP software's through turn-key data conversion projects to long-term, proactive pavement CIP scheduling that relies on accurate and cost-efficient bid documentation;



- ❖ Project/engineering experience that brings the understanding that PMP software results are not set in stone; we proactively use the available data to enhance budget forecasting and CIP/O&M project planning;
- ❖ Use of Bucknam cloud-based learning Artificial Intelligence (AI) to calculate, compare and qualify all AC/PCC pavement segment true areas within the City of Lomita;
- ❖ Cost effective management methodologies, from the project kickoff through final reporting, gained through our Project Manager's experience and use of Bucknam's MyRoads® dynamic PMP-GIS link;

As Project Manager, my goal is not just to meet the requirements of this project but establish a living document (Arterial & Local pavement CIP submittal) that will be used throughout the term of the CIP as well as implement achievable long-term infrastructure management goals in coordination with City schedules.

**Offeror: Bucknam Infrastructure Group, 3548 Seagate Way, Suite 230, Oceanside, CA 92056; Company FID # 45-2723662**

**Mr. Peter Bucknam (Project Manager) will be providing day-to-day operational and management services; he is authorized to sign the agreement for this contract. He can be contacted at 760-216-6529 (work) 714-501-1024 (cell) or email at [peter@bucknam-inc.com](mailto:peter@bucknam-inc.com). Mr. Steve Bucknam, P.E. (Principal) will be responsible for project oversight ([steve@bucknam.net](mailto:steve@bucknam.net)).**

Through Bucknam's 2017 and 2020 PMP efforts, the City utilized the StreetSaver software to perform those projects; this recent RFP states MicroPAVER was used. We have included within our scope of work / proposed fee the option of converting to MicroPAVER, if necessary.

By selecting *Bucknam Infrastructure Group, Inc.*, the City of Lomita will continue to receive a strong, knowledgeable, innovative, and communicative team with the experience to implement a cost-effective pavement management program. Our handpicked pavement management professionals are committed to delivering quality services to the City. We have already scheduled time for your project and eagerly await our kick-off meeting with City staff and you. Our proposal shall remain valid for at least 90 days from the due date. Addendum No. 1 has been acknowledged.

Respectfully submitted,

***Bucknam Infrastructure Group, Inc.***



Peter J. Bucknam  
President/Project Manager

# Project Team



## **Project Team – Key Staff**

The *Bucknam* pavement management team’s local agency expertise is demonstrated through:

- ❖ Our experience of managing pavement projects over the past twenty-five (25) years;
- ❖ Assisting cities comply with METRO PMP Proposition C - Measures;
- ❖ Implementing / updating StreetSaver throughout Southern California;
- ❖ Extensive Los Angeles, Riverside, Orange, San Diego and Inland Empire PMP project management experience;
- ❖ Our understanding of public works projects from the “city/agency” side through City Engineer and Public Works Director experience;
- ❖ Implementing a realistic, proactive and sustainable PMP methodology that matches your agencies needs and goals.

Bucknam will bring our extensive experience to the City of Lomita by building upon our knowledge and understanding of your PMP goals. Mr. Bucknam’s pavement team includes eleven (11) dedicated, qualified managers and field technicians that have served under his management for over twenty-five years on PMP projects. His team of inspectors will update your PMP through sound Army Corps of Engineers – StreetSaver inspection methodologies. Mr. Bucknam’s experience covers the management and implementation of infrastructure management programs that exceeds 63,850 miles of pavement for more than 75 cities and 750+ PMP projects.

No key person designated to this project will be removed or replaced w/o prior written consent from the City Engineer

## ***Bucknam – Key Project Team / Experience***

**PETER BUCKNAM, Project Manager**, will be responsible for the day-to-day management, daily performance of the project, conditional review and provide budgetary modeling / analysis. He has managed 750+ pavement management projects over the past 25 years in the Southern California region and will be the Project Manager for Lomita’s PMP project. Within this time he has served as project manager for seventy-five agencies in Southern California. Peter is committed to the project from the receipt of the notice-to-proceed through completion and furthermore he is a PMP software trainer on StreetSaver/MicroPAVER and performed numerous training sessions for local agencies. **He has performed over 50 training workshops covering software’s such as MicroPAVER, StreetSaver and CarteGraph. Our niche team of PMP experts allows our Project Manager and staff to survey the network in two (2) weeks and deliver the Final PMP Report prior to the City’s deadline.** He brings his expertise to cities through converting, implementing, updating, and enhancing pavement management programs; this covers 25+ years (15 with Bucknam Infrastructure Group, 5 with Bucknam & Associates and 5 with Berryman and Henigar). For example,





Mr. Bucknam is currently assessing and providing a 10-yr Pavement Management Plan for the OCTA which covers all 35 local agencies datasets, PCI evaluations, unit cost/annual revenue allocations and GIS; a Countywide evaluation that will project PMP needs for each agency and the County itself through 2032!

**Mr. Bucknam will bring new, fresh and proactive recommendations to this project and will identify realistic program management and fiscal goals to assist the City in its upcoming CIP.** Lomita will receive recommendations that are sound and achievable, rather than timid or unrealistic.

**STEVE BUCKNAM, P.E., Principal-in-Charge**, will be responsible for the overall performance of the project and will provide quality assurance review. **Mr. Steve Bucknam is a licensed Civil Engineer (LIC #20903) and will oversee all tasks for this project.** Mr. Bucknam is a former Deputy City Manager for Public Works and City Engineer of Norwalk, and City Engineer in Arcadia and Pacifica, California. He has over 45 years of professional experience and has managed street maintenance, reconstruction and improvement programs.

He has developed and administered Street maintenance and improvement programs in those cities as well as the City of Newport Beach where he served as Design Division head. He has extensive experience in capital program planning, pavement construction and budgeting for street improvement programs.

**AARON SUTTON, GIS Manager**, will oversee all GIS and PMP data migration prior and during the project. He drives all GIS creation, PMS mapping, editing and deliverables for the project and is our key staffer for the ArcGIS Online web-hosting services that we provide. Mr. Sutton has been involved with over 70 pavement management projects within San Bernardino, Riverside, LA, San Diego and Orange counties.

**AARON COHODAS, Field Technician**, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. Mr. Cohodas has been involved with over 75 pavement management projects and brings his wealth of PMP software, GIS and inspection experience to this project. **Aaron is a certified ASTM D6433-20 inspector.**

**NIKO BUSTAMANTE, Field Technician**, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. Mr. Bustamante has been involved with over 40 pavement management projects and brings his wealth of PMP software, GIS and inspection experience to this project. **Niko is a certified OCTA/ASTM D6433 inspector.**

**TIM FENNESSY, Field Technician**, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. He has been involved with over 65 pavement management projects and brings his wealth of PMP software, GIS and inspection experience to this project. **Tim is a certified OCTA/ASTM D6433 inspector.**

# Project Team

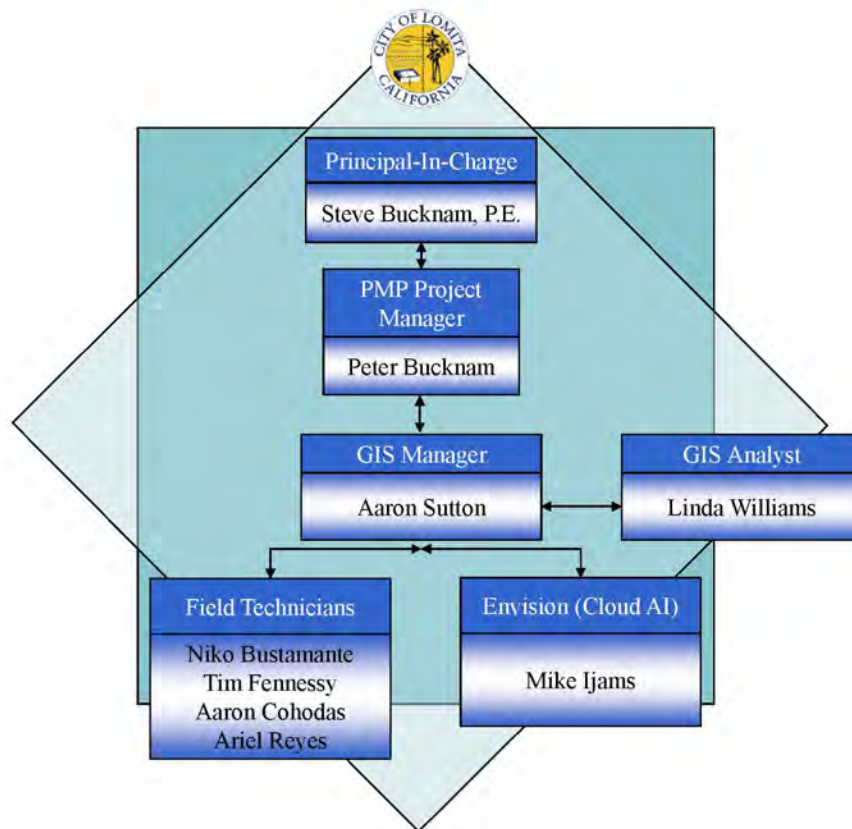


With three technicians on this project, that are trained in the Army Corps of Engineers survey methodology and available to begin work immediately, our survey schedule will be expedited.

**Our team will be able to survey the entire 33.2 miles of pavement within two (2) weeks' time due to our familiarity with the Lomita PMP network, experience, availability and man-power.**

*In case of heavy rain that can potentially delay scheduled street inspections, our team includes two (2) additional certified PMP inspectors that can be added to our Field Technician team above, if necessary.*

## Team Organization Chart



***Team Resumes on the following pages***

**Peter J. Bucknam / Project Manager**  
**Director of Infrastructure Management – GIS**



**EDUCATION**

B.A., Geography – Urban Planning, San Diego State University, 1997

**PROFESSIONAL DATA**

Member, American Public Works Association

Member, Maintenance Superintendents Association

Chair, Transportation Committee, Inland Empire Report Card (ASCE) – 2005/06 &

2008/09 Co-Chair, Member APWA Committee for Street and Technology 2003-2015

Certificate of Professional Development – ASTM D6433-18; MicroPAVER

Certificate of Completion – OCTA MicroPAVER / StreetSaver Distress Training (2011 thru 2023)

NASSCO – Certificate, National Pipeline Assessment Certification Program (PACP)

**QUALIFICATIONS / EXPERIENCE OVERVIEW**

Peter Bucknam is an expert in infrastructure project management, pavement management-training, planning, resource management, implementation and program management. He has over twenty years' experience in the area of infrastructure asset management and Geographic Information Systems. Mr. Bucknam has managed a wide range of Pavement Management infrastructure project tasks including the collection and input of PMP - ROW conditional survey data, preparation of Public Works capital improvement program projections and reports, infrastructure/software needs assessments, GIS/GPS data collection, data conversion and quality control.

Mr. Bucknam has performed infrastructure management services to over 70+ local agencies and is currently serving as project manager for numerous pavement management programs throughout Southern California. He has personally served as project manager for 750+ PMP projects throughout San Diego, Riverside, San Bernardino, Orange and Los Angeles counties. He has worked with over 15 San Diego/Inland Empire County cities, 34 Los Angeles cities and he is currently working with 21 of the 35 Orange County agencies regarding Measure M2 StreetSaver/MicroPAVER compliance.

His project level and management experience covers: pavement/sidewalk management, Traffic Control Device Inventories (TCDI), GIS implementation, Traffic Signal surveys, Right-of-Way (ROW) surveys, and ADA survey/compliance. In managing over 700+ infrastructure projects in the past twenty-five years, Mr. Bucknam has used a diverse amount of software to assist local agencies implement infrastructure management programs and GIS Enterprises. These programs include MicroPAVER, MTC StreetSaver, LambdaTech's GPSVision, CartéGraph, ESRI products, Crossroads, Lucity, Energov, Spillman, GBA Master Series, and MapInfo.

Prior to joining *Bucknam Infrastructure Group, Inc.*, Mr. Bucknam served as Director of Infrastructure Management-GIS with an Engineering consulting firm where he managed numerous public works infrastructure/ROW projects ranging from surveying, maintenance life-cycles, cost & benefit analysis, financing and construction cost estimating. This included researching, surveying, converting and implementing multiple phase pavement management projects which provided better management practices, data efficiencies and GIS functionality within local governments and maintenance facilities. In addition, he provided technical (software) support for the on-going citywide PMP projects as well as developing capital improvement plans/budgets for integrating Tablet-GIS data management functionality into future maintenance efforts.



## **SAMPLE OF PETER BUCKNAM’S PROJECT MANAGEMENT EXPERIENCE (1997-2023)**

- 2023 Pavement Management Program, City of Vista
- 2023 Sidewalk Management Program, City of Fullerton
- 2023 Sign Inventory Program, City of Big Bear Lake
- 2023 GIS Enterprise Support Services, City of South Pasadena
- 2023 Pavement Management Program, City of South Pasadena
- 2023 GIS Support Services – Storm Drain Pilot, City of Fullerton
- 2022-27 Pavement Management Program, City of Fullerton
- 2023 Pavement management Program, City of Fountain Valley
- 2023-24 GIS Enterprise Support Services, City of Alhambra
- 2022-23 GIS Enterprise Support Services, City of Big Bear Lake
- 2022-23 GIS Enterprise Support Services, City of Duarte
- 2021-22 GIS Enterprise Support Services, City of Lawndale
- 2023 Infrastructure Management Program, City of Vista
- 2023 Pavement Management Program, City of Alhambra
- 2023 Pavement Management Program, City of Santa Ana
- 2023 Pavement Management Program, City of Fountain Valley
- 2023 Pavement Management Program, City of South El Monte
- 2023 Pavement Management Program, City of Rosemead
- 2023 Sidewalk Management Program, City of Rosemead
- 2023 Pavement Management Program, City of West Covina
- 2023 Pavement Management Program, City of San Juan Capo
- 2023 Sidewalk-ROW Management Program, City of Lakewood
- 2023 Pavement Management Program, City of Sierra Madre
- 2023 Alley Pavement Management Program, City of Monterey Park
- 2023 Sidewalk Management Program Pilot, City of Ontario
- 2023 Pavement Management Program, City of La Verne
- 2023 Pavement Management Program, City of Tustin
- 2023 Sidewalk Management Program, City of Tustin
- 2023 Pavement Management Program, City of Cypress
- 2023 Pavement Management Program, City of Stanton
- 2023 Pavement Management Program, City of Brea
- 2023 Pavement Management Program, City of La Habra
- 2023 Pavement Management Program, City of Ontario
- 2023 Pavement Management Program, City of Commerce
- 2023 Pavement Management Program, City of Lynwood
- 2022 Pavement Management Program, City of National City
- 2022 Pavement Management Program, City of Covina
- 2022 Pavement Management Program, City of La Habra Heights
- 2022 Pavement Management Program, City of Monrovia
- 2022 Pavement Management Program, City of Laguna Hills
- 2022 Pavement Management Program, City of Big Bear Lake
- 2022 Pavement Management Program, City of Rialto
- 2022 Pavement Management Program, City of Vista
- 2022 Pavement Management Program, City of Rancho Santa Margarita
- 2022 Pavement Management Program, City of El Segundo

## **C. Stephen Bucknam, Jr., P.E., Principal-in-Charge**

### **EDUCATION**

B.S., Civil Engineering, Loyola University of Los Angeles, 1967

M.S., Environmental Engineering, Loyola University of Los Angeles, 1972



### **PROFESSIONAL DATA**

Registered Professional Engineer, States of California (No.20903) and Washington (No.17310)

California State Community College Teaching Credential

Fellow, American Society of Civil Engineers

Former, City Engineer, Deputy City Manager, City of Norwalk

Member, Board of Directors – Urban Water Institute

Life Member, American Public Works Association

Member, Water Environment Foundation

Member, University of California Irvine, Civil & Environmental Engineering Affiliates

Honorary Member, Chi Epsilon

### **EXPERIENCE OVERVIEW**

Over forty years' experience in the administration, management, planning, design and construction management of public works and development programs and projects including: water and wastewater projects, pavement management programs, transportation, drainage, including: program management, master planning, infrastructure planning and maintenance programming, environmental studies, street, highway, alley, storm drain, water and sewer system design, rate studies, emergency planning, facilities design, groundwater studies, wells, reservoirs, site studies, pump stations, lift stations, intergovernmental negotiations and agreements, hydrology, treatment facilities, building design, grants, regulatory permitting, system appraisals, R/W negotiations, acquisitions and documentation, project management, production control, operations studies, capital improvement programming and budgeting, hydroelectric projects, underground utilities, assessment districts, surveying, mapping, legal testimony to public boards, commissions and councils, and direction of technical advisory committees to joint powers agencies and water districts.

### **Transportation / Streets – Highways - Traffic**

Served as Contract City Engineer for the City of Arcadia responsible for long range advanced planning of the City's transportation engineering program. Directed the preparation of the City's Transportation Master Plan which identified, consistent with the City's General Plan the transportation related needs under these requirements so of AB 1600 nexus constraints.

Acted as Principal in charge over a Pacific Coast Highway (SR-1)/Newport Boulevard (SR-55) interchange, City of Newport Beach. Project involves a study of various alternatives, conventional and unconventional, for improvements to the existing interchange.

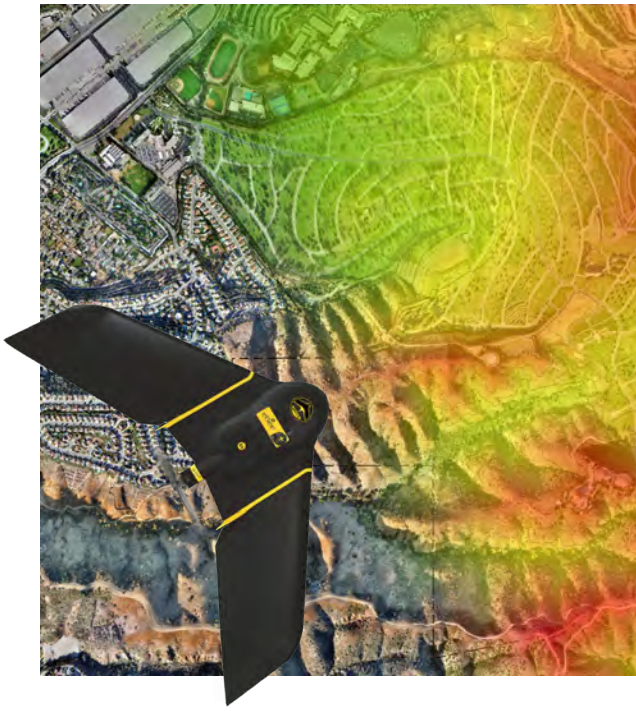
Restraints include limited right-of-way, environmental challenges (e.g., Newport channel bridge widening, "Arches" liquor store and restaurant property acquisition, and existing bridge aesthetics), and potential hazardous waste issues. Alternatives were evaluated and selected to include in the PSR. Included project coordination with various agencies and sub consultants, and oversight of concept geometries, cost estimating, and report preparation.

Conceptual study, Project Study Report, and Project Report for I-710/Firestone Boulevard interchange modification and Firestone Boulevard improvements for City of South Gate. Also involved a feasibility study which included preparation of a traffic study, conceptual plans for several types of interchanges, construction cost estimates, and preliminary Caltrans Project Study Report. Prepared ISTE National Highway System funding application for authorization and appropriation. Coordination with Caltrans District 7.

Mr. Bucknam has served as the working Principal / Civil Engineer for all pavement management related projects that Bucknam has performed. This includes projects listed below:

- 2022 Pavement Management Program, City of Monrovia
- 2022 Pavement Management Program, City of Covina
- 2022 Pavement Management Program, City of La Habra Heights
- 2022 Pavement Management Program, City of Laguna Hills
- 2022 GIS Enterprise Support Services, City of Alhambra
- 2022 GIS Enterprise Support Services, City of Big Bear Lake
- 2022 Pavement Management Program, City of Big Bear Lake
- 2022 Pavement Management Program, City of Rialto
- 2022 Pavement Management Program, City of Vista
- 2022 GIS Enterprise Support Services, City of Fountain Valley
- 2022 Pavement Management Program, City of Rancho Santa Margarita
- 2022 Pavement Management Program, City of El Segundo
- 2022 Sign Inventory Program, City of Norwalk
- 2022 Pavement Management Program, City of La Palma
- 2022 Pavement Management Program, City of Laguna Woods
- 2022 GIS Enterprise Support Services, City of Duarte
- 2022 Pavement Management Program, City of Culver City
- 2022 Pavement Management Program, City of Pomona
- 2022 Pavement Management Program, City of Westminster
- 2022 Sign Inventory Program, City of Tustin
- 2022 Pavement Management Program, City of Placentia
- 2022 Pavement Management Program, City of Buena Park
- 2022 Pavement Management Program, City of Huntington Beach
- 2022 Pavement Management Program, City of Rancho Palos Verdes
- 2022 Pavement Management Program, City of Laguna Beach
- 2022 Pavement Management Program, City of Signal Hill
- 2022 Pavement Management Program, City of Seal Beach
- 2022 Pavement Management Program, Inland Empire Utilities Agency
- 2022 Pavement Management Program, City of Costa Mesa
- 2021 Pavement Management Program, City of Lawndale
- 2021 Pavement Management Program, City of Monterey Park
- 2021 Pavement Management Program, City of Santa Ana
- 2021 Pavement Management Program, City of Lake Elsinore
- 2021 Pavement Management Program, City of Bellflower
- 2021 Pavement Management Program, City of Indian Wells
- 2021 Pavement Management Program, City of Solana Beach
- 2021 Pavement Management Program, City of Barstow
- 2021 Sign Inventory Program, City of Norwalk





## MIKE IJAMS

TITLE Geospatial Technology Manager | OFFICE Envision Geospatial

Mike brings a unique cross section of skills, expertise and innovation as the leader of Envision's GIS & Technology team, which provides specialized services that enhance and complement local civil engineering work. An avid aviator, Mike spearheaded Envisions's UAV drone program which captures aerial imagery and processes it into 3D point clouds and topographic surveys. In addition to drone services, Mike's main specialties are Geographic Information Systems and 3D visualization. He uses both to facilitate communication between designers, clients and the public, and to clarify design intent, resulting in streamlined project approval. Mike's relevant project work includes:

- **Rancho Guejito Aerial Tree Survey** - UAV aerial tree survey of 23,000 acres in San Diego County. Artificial Intelligence was used to assess, count and sort trees and classify special vegetation.
- **City of Lake Forest Street Pavement Assessment** - Aerial image capture and processing of arterial streets in Lake Forest. Artificial intelligence was used to analyze and identify street pavement conditions. This technology helped the City to prioritize and plan annual street maintenance.
- **Fairmont Miramar Hotel Revitalization, Engineering & Tree Survey** - Provided LiDAR scanning, UAV tree/inventory survey, topographic and site surveys, GIS documentation and EIR support. Also provided UAV 3D Point Cloud imagery of trees, gardens, pools, buildings and surrounding neighborhood.
- **Rancho Mission Viejo PA3 Cow Camp Road Aerial Survey** - Provided UAV aerial surveys to help visualize Planning Area 3, the newest ranch-oriented community.
- **Newland Sierra 3D Model & View Simulation** - Provided a 3D model and view simulation video of the proposed residential master planned community to help build community consensus.

Additionally, Mike has applied our technology services to numerous projects including: Villas at Fashion Island (monitor and document monthly progress of apartment construction in Newport Center in ultra-high definition 4K video); ARDA Veteran's Cemetery Site Feasibility (video simulation); St. Mary's College Campus Master Plan (topographic survey and aerial imagery), among others. He also established a web-based GIS and file system for the City of Yorba Linda following the Freeway Fire and mudslides.

Mike was instrumental in obtaining a 2019 technology patent. He patented the exclusive Three-Dimensional Modeling from Optical Capture. He also served as a Santiago Canyon College instructor, where he taught an Introduction to GIS as part of the College's Survey and Mapping Sciences curriculum.

### EDUCATION

- BA, Geography  
California State University Fullerton

### REGISTRATIONS/CERTIFICATIONS

- GIS Instructor, Santiago Canyon College
- GIS Advisor, USGBC LEED Regionalization, Pacific Chapter
- FAA Remote Pilot - sUAS
- FAA Section 333 UAV Exemption
- FAA Sport Pilot License (pending)

### AFFILIATIONS

- Association for Unmanned Vehicle Systems International (AUUSI)

### PATENTS

- US Patent No. US 10,297,074 B2  
Three-Dimensional Modeling from Optical Capture



# Approach / Scope of Work



## Project Understanding / Approach

As the City of Lomita infrastructure matures, the City's staff is striving to update the City's Pavement Management Program (PMP) through cost effective condition surveys, engineering cost evaluation, Arterial CIP and "neighborhood" budgetary reporting and work history updates within the PMP database. **Bucknam's experience through adherence to scope, schedule and cost have proven itself over the past twelve (12) years of PMP service to Lomita Public Works.**

The City requires a team that will continue to not only survey the defined sections using cost-conscious methodologies but will create a comprehensive program that includes the enhancement of your multi-year PMP CIP, neighborhood maintenance, essential data for PS&E bid document preparation, MyRoads® and the knowledge of the StreetSaver PMP software.

Through Bucknam's 2017 and 2020 PMP efforts, the City utilized the StreetSaver software to perform those projects; this recent RFP states MicroPAVER was used. We have included within our scope of work / proposed fee the option of converting to MicroPAVER, if necessary.

Bucknam will provide these services through our proactive and accurate update of your PMP; we will address the City's primary goals of:

- Establishing project kickoff meeting to finalize scope of work, all team members, project schedule and deliverables
- Assessing 2021 StreetSaver database to validate all street classifications, segmentation and segment metrics
- Enhancing the Lomita PMP database with 2022 to 2024 work history data entries;
- Surveying 35 miles during FY 2023/24
  - Verifying / Updating pavement centerline and metric data (PMP vs. GIS);
  - Generating 2024 Pavement Condition Index (PCI) ratings for each segment;
- Developing a proactive preventative slurry seal / overlay rehabilitation schedules based on existing CIP funding;
- Establishing solid recommendations for current / future maintenance needs;
- Utilizing the City's existing/current funding to generate a baseline METRO compliant five (5) year Capital Improvement Program (CIP);
- Recommending alternative maintenance budgets that demonstrate realistic return-on-investments (ROI), i.e., increase PCI and maintain PCI models, etc.
- Publishing PMP-GIS layer within the City's GIS Enterprise and implementing the Lomita MyRoads® PMP-GIS web-portal



## **1) Project Implementation**

### **TASK 1.1: Project Kickoff**

The first step in updating a successful pavement management program truly resides in frequent communication and timely scheduled data updates. For the City of Lomita it will be essential to establish, up front, the Public Works/Engineering department pavement management priorities. Our team will set a Project Kickoff meeting with the Public Works staff to further discuss and review in detail the expectations of the project, technical approach, section ID / GIS management & surveys, district/zone maintenance, software upgrades & use, deliverables within the scope of work and the review of schedule.

This effort will build consensus between the Engineering and Maintenance staff as well as build stronger Arterial CIP and Local neighborhood maintenance programs that complement large Public Works CIP projects and annual maintenance projects.

Additional key topics to be discussed will include the review and assessment of the existing StreetSaver pavement plan/data; its current and future use, MyRoads®, survey areas based on recent maintenance work and schedules, new construction, data quality and condition, current pavement procedures, historical expenditure levels, software updates and desired service levels.

**Deliverable: Meeting minutes, revised project schedule (if necessary)**

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### **TASK 1.2: Project Status Meetings - Quality Control Program**

#### **Status Meetings and Progress Reports**

- Minimum of three meetings during the project (kickoff, field, and status meetings) – minimum of eight (8) hours; Field review meetings; Monthly progress status reports will be delivered to City project manager with supplemental project data.

#### **Quality Control (QC)**

We will use a statistical sampling approach for measuring the quality of our field technician's work. In this manner, 10 percent of the original annual surveys will be re-surveyed by an independent survey crew, supervised by a field supervisor, and the results will be compared to the original surveys (this will include 3.3 miles QC). Our QC process involves checking the field crews' work in a "blind study" fashion. This will ensure that all field personnel are properly collecting distresses and pavement quantities for all street segments.

PCI variance reporting will be performed where previous PCI data will be compared to newly inspected 2024 PCI data; if PCI's vary more than ten (10) points per year Bucknam staff will assess the potential cause through unrecorded work history, accelerated pavement deterioration, etc. Bucknam will record/log any discrepancies between the previous and current PMP databases.

**Since we are collecting distress information on our field Tablets with the Lomita StreetSaver MobileRater database live, our staff will perform several quality control tests within the pavement management software using a sample set of the City of Lomita's street distress data.**



## Approach / Scope of Work



This will ensure that all system and analysis settings as well as City recommendations and standards are being followed. **Over the past two years, Bucknam has submitted fifty (50) METRO/OCTA compliant reports for LA and Orange County municipalities, they include:**

Los Angeles County PMP Clients (Current)		
Long Beach	Alhambra	El Segundo
Duarte	Culver City	Lomita
Rancho Palos Verdes	Palmdale	Glendora
Signal Hill	Pomona	Sierra Madre
Monterey Park	Hermosa Beach	South Pasadena
Compton	Lynwood	Norwalk
Monrovia	Rosemead	Bellflower
Lawndale	Covina	Beverly Hills
La Verne	South Gate	La Habra Heights
West Covina	Covina	Lakewood
Gardena	Commerce	South El Monte
Thousand Oaks		
Orange County PMP Clients (Current)		
Brea	La Palma	RSM
Costa Mesa	Orange	Tustin
Laguna Hills	Laguna Beach	Westminster
Fountain Valley	San Juan Capistrano	La Habra
Huntington Beach	Laguna Woods	Fullerton
Seal Beach	Santa Ana	Placentia
Buena Park	Cypress	Stanton

Our surveys follow the accepted ASTM D6433 procedure requirements. A copy of the QA/QC plan utilized by our staff during the project will be submitted along with the PMP certification documents. Our staff attends the OCTA PMP Distress Training Classes held each year, 2011 thru 2023.

In February 2023 our staff was acknowledged as “qualified inspectors and firm” to prepare PMP’s compliant with the OCTA Countywide Pavement Management Guidelines (this certification/compliance runs through June 2025).

Additionally, Bucknam was selected by the Orange County Transportation Authority (OCTA) in July, 2021 to perform a 10-year Pavement Management Plan analysis on ALL 35 Orange County local agencies PMP’s.

## 2) Client Satisfaction

### TASK 2.1: Project Deliverables

Shown throughout our Scope of Work, each Task is summarized with project deliverables. Client satisfaction will derive from frequent communication with the Project Manager and key staff members from the Public Works department. Project success is created by delivering on three main factors;

- 1) Adherence to scope tasks and deliverables
- 2) Performing to the standard set by the Project Schedule; and
- 3) Controlling costs.



Our Project Manager will follow each of these factors throughout the duration of the project

**Deliverable: Project Status Updates, as stated in Task 1.2**

### ***3) Scope of Work (Major Tasks)***

#### ***TASK 3.1: Update Maintenance and Rehabilitation Activities***

The City's Public Works staff has provided relevant work history data in the form of completed slurry seal, overlay and reconstruction plan sets (Appendix C document within RFP - site location maps). The Lomita StreetSaver subscription service will be updated this fiscal year.

Based on the pavement maintenance/rehabilitation that has been performed by in-house staff as well as contractual maintenance, our staff will review street and alley activities that have been performed since the last update (2021 thru Sept. 2023). This data will be entered into StreetSaver to enhance the recommendations for the upcoming budgetary analysis and CIP reporting.

**Deliverable: Activate and Ensure active StreetSaver license, Citywide Work History Report**

#### ***TASK 3.2: Pavement Condition Surveys***

Once the pavement segmentation has been assessed and verified, the necessary inspections will be performed. Our survey methodology will include the following approach based on ASTM D6433 PCI inspection guidelines:

1. **Walking** - All sections are surveyed through "two-pass test" walking methodologies. AC/PCC distress types will be collected based upon actual surface conditions and physical characteristics of the segment. Surveying methods will be conducted by remaining consistent with ASTM D6433 & the Army Corp of Engineers AC/PCC sampling guidelines.

All sample locations are observed through walking surveys; samples areas will cover a minimum of 20% of the total section area and will be 2,500 SF +/- 1,000 SF in size.

All sample locations are observed through walking surveys; samples areas will cover a minimum of 20% of the total section area and will be 2,500 SF +/- 1,000 SF in size. According to the City's RFP the following pavement sections are to be surveyed for the upcoming 2024 PMP update:

- The inspection of approximately 35 centerline miles of Arterial / Collector (MPAH) and Local and Alley segments will be performed;
- Recent overlay rehabilitation will reduce total mileage of survey – TBD;

Our use of MobileRater Tablet-based units allows our staff to collect pavement data with the City of Lomita's PMP database live in the field. At the end of the day all electronic data is transferred to our office for quality control and management.



**Roadway Verification Survey** - A listing of the field attribute data that is updated/verified during the survey for the pavement management database is listed below (OCTA survey guidelines will be followed):

## **2. Field Attribute Data (updated and/or verified)**

- Street Name, from/to, indicating the assigned limits of the section, street codification
- Street ranking indicating arterial, collector, local, surface type
- # of lanes lane width, turn pockets (already collected during the 2021 PMP update by Bucknam)
- Historical PCI tracking from previous inspections and 2024 PCI inspections
- Segment quantities, indicating the length, width, and total area of the section

## **3. Conditional data will be evaluated for all street segments and will include:**

- ASTM D6433 20 AC & 19 PCC distresses by type, severity and sample area
- Sampling/conditional data typically pulled from within edge-of-pavement to edge-of pavement
- PCI ratings (0-100), taking into account the surface condition, level of distress
- Traffic Index (TI); if available from City

**We welcome staff members from the City of Lomita to join our surveys.** All pavement data will be entered into the City's StreetSaver software. All items listed above will be maintained by our staff for the duration of this project. Data management will be performed in-house at our Oceanside office.

## **4. Section Distress and PCI Reporting**

Upon 50% and 100% completion of the required condition surveys, we will prepare draft PCI Reports and PCI GIS maps that document the conditions of all pavement segments. This report will provide the necessary information within StreetSaver for the City to use and manage projected street rehabilitation and maintenance projects.

Our PCI Reporting will include:

- PCI Report – Sorted by Name (A to Z), PCI Order (0-100), Zone (1, 2, 3, etc.);
- Work history report; and
- GIS Maps presenting PCI presenting PCI findings by section.

Once the City has reviewed, assessed and commented on the draft report, we will address all comments made and deliver the final reports.

**Deliverable: Citywide PCI reports, compliant METRO PCI reports, PCI Variance report**





### ***DEVELOP RECOMMENDED IMPROVEMENT PROGRAM***

#### ***TASK 3.3: Maintenance and Rehabilitation Assessment / Priorities***

We will assist the City in developing the most cost-effective preventative maintenance and rehabilitation strategies necessary to achieve the desired level of serviceability. This will be accomplished by meeting with the City to discuss and strategize maintenance activities that are currently being used by the City. Based on the City's current AC & PCC applications and other maintenance practices used we will conduct an historical and prospective analysis on the conditional and financial impact these practices have on the pavement network.

We will update the Lomita StreetSaver maintenance/rehabilitation "decision tree" that will be used to generate pavement recommendations that match current fiscal year maintenance/rehabilitation approaches/City practices. This will be accomplished by assessing/updating the unique and individual PCI ranges and deterioration curves within the software; our staff will review the Lomita deterioration curves that have been developed based on current/historical pavement conditions, inspection frequency, surface type, and road classification data.

All maintenance practices/unit costs and scheduled projects will be integrated into the PMP and will be derived from the most recent construction bids for pavement rehabilitation. We will account for annual inflation rates when long-term revenue projections are made.

Our Project Manager and Principal will work closely with the City in defining repair and rehabilitation strategies for each fiscal year as well as update/verify PMP zones for the street networks. Once the repair/rehabilitation strategies have been defined, the identification of a five (5) year Forecasted Maintenance & Rehabilitation (FMR) schedule will be generated.

The recommended budget scenarios will be identified on the basis of several criteria:

- Assessment and review of the City's Pavement CIP
- Present pavement conditions; Desired levels of service and available resources
- Projected / Forecasted PCI's per section
- Cost benefit of individual strategies (minimum of three (3) scenarios)
- Scheduling/correlation with the City's major CIP projects (water, sewer, etc.)
- Budgetary recommendations that satisfy METRO guidelines
- Local "Neighborhood" fiscal year reporting/improvement scheduling
- Future routine maintenance needs based on projected deterioration rates

The primary emphasis of this task is to maximize the scheduling of street maintenance using the most cost-effective strategies available and taking into account a life-cycle cost analysis.

#### ***TASK 3.4: Citywide CIP / METRO Compliance Budget Reports***

We will deliver the Final Report to the City which will be essential for staff reference and use as well as presented in a way that is beneficial for elected officials/upper management. **This report will assist the City in complying with METRO.**

# Approach / Scope of Work



The report will be prepared in a format that uses the information delivered by StreetSaver in conjunction with the information and analysis performed by our team. The report will provide the City with information on:

- Current inventory and pavement conditions indices (PCI) for all road classes
- Projected annual rehabilitation programs for street maintenance for a 5-yr period (Arterial / Local Forecast Maintenance Reports FY 2024-2029) that show the largest return on investment and acceptable levels of service;
  - This will include a minimum of three (3) total scenarios;
- Modeling and comparison of budget scenarios typically include:
  - Current / Actual budget 5-year projection
  - Maintain current PCI within 5-years
  - Increase current PCI within 5-years (obtain a “Good” rating)
  - Local Zone alternative models
- Strategies and recommendations for the City’s maintenance programs and procedures, including a preventative maintenance schedule;
- Supporting documentation required by METRO; and
- A detailed breakdown of deferred maintenance (backlog).
- Digital GIS delivery of PCI, work history and recommended projects

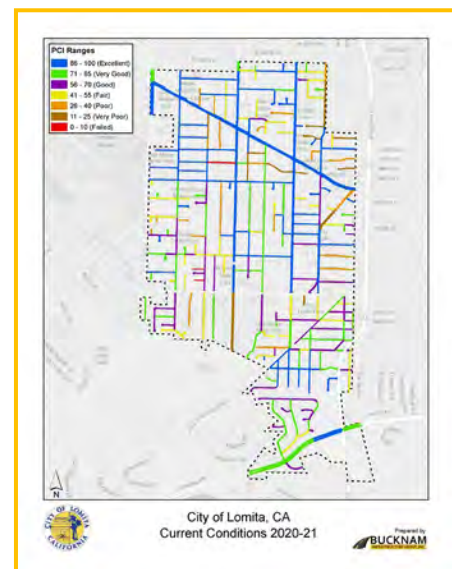
We will make a presentation of the results from the 2024 PMP update to City personal and/or City Council if necessary - pro bono.

**Deliverable:** One (1) digital copy of the Final Pavement PMP Report (.pdf), will be sent to the City. Bucknam will also provide final digital copies of the project related GIS files.

## TASK 3.5: PMP / GIS Mapping

As an enhancement and proactive approach to this project, our staff will update the existing Pavement-GIS link between StreetSaver and the City’s GIS system. Bucknam currently has the 2021 PMP-GIS shapefile in-hand; this allows our staff to immediately utilize the file and prepare for internal PMP editing, survey and reporting. Our staff will review, with City staff, all ongoing upcoming capital projects that may impact the GIS mapping delivered for this project. The maps described below will be incorporated into the City’s Final PMP report:

- PCI values for every section
- Work History identifications
- 5-yr Arterial / Local Rehabilitation and Slurry Seal Programs
- Functional classification maps



## Approach / Scope of Work



Once the City has approved the Pavement Condition Report, we will update the necessary PMP-GIS linkages. By using the unique ID's within the PMP and the City's ESRI street shapefile ID's, we will update the one-to-one match for each pavement section in the GIS. Our staff will coordinate all project deliveries with the Public Works and the GIS division to ensure that the most current and accurate PMP-GIS maps are represented within the City's GIS enterprise.

**Deliverable: Complete GIS files/themes based on list above (project .mxd/shapefiles).**

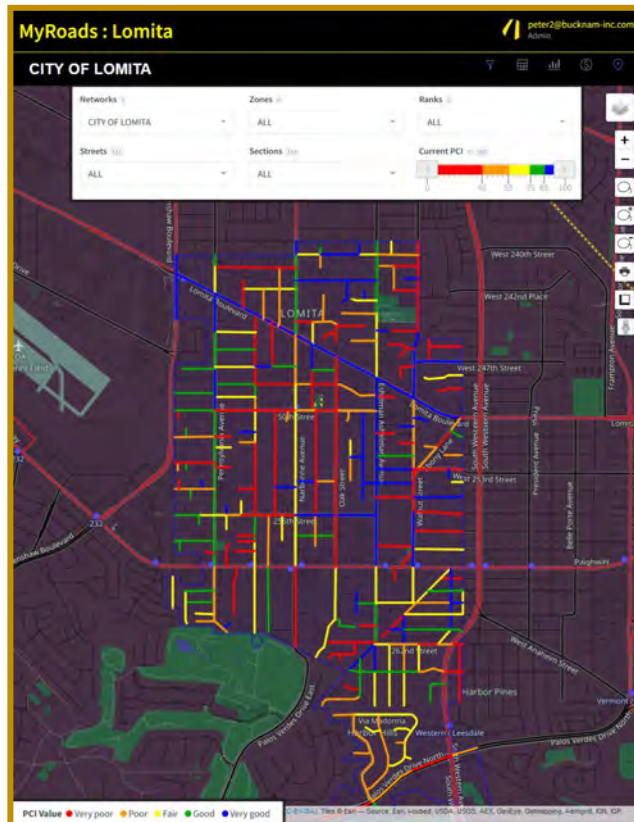
### ***TASK 3.6: Lomita MyRoads® PMP Web-Portal***

**Lomita MyRoads® Web-Portal** - Bucknam's MyRoads® is a great match for the Lomita PMP today and the future. **MyRoads® brings your PMP data to life within a dynamic dashboard!**

Bucknam now provides all our PMP clients with a unique and agency driven "MyRoads®" web-portal that provides instantaneous access to your pavement management database.

This "dashboard" allows users to toggle through individual sections via GIS mapping selections, zone queries, rank selection, PCI ranges, etc. to review all section metrics, latest/previous inspections, work histories generate filtered PCI reports and identify potential maintenance costs based upon your unique needs.

**Bucknam has shown the Lomita MyRoads® account actively working!**



This tool will be accessed by City staff simply through a Username/Password methodology.

As changes are made to the Lomita PMP database the MyRoads® dataset is changed to reflect work history edits, PCI inspections and section changes.

In summary, MyRoads® allows the user perform the following dynamic functions:

- Query specific pavement segment(s) to view current/historic PCI, work history inspection;
- Filter for pavement sections within a defined zone, PCI range and/or functional class;
- Select a pavement section or grouping of section through the on-board GIS tool;
- Enter slurry, overlay & reconstruction unit costs to determine preliminary cost of maintenance and resulting citywide PCI





- Display critical street / sidewalk / ROW assets along pavement section(s) that are critical to Engineering Bid development and solicitation (ADA ramps, utilities, manholes, trees, etc.)
- Displays all final GIS project maps (PCI, work history, 5-yr forecasted maintenance, etc.)
- Bucknam will train Lomita staff on the simple use of the MyRoads® dashboard.

### ***TASK 3.7: StreetSaver Training***

With the use of StreetSaver being one of the key components to a successful PMP implementation, we will provide City staff with quality, certified training and the necessary skills needed to maintain the PMP. As mentioned above, Bucknam will assist in coordinating the purchase of the annual StreetSaver license.

Bucknam will provide City staff with all collected pavement/GIS data, as well as updated operation manuals for both field data collection and software use. Based on the number of future users, our staff will deliver as many copies as needed by City staff to facilitate the program. Peter Bucknam, who is certified in the use of Army Corps PMP inspection, analysis and management, will conduct comprehensive multi-day training sessions covering implementation, interfacing with the system, and editing/updating the database. This is estimated to consist of a minimum of 20 hours of training. Training will be one-on-one or for a group.

There is no minimum or maximum amount of people that can be trained under this methodology. We can train one key individual or an entire classroom using a City training facility pending on your needs.

**Deliverables: PMP software training outline, field training outline/tools**

### ***TASK 3.8: PMP Presentation***

Bucknam will attend any necessary upper management / City Council meetings to support and present the updated Lomita Pavement Management Plan report. Bucknam will develop and finalize a Power Point presentation (if needed) to demonstrate the project and its findings/recommendations – pro bono.

# Statement of Qualifications



## ***Firm Profile and Qualifications***

***Bucknam Infrastructure Group, Inc. (est. 2011, S-Corporation)*** has a full-

service office in Southern California and is committed to building stronger

relationships with government organizations through frequent communication and team building. We build long-term partnerships with agencies that expect and require accuracy, efficiency, and integrity in all aspects of community services. Our experienced staff is committed to ensuring that immediate and long-term goals are met and are a top priority in the development of pavement management, infrastructure management, financial, geographic information systems (GIS), and facility management projects.



3548 Seagate Way, Suite 230  
Oceanside, CA 92056  
T: (760) 216-6529  
www.bucknam-inc.com

Our full-service Infrastructure Management - GIS Division provides comprehensive engineering and infrastructure/GIS management services, as well as database management, pavement / ROW field inspection services, and GIS automation and management.

***Our extensive professional service offerings include:***

**Regarding Pavement Management Programs, our firm is currently assisting 75+ local agencies complying with LA, Orange, SD, San Bernardino and Inland Empire County's pavement reporting requirements.**

Pavement-CIP Management (PMP)	Public Works Management
Pavement Data Conversion	ADA Self-Evaluation/Transition Planning
Pavement Condition Surveys	GASB 34 Compliance/Reporting
PMP Assessments/Software	Intranet GIS Implementation
PMP/GIS Deliverables	Contract GIS Services
ArcGIS Online Apps/Tool Development	Traffic Control Device/Sign Inventory
Public Right-of-Way Inventories	Maintenance Management Programs
PMP OCTA-Compliance Reporting	Record Retention/Scanning Services
Digital Roadway Imaging/Survey	Utility GIS Services

Regarding Pavement Management Programs, our firm is currently assisting 75+ SoCal local agencies complying with the County pavement reporting requirements. In addition to the extensive knowledge and experience of our infrastructure management professionals, Bucknam provides a broad scope of administrative, inspection, civil engineering, and GIS services to public agencies.

We look forward to working with you on your project. Our handpicked management professionals are committed to delivering quality services to the City. **Our office is located in Oceanside, CA 3548 Seagate Way, Suite 230 (11 employees).**

# Statement of Qualifications

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## ***Delineation of Bucknam Infrastructure Group's Strengths***

As Bucknam approaches twenty-five (25) years of pavement management experience, our firm is distinct and unique in the fact that we have continued to improve upon our long-term local agency client based throughout LA County. Building and establishing long-term client relationships through PMP management is a clear delineation of our professional services.

Bucknam's experience and qualifications directly related to this project and other key delineation strengths include:

- Providing PMP services to 31 of the 88 Los Angeles County local agencies in the past two years (35%);
- Providing PMP services for 21 of the 35 Orange County local agencies in the past two years (60%);
- Bucknam now implements Cloud-based Artificial Intelligence (AI) Learning Technology to calculate pavement section AC/PCC True Area SF quantities;
- Utilization of Lomita MyRoads® – PMP mapping (web-based access/use); requires no GIS software to view your PMP online (**See Task 3.6 within Scope of Work**);
- Staff / Firm is certified through OCTA and MTC for use and management of MicroPAVER / StreetSaver respectively
  - Bucknam is ASTM D6433 certified through OCTA until June, 2025 for PMP services/inspections to local agencies;
- Focused managers / field technicians that perform infrastructure management services at cost-competitive rates and deliver quality products;
- Local presence (Oceanside office) allows our firm to be on-site within one hour to respond to Lomita's requests and needs;
- Proven LA County PMP economic ROI regarding long-term Pavement CIP's recommendations, implementation, maintenance applications and increased PCI's





### ***Relevant PMP Project Experience***

The following project experience presents our description of work, its relevance in completing similar projects for numerous other agencies, Proposition C / LA County METRO compliance, OCTA Measure M2 PMP compliance, PMP software training expertise, and the broad knowledge of our pavement project team. Our project team brings over 75 years of public/private engineering and data management experience to the City of Lomita. This includes over 750+ PMP projects covering turn-key projects, simply training of Agency staff with pavement management methods, County Measure/Proposition compliancy, financial strategies and Capital Improvement Programs.

Over the past twenty-five years, we have worked on numerous projects similar to Lomita's current PMP project. As mentioned in our cover letter, Bucknam has provided PMP services to the City of Lomita since 2011.

We have listed five (5) similar "long-term" pavement management projects that cover the same task descriptions as listed in your RFP:

### ***Bucknam Infrastructure Group, Inc.***

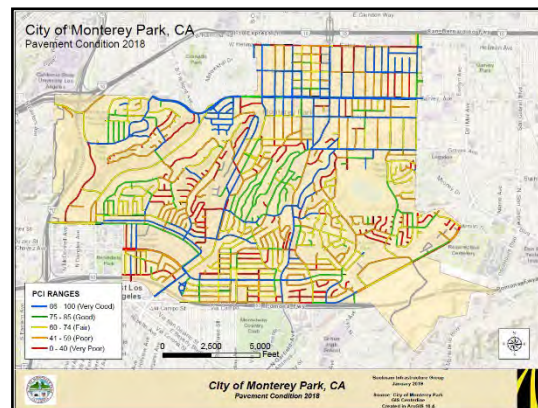
#### ***Pavement Management Program-GIS, City of Monterey Park (2015-23)***

Mr. Anthony Bendezu, Principal Engineer - (626) 307-1323; 320 West Newmark Ave., Monterey Park, CA 91754 ([abendezu@montereypark.ca.gov](mailto:abendezu@montereypark.ca.gov))

Since 2015 Bucknam has been contracted to perform a citywide pavement management inventories for the City of Monterey Park. Our initial project consisted of a complete turn-key effort in "re-segmenting" the City's PMP network, converting previous PCI inspection data, performing an ASTM D6433 based survey, conversion and implementation of StreetSaver and PMP-GIS integration.

Additionally, our services included a complete evaluation of the City's PMP budget, short-term and long-term budgetary analysis (Actual, Maintain and Recommended budgets) and GIS services that linked the City's StreetSaver database to the City's GIS enterprise.

Since the project completed Bucknam has provided annual PMP support services to the City. Bucknam was recently selected in 2021 to perform another citywide PMP update as well as implement the first Public Works GIS Program for the City.

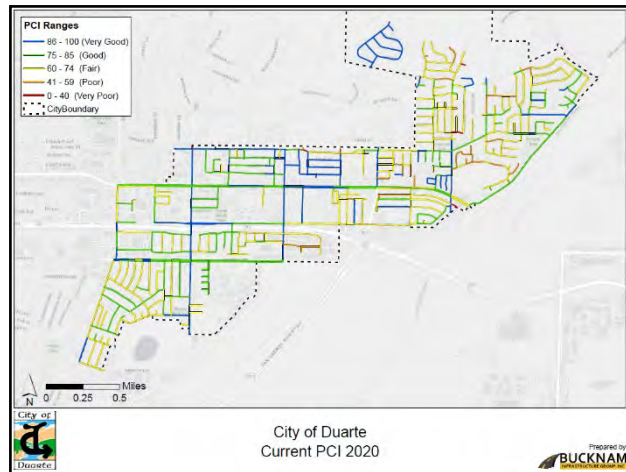




### ***Citywide Pavement Management Program-GIS, City of Duarte (2018-2021)***

Mr. Scott Nash, Assistant Planner - (626) 357-7931; 1600 Huntington Dr., Duarte, CA 91010  
([snash@accessduarte.com](mailto:snash@accessduarte.com))

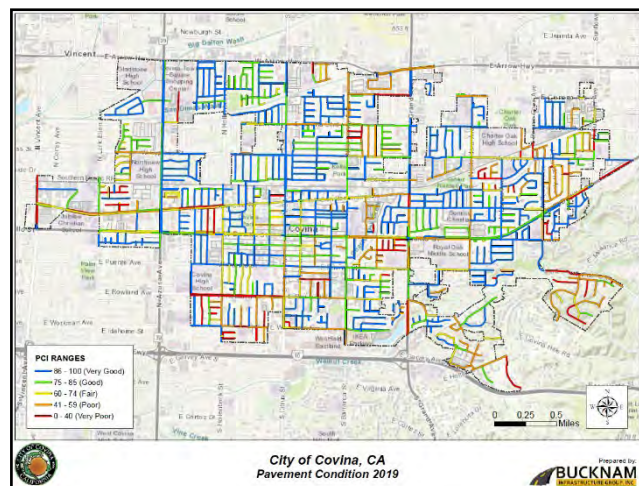
Since 2018 Bucknam has been contracted to perform a citywide infrastructure management inventories for the City of Duarte. Our initial project consisted of a complete turn-key effort in “re-segmenting” the City’s pavement management network, converting previous PCI inspection data, performing an ASTM D6433 based survey, implementation of PMP software and PMP-GIS integration. Additionally, our services included a complete evaluation of the City’s PMP budget, short-term and long-term budgetary analysis (Actual, Maintain and Recommended budgets) and GIS services that linked the City’s PMP database to the City’s GIS enterprise. **Since 2019 Bucknam has provided annual GIS support services to the City.**



### ***Citywide Pavement Management Program-GIS, City of Covina (2019-23)***

Mr. Rafael Fajardo, City Engineer - (626) 384-5489; 125 East College Street, Covina, CA 91723-2199  
[rfajardo@covina.gov](mailto:rfajardo@covina.gov)

During the summer of 2019, Bucknam was contracted to perform a citywide pavement management inventory for the City of Covina. This project consists of a complete turn-key effort in “re-segmenting” the City’s PMP network, converting previous PCI inspection data, performing an ASTM D6433 based survey, implementation of PMP software and PMP-GIS integration. Under this initial project, Bucknam developed a citywide forecast maintenance report to determine what level of funding is necessary to maintain today’s conditions. Another critical deliverable was the PMP-GIS layer and MyRoads™ application which





allowed staff to review the study findings as well as develop preliminary PS&E projects/schedules. **Bucknam was recently selected in July 2022 to perform the triennial PMP update for the City and will be starting in August 2022.**

### ***Citywide Pavement Management Program–GIS, City of Norwalk (2013-23)***

Mr. Glen Kau, Director of Public Services - (562) 929-5700;  
12700 Norwalk Boulevard, Norwalk, CA 90650  
[gkau@norwalkca.gov](mailto:gkau@norwalkca.gov)

Bucknam was recently selected in 2020 to perform another citywide PMP update. Historically, In 2013, Bucknam was contracted to perform a citywide pavement management inventory for the City of Norwalk. This project consisted off a complete turn-key effort in “re-segmenting” the City’s PMP network, converting previous PCI inspection data, performing

an ASTM D6433 based survey, implementation of MicroPAVER, complete evaluation of the City’s PMP budget, short-term and long-term budgetary analysis (Actual, Maintain and Recommended budgets) and GIS integration.

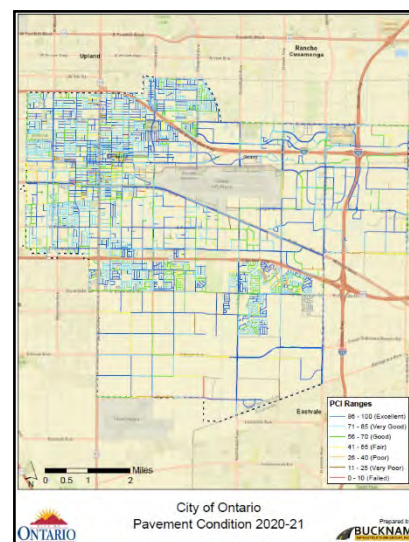


### ***Citywide Pavement Management Program – GIS, City of Ontario (2004-25)***

Mrs. Tricia Espinoza, CIP Engineer – (909) 395-2188; 303 East “B” Street, Ontario, CA, 91764  
[tespinoza@ontarioca.gov](mailto:tespinoza@ontarioca.gov)

**Bucknam was recently selected for the 2020 PMP update and will be assisting Ontario with their PMP through 2025!**

Historically, Bucknam was contracted with the City in 2004 for Pavement Management services and has performed annual PMP updates for the past 19 years. Mr. Peter Bucknam has served as the City’s consultant PMP Project Manager since 2001. Our annual pavement inspection and reporting services for the City’s Engineering and Operations PMP has led to yearly, proactive increases in both the City’s Arterial and Local conditions (i.e. PCI of 65.3 in 2004 and a PCI of 82.8 in 2022). Bucknam is providing annual PMP services through 2025.





# Project Schedule



## Project Schedule

Our Critical Path Method (CPM) project schedule shows each major task identified in our scope of work, as well as quality control milestones and meetings.

Task Name	9-Nov	16-Nov	23-Nov	30-Nov	7-Dec	14-Dec	21-Dec	4-Jan	11-Jan	18-Jan	25-Jan	1-Feb	8-Feb	15-Feb	22-Feb	29-Feb
<b>BASE SCOPE OF WORK</b>																
<b>1) Project Implementation</b>																
Task 1.1 - Project Kickoff	X															
Assess PMP data / Establish Survey																
Task 1.2 - Project Status Meetings - Quality Control																
Project Status Meetings							X				X				X	
<b>2) Client Satisfaction</b>																
Task 2.1 - Project Deliverables							X				X				X	
<b>3) Scope of Work</b>																
Task 3.1 - Update Maintenance and Rehabilitation Activities																
Assessment of MicroPAVER - Work History																
Update Maintenance & Rehab Activities																
Task 3.2 - Pavement Condition Surveys																
PCI Reporting							30%				60%			100%		
Quality Control Checks																
Develop Recommended Improvement Program																
Task 3.3 - Maintenance & Rehabilitation Assessment / Priorities																
Task 3.4 - Citywide CIP / METRO Compliance Reports																
City Review of Draft Final Report																
Project Status Meeting							X				X				X	
Delivery of Final CIP Report																
Task 3.5 - PMP - GIS Mapping																
Task 3.6 - Lomita MyRoads® PMP Web Portal																
Task 3.7 - PMP Training																
Task 3.8 - PMP Presentation																X

See key “annual” milestone dates from the project schedule above:

- PMP Project Kickoff – November 9, 2023
- Survey Start and Completion – December, 2023 thru February, 2024
- Delivery of draft PMP –February, 2024
- City comments returned to Consultant – late February, 2024
- Delivery of City CIP Final Report – early March, 2024
  - Lomita CIP data/Final Report, reporting and revenue projections will be submitted by March, 2024
- All pavement and GIS data pertinent to the project deliverables will be submitted with the Final PMS report, March, 2024

## ACKNOWLEDGEMENT OF ADDENDUM

### 2024-29 Pavement Management System Update

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of **Addendum No. 1** dated October 24, 2023.

ATTEST:

Kyle Livermore

Principal:

PETER BUCHEMAN

Address:

3548 SEAGATE WAY, STE 230  
OCCASION, CA 92056

By:

[Signature]

Title:

PRESIDENT

**CITY OF LOMITA**  
**2024-29 Pavement Management System Update**  
**Fee Proposal - October 31, 2023**

	Description	Principal	Project Manager	GIS Manager	Senior Technician	Field Technician(s)	Admin	Total by Task
	<b>2023-2024 Base Fee</b>	\$295/hr	\$205/hr	\$160/hr	\$155/hr	\$107/hr	\$95/hr	
<b>Task 1</b>	<b>Project Implementation</b>							
Task 1.1	Project Kickoff		1		1			\$360
Task 1.2	Project Status Meetings - Quality Control		6		2	6		\$2,182
<b>Task 2</b>	<b>Client Satisfaction</b>							
Task 2.1	Project Deliverables	1	3	3	2		1	\$1,795
<b>Task 3</b>	<b>Scope of Work</b>							
Task 3.1	Update Maintenance and Rehabilitation Activities		1		1	8		\$1,216
	Purchase of Annual StreetSaver license							\$1,725
Task 3.2	Pavement Condition Surveys							
	- Arterial, Collector, Local and Alley Surveys (approx. 35 miles)		2		4	54		\$6,808
Task 3.3	Maintenance and Rehabilitation Assessment - Priorities		4					\$820
Task 3.4	Citywide CIP / Pavement Rehabilitation Program	1	22	6			1	\$5,860
Task 3.5	PMP - GIS Mapping		1	6	2			\$1,475
Task 3.6	Lomita MyRoads® PMP Web-Portal							\$600
Task 3.7	PMP Training / Technical Support		1			12		\$1,489
	Reimbursables (mileage, printing, materials)							\$1,325
	All deliverables will become property of the City of Lomita							
	<b>All Tasks are negotiable</b>							
	<b>Total Hours per Staff</b>	<b>2</b>	<b>41</b>	<b>15</b>	<b>12</b>	<b>80</b>	<b>2</b>	
	<b>2023-24 Total Base Fee</b>	<b>\$ 590</b>	<b>\$ 8,405</b>	<b>\$ 2,400</b>	<b>\$ 1,860</b>	<b>\$ 8,560</b>	<b>\$ 190</b>	<b>\$25,655</b>
	<b>Optional Services</b>							
	Purchase of MicroPAVER (if selected)							\$1,150
	Additional services outside of this contract will be negotiated with the City where we will use the Standard Hourly Rate Schedule shown here.							

**\*Notes / Assumptions:**

- Task 3.1 2017 PMP project consisted of converting the City's MicroPAVER database to StreetSaver  
Bucknam will assist City with renewing StreetSaver license through this contract
- Task 3.2 All Tasks - Bucknam and inspectors are qualified through ASTM D64333 / OCTA until FY 2025



# Fee Proposal



## Standard Hourly Rate Schedule

<b><u>Category</u></b>	<b><u>Rate</u></b>
Principal	\$ 295
Senior Project Manager	215
Pavement Management Project Manager	205
Management Analyst	180
Project Engineer / Planner	170
Sr. Engineer / GIS Manager / Sr. Inspector	160
Assistant Engineer / Sr. Technician / GIS Analyst	155
CADD Operator	120
Field Technician	107
Administrative Assistant	100
Clerical / Word Processing	95
 <u>Reimbursables</u>	
Mileage	\$0.75/mile
Subconsultant Services	Cost + 15%
Reproduction	Cost + 15%
Travel & Subsistence	Cost + 15%
Fees & Permits	Cost + 15%
Computer Services (External)	Cost + 15%

Rates Effective 9/1/23



3548 Seagate Way, Suite 230  
Oceanside, CA 92056  
T: (760) 216-6529  
www.bucknam-inc.com



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7g**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Carla Dillon, P.E., Public Works Director

**MEETING DATE:** November 7, 2023

**SUBJECT:** As-Needed Engineering and Land Development Services

---

### **RECOMMENDATION**

1) Approve a Professional Services Agreement with Transtech Engineers, Inc. for As-Needed Engineering and Land Development Services for an amount of \$125,000.00 per year for up to four years with a 20% contingency of \$25,000 per year for four years; 2) Appropriate \$150,000 to 100-605.5340.000; and 3) Authorize the City Manager to execute the Agreement.

### **BACKGROUND**

The City uses a combination of services from LA County, a private consulting firm, and in-house staff to perform reviews of private development plans, land development, low impact development, model water efficient landscape, inspections, and other miscellaneous engineering services and review services. The firm currently providing these services to the City is closing and will no longer be able perform these reviews on the City's behalf.

To ensure the City is able to continue to perform these required reviews, a Request for Proposals (RFP) for As-Needed Engineering and Land Development Services was issued on August 30, 2023, by posting it on the City's website. Five (5) proposals were received on September 20, 2023, and were evaluated by staff based on criteria established in the RFP. After an in-depth review of the proposed engineering team qualifications and experience with similar projects, and recent relevant project experience from all the proposing firms, staff interviewed the two (2) highest ranking companies to determine which company could best provide service for the City.

The two (2) companies were evaluated based upon relevant project experience in delivering similar services for municipalities and fit with the City's unique characteristics

and needs. Transtech Engineers, Inc. received the highest rankings as they possessed the best overall scope of work and understanding of the City's needs as outlined in the RFP. Therefore, staff recommends using the services of Transtech Engineers, Inc. to provide as-needed engineering and land development services.

### **FISCAL IMPACT**

The agreement proposes a budget of \$150,000 for these services. The costs of these reviews are recovered through fees charged to developers during the entitlement process.

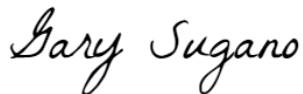
### **OPTIONS**

1. Approve staff's recommendation.
2. Provide alternative direction.

### **ATTACHMENTS**

1. Professional Services Agreement

Reviewed by:



---

Gary Y. Sugano  
Assistant City Manager

Approved by:



---

Ryan Smoot  
City Manager

Prepared by:



---

Carla Dillon, P.E.  
Public Works Director





**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND TRANSTECH ENGINEERS, INC.**

This AGREEMENT for ENGINEERING AND LAND DEVELOPMENT SERVICES is entered into this 7th day of November 2023, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and TRANSTECH ENGINEERS, INC. ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for As-Needed Engineering and Land Development Services.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in **Exhibit A** of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as **Exhibit A**;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount of \$125,000.00 per year, the CONTRACTOR's estimated costs of its services, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional 20% of these estimated costs, or up to \$25,000.00, for unexpected contingencies, or a total, not-to-exceed amount of \$150,000.00 per year. If CONTRACTOR incurs expenses exceeding its estimated costs of \$125,000.00, the CONTRACTOR must request such expenses in writing, and the CITY's City Manager or his designee must approve of such requests, for

CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

2. **SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

3. **PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

4. **TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

5. **FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

6. **KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement are Okan Demirci and Azita Fakoorbayat. CONTRACTOR shall not assign other persons to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

7. **TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on November 7, 2026 with an option to

extend for twelve (12) if agreed to by both parties, unless earlier termination occurs under Section 14 of this Agreement or extended in writing in advance by both parties.

8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
  - A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing



rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project

entered into between the CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY

(and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 20, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

16. **ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.

17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.

18. **AUDIT OF RECORDS.**

A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.

B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.

19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of

CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.

**20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.



- B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.
1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of

insurance shall be kept on file with CITY at all times during the term of this Agreement.

F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 14 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the

cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.

24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services preformed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>Transtech Engineers, Inc.</u> <u>13367 Benson Ave.</u> <u>Chino, CA 91710</u>
<u>ATTN: City Manager</u>	<u>ATTN: Ahmad Ansari</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.

28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.
29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload,



experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

**37. DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Ahmad Ansari, Principal

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney



# **CITY OF LOMITA**

## **REQUEST FOR PROPOSALS (RFP)**

### **FOR AS-NEEDED, ENGINEERING AND LAND DEVELOPMENT SERVICES**

**RFP DEADLINE  
SEPTEMBER 20, 2023  
1:00 P.M.**

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**Attachment A - Professional Services Agreement (sample)**



# **SECTION I**

## **GENERAL INFORMATION**

### **A. INTRODUCTION / BACKGROUND**

The City of Lomita is requesting proposals from qualified and experienced civil engineering firms to provide as needed engineering and land development services.

The City of Lomita has a total area of 1.9 square miles and a population of nearly 21,000 residents. The City has the following features:

- The City owns and/or operates a water distribution system for the purpose of delivering potable water to its customers within the Water Replenishment District of Southern California (WRD)'s boundaries.
- The City has approximately 4.2 miles of arterial streets and 29 miles of local streets. Combined the total network consists of approximately 33.2 miles of streets.
- The Public Works Department manages the City's sanitary sewer collection system which serves the residents. The City's local sewers discharge into the County Sanitation Districts of Los Angeles County facilities for conveyance, treatment and disposal.
- The City owns and maintains several facilities, buildings and parks.
- Caltrans has jurisdiction over Pacific Coast Highway and Western Avenue through Lomita.

### **B. PROJECT DESCRIPTION**

The purpose of this Request for Proposal (RFP) is to seek Consultant qualifications, capabilities and approach to provide Engineering and Land Development Services for the City of Lomita. The project types will typically be comprised of land development projects and City review of the work.

For development projects, it is anticipated that the City will charge the developer for cost recovery.

The purpose of this RFP is to retain one or more consulting firms to provide the City with Engineering and Land Development Services and appropriate documentation and workflow methodology in the most cost-effective manner possible.

The contract will be regulated according to the provisions of all Federal, State and local

laws and ordinances that are applicable. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code, Section 1775. Please refer to the Professional Service Agreement (PSA) - Attachment A.

### **C. SCHEDULE**

A tentative schedule is included below.

<b>MILESTONE</b>	<b>DATE(S)</b>
Issue Request for Proposals	August 30, 2023
Last Date for Questions	September 12, 2023 at 1 P.M.
Latest Response Date from City on Questions	September 14, 2023
<b>Submit Proposals</b>	<b>September 20, 2023 at 1 P.M.</b>
Conduct Interviews (optional)	September 25 – October 6, 2023
Recommend Firm(s) Selection to the City Council	October 17, 2023
Notice to Proceed	October 23, 2023

## **SECTION II**

### **PROPOSAL REQUIREMENTS**

#### **A. GENERAL**

The proposal must be concise, well organized and demonstrate your firm's team qualifications and experience related to this project. The proposal shall be printed on 8½" x 11" pages and include resumes, past experience, graphs, tables, etc, and shall not exceed thirty (30) total pages with text and/or graphics including cover page, cover letter, resumes, and appendices. It must include the following:

- I. Cover Letter: The cover letter, on company letterhead, should be signed by an officer of the firm authorized to bind the firm to all comments made in the proposal, and shall include the name, address, email, and phone number of the person(s) to contact who will be authorized to represent your firm and sign a contract. In addition, the cover letter must state the legal name of the firm and acknowledge receipt of any and all addenda issued in association with this RFP.
- II. Qualification and Experience: The proposed Consultant shall have a minimum of 5-year experience working in engineering and land development services.

Provide sufficient evidence of Consultant's and key personnel's qualifications to perform the work. This information shall disclose and include all pertinent facts as may be appropriate and shall include at least a description of past performance on projects of similar type, scope and size; project team members who worked on each project and their roles and percentage commitment of time on the project; and any other pertinent information to demonstrate experience on similar assignments. Provide a statement regarding Consultant's ability to complete the work in a timely and professional manner. To demonstrate LID and MWELo experience, include sample inspection reports with deficiencies (redact identifying client/developer information).

The key project team members must be familiar with the Standard Specifications for Public Works Construction (SSPWC "Green book"), City of Lomita Standards, industry standards, LA County, State, and Federal requirements related to services as well as the Caltrans Standard Specifications.

Qualifications and experience to be shown in the proposal shall include, but not be limited to, the following:

- Project organization chart
- Identification of experience of principal staff members, including major sub-consultants. Resumes of principal staff should not exceed one page per person.
- Identify the availability of your team and the percentage of current workload of staff that would be committed to this project, including sub-consultants.

- Experience of the firm, the team and subconsultants on similar projects.
- Scope of Work and Project Approach: The Consultant shall include in its proposal a scope of work and understanding of the process to undertake the kind of projects specified above and complete them in compliance with all applicable rules, regulations, standards and requirements. Include a description of your firm's quality/control (Q/C) and quality/assurance (Q/A) procedures that will be used for the Project.

III. ***Consultant shall submit a Rate Schedule in a SEPARATE SEALED ENVELOPE marked "Rate Schedule" with the Project title.*** The proposed Rate Schedule shall include all tasks that are typically required in this type of municipal engineering project. Any proposed subconsultant shall also be included in the Rate Schedule.

The Consultant and all sub-consultants shall not be compensated by the City for any time spent on commuting to or from the Project site and other peripheral work not directly performed as a result of the Project.

The City may short-list the candidates and interview the top candidate for the project.

IV. Prevailing wages will apply if the services to be performed will involve materials sampling and testing, inspection work, environmental hazardous materials and so forth. California State Prevailing Wage information is available through the California Department of Industrial Relations web site at: [http://www.dir.ca.gov/dlsr/statistics\\_research.html](http://www.dir.ca.gov/dlsr/statistics_research.html)

## **B. EXAMINATION OF PROPOSAL DOCUMENTS**

By submitting a proposal, Consultant represents that it has thoroughly examined and become thoroughly familiar with the work required under this RFP and has the staffing and resources capable of performing quality work to achieve the City's objectives.

## **C. ADDENDA**

Any changes to the requirements will be made by written addendum to this RFP. Any written addenda issued pertaining to this RFP shall be incorporated into the terms and conditions of any resulting Agreement. City will not be bound to any modifications to or deviations from the requirements set forth in this RFP as the result of oral instructions. Consultants shall acknowledge receipt of addenda in their proposals.

## **D. QUESTIONS AND ADDITIONAL INFORMATION:**

Questions relating to this RFP shall be emailed to [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) no later than **1:00PM Thursday September 14, 2023**. No pre-proposal meeting will be held.



**E. PROPOSAL SUBMITTAL:**

One (1) electronic PDF copy of the proposal shall be emailed to the Public Works Department at: [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) with **Proposal for Engineering and Land Development Services** in the email Title.

The Rate Schedules shall be emailed separately to: [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com) with **Rate Schedule for Engineering and Land Development Services** in the email Title.

Late submittals may not be accepted. All proposals received will become the property of the City of Lomita.

The proposal must be signed by an official authorized to bind the submitter to its provisions. Each proposal must remain valid for at least 90 days from the due date of this RFP.

**F. INSURANCE REQUIREMENTS**

The successful Consultant shall procure and maintain, for the duration of the contract, insurance policies as listed in Section 17 - Insurance Requirements of the attached sample Professional Service Agreement (PSA).

**G. SELECTION CRITERIA:**

Responses to this RFP will be evaluated using a point rating system, as shown in Section IV. The evaluation will be completed by a selection committee composed of staff from the Public Works Department.

**H. CHANGES IN THE RFP:**

Should any prospective proposer be in doubt as to the true meaning of any portion of this RFP, or should the proposer find any ambiguity, inconsistency, or omission therein, the Proposer shall make a written request for an official interpretation or correction. Such requests must be received by the Public Works Department not less than five (5) working days prior to the final date of submittal of the proposals.

Such interpretation or correction, as well as any additional RFP provisions that the City may decide to include, will be made only as an official addendum, and will be sent to each firm recorded as having received a copy of the RFP. Any addendum issued by the City shall become part of the RFP and will be incorporated into the proposal. **Addenda will be posted on the City's website.**

**I. DISCLOSURES:**

Under the Freedom of Information Act (Public Act 442), the City is obligated to permit review of its files, if requested by others. All information in a submitter's proposal is subject to disclosure under this provision. This act also provides for a complete disclosure of contracts and attachments thereto.

**J. POST-SUBMITTAL PROCEDURES:**

After reviewing and evaluating the proposals that are received, the City will select one or more firms with whom it will negotiate a Professional Services Agreement (PSA). A sample of the standard PSA is included in Attachment A. Those who wish to submit a proposal to the City are required to carefully review the Professional Services Agreement.

The PSA will include a Scope of Services and Rate Schedule, both of which may be modified by mutual consent during the negotiation phase. The Insurance Requirements outlined in the PSA may not be revised or changed. Prior to its final execution by the selected firm and the City, the PSA must be submitted to, and approved by, City Council and/or the City Manager.

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects if, in the City's sole judgment, the best interests of the City will be so served.

**K. COST LIABILITY:**

The City of Lomita assumes no responsibility or liability for costs incurred by the Consultant prior to the execution of a Professional Services Agreement. The liability of the City is limited to the terms and conditions outlined in the Agreement.

**L. INVOICES:**

Consultant shall submit invoice(s) at the end of each month for the work performed. Each invoice at a minimum shall include the following information:

1. Project name and location;
2. Period for which invoice is submitted;
3. Invoice number;
4. Task name;
5. Balance remaining and percent completed for each task;
6. Total project budget and remaining balance;
7. Each employee's name, hours of work, date worked, rate, and total charge,
8. Invoices must be accompanied by payroll and any other supporting documents that will be necessary to expedite the review and approval process.

**M. RELATED EXPERIENCE AND REFERENCES FOR CONSULTANT:**

This section of the proposal should establish the ability of Consultant to satisfactorily perform the required work by reasons of: experience in performing work of the same or similar nature; demonstrated experience working with local agencies and cities directly involved in this project; strength and stability of the Consultant; staffing capability; work load; record of meeting schedules on similar projects; and supportive client references.

Equal weighting will be given to firms for past experience performing work of a similar nature whether with the City or elsewhere.

Consultant to:

- (1) Describe the firm's experience in performing work of a similar nature to that solicited in this RFP, and highlight the participation in such work by the key personnel proposed for assignment to this project.
- (2) Provide a list of past joint work by the Consultant and each subcontractor, if applicable. The list should clearly identify the project and provide a summary of the roles and responsibilities of each party.
- (3) A minimum of five (5) references should be given. Furnish the name, title, address and telephone number of the person(s) at the client organization who is most knowledgeable about the work performed. Consultant may also supply references from other work not cited in this section as related experience.

**N. PROPOSED PROJECT APPROACH AND ABILITY TO PROVIDE REQUESTED SERVICES:**

This section of the proposal should establish the method that will be used by the Consultant to manage the project as well as identify key personnel assigned. Proposed Staffing and Organization are to be presented by Consultant for project segments identified in the Scope of Services.

Consultant to:

- (1) Provide education, experience and applicable professional credentials of project staff. Include applicable professional credentials of "key" project staff.
- (2) Furnish brief resumes for the proposed key personnel.
- (3) Identify key personnel proposed to perform the work in the specified tasks and include major areas of subcontract work. Include the person's name, current location, and proposed position for this project, current assignment, and level of commitment to that assignment, availability for this assignment and how long each person has been with the firm.
- (4) Include a project organization chart that clearly delineates communication/reporting relationships among the project staff, including sub-consultants.

Include a statement that key personnel will be available to the extent proposed for the duration of the project, acknowledging that no person designated as "key" to the project shall be removed or replaced without the prior written concurrence of the City Engineer.

## **O. GUIDELINES DURING PANDEMICS**

Consultants/contractors shall comply with all local, state and federal laws and regulations including, but not limited to, the Governor's and Los Angeles County Health Officer's orders and guidance related to pandemics, social distancing, and best practices.

Consultants/Contractors are required to check with the latest guidelines of the Los Angeles County Public Works and the Los Angeles County Public Health for construction sites during pandemic

**Disclosure: Consultants shall disclose in their responses to any Request for Proposals whether they have been the subject of any legal investigation by County, State, and/or Federal agencies within the past 5 years. If so, each responding consultant shall identify the agency and contact person, the nature of the investigation and any determination over outcome of said investigation. Non-compliance with this section shall result in rejection of the Proposal, but a consultant's disclosure of any such investigation (even one which resulted in a determination that was adverse to the consultant) will not automatically result in rejection of the Proposal. The occurrence, nature, underlying facts and outcome of any such investigation are not by themselves determinative but are simply included among many factors that will be considered by the City in evaluating Proposals.**



## **SECTION III**

### **SCOPE OF SERVICES**

#### **A. DESCRIPTION:**

The City is seeking the following services:

##### **I. General**

- a. Attend City Council, Planning Commission, Water Subcommittee, Public Safety and Traffic Commission, and other meetings as requested.
- b. Provide plan review/check, recommend approval to City Engineer, permit issuance, and inspection.
- c. If requested, perform work on-site at City Hall for up to two half days per week.
- d. Understand city department practices and city ordinance.
- e. Work within the City's on-line application, OpenGov, for document review and comment.

##### **II. Land Development**

- a. Review tentative subdivision maps, for conformance with local and state ordinances and laws.
- b. Provide written conditions for tentative maps.
- c. Review lot mergers or lot ties.
- d. Review lot line adjustments.
- e. Review legal descriptions for accuracy.
- f. Review subdivision final maps and improvement plans.
- g. Review or create legal descriptions and exhibits for easements or dedications.

##### **III. Civil Engineering: Plan Review, Plan Check, and Grading & Drainage Inspections**

- a. Review grading, utility, right-of-way plans for conformance with City, County, State, and Federal requirements, as well as industry standards
- b. Attend pre-permit issuance meeting with property owner.
- c. Conduct field inspections.
- d. Provide field inspection reports.
- e. For drawings, provide comments, notes for correction, and recommend approval for City staff.
- f. For field activities, recommend notices of deficiency or completion and acceptance of the work.
- g. Finalize grading permits.

**IV. LID**

- a. Provide LID review, inspection and final report issuance.
- b. Maintain records for the City's NPDES/MS4 reporting purposes.
- c. Be familiar with the LID requirements.
- d. Review and verify the hydrology and storm water requirements, and inspections.

**V. MWELo**

- a. Review and approve landscape and irrigation plans in accordance with Model Water Efficient Landscape Ordinance (MWELo) requirements or other regional/local requirements.
- b. Inspect installed landscape and irrigation.
- c. Test the irrigation system and certify the landscape irrigation audit (desired).
- d. Maintain records for City reporting requirements.

**VI. Miscellaneous Services**

- a. Review of traffic circulation patterns, parking designs/layout, signage, striping, marking and minor changes to existing facilities.
- b. Perform surveying, and install monuments as needed.
- c. Conduct traffic studies and provide recommendations on various traffic control elements.
- d. Provides traffic engineering services including development of reports with recommendations for consideration by the City.
- e. Provide technical advice and assistance to City related to Public Works activities such as materials of construction, water treatment and distribution, paving, traffic control, soils, design and construction cost estimates.
- a. Other miscellaneous tasks, as needed, based on project requirement.

**B. Time of Performance:**

The term of this work shall commence on the Effective Date and expire upon completion of all obligations of the parties, unless earlier terminated by the by the parties. The initial contract shall be for a **thirty six (36) month** period and shall, at the City's option and upon mutually agreeable terms, be renewed thereafter for an additional **twelve (12) month** period.

## **SECTION IV**

### **SELECTION OF CONSULTANTS**

The proposals will be evaluated and scored based on the following criteria:

**A. STAFF QUALIFICATIONS - 35 points**

Identify individuals who will be assigned to this project by name, title and their role on this project. Show where these personnel will be physically located during the time they are engaged in the work. Indicate which of these individuals you consider key to the successful completion of the project. Resumes or qualifications are required for proposed project personnel who will be assigned to the project. Qualifications and capabilities of any sub-consultants shall be included.

**B. PAST EXPERIENCE WITH SIMILAR PROJECTS - 35 points**

The written proposal must include a list of specific experience in the project area and indicate proven ability in implementing similar projects for the firm and the individuals to be assigned to the project. Experience with Caltrans District 7 is desirable. The proposal should also indicate the ability to have projects completed within the budgeted amounts. A complete list of client references must be provided for similar projects completed within the last two years. It shall include the firms/agencies name, address, telephone number, project title, and contact person.

**C. PROPOSED WORK PLAN - 20 points**

A generic work plan - typical for a municipal engineering/land development project - is to be presented which outlines the overall project understanding, approach, and lists all tasks determined to be necessary to accomplish the overall scope of a typical project.

The Consultant can present in this section a sample municipal project or a project related to the ones specified above to better illustrate a work plan.

The work plan shall include, but is not to be limited to, the objectives/tasks listed in Section III of the RFP. The work plan shall define resources needed for each task and staff persons completing the project element tasks. In addition, the work plan shall include a timeline schedule depicting the sequence and duration of tasks showing how the work will be organized and executed. COMMUNICATION AND WORKFLOW.

#### **SAMPLE PROJECT**

The work plan shall be sufficiently detailed and clear to identify the progress milestones, i.e. when project elements, measures, and deliverables are to be completed. Additional project elements suggested by the proposer that are thought to be necessary

for the completion of the project are to be included in the work plan and identified as proposer-suggested elements.

Identify all of those, if any, who will be subcontracted to assist you with this project, and the extent of work for which they will be responsible. Include similar reference data for subcontractors and employees as requested above for the main proposer.

Include any other information that you believe to be pertinent but not specifically asked for elsewhere.

**D. COMPENSATION - 10 points**

Submit a rate schedule in a separate sealed envelope with proposal.

**E. AUTHORIZED NEGOTIATOR:**

Please include the name and phone number of person(s) in the organization authorized to negotiate the Professional Services Agreement with the City.



## **ATTACHMENT A**



**CONTRACT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF LOMITA AND NAME**

This AGREEMENT for Description is entered into this \_\_\_ day of \_\_\_, 20\_\_\_, by and between the CITY OF LOMITA, a general law city and municipal corporation ("CITY") and NAME ("CONTRACTOR").

**RECITALS**

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Description.
- C. CONTRACTOR warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONTRACTOR to perform the services as described in Exhibit A of this Agreement.

**NOW, THEREFORE**, based on the foregoing recitals, CITY and CONTRACTOR agree as follows:

**1. CONSIDERATION AND COMPENSATION.**

- A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES, attached as Exhibit A;
- B. As an additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement.
- C. As additional consideration, CITY agrees to pay CONTRACTOR an amount of \$xxx,xxx.xx, the CONTRACTOR's estimated costs of its services, unless otherwise specified by written amendment to this Agreement. The City Council has also approved an additional xx% of these estimated costs, or up to \$xx,xxx.xx, for unexpected contingencies, or a total, not-to-exceed amount of \$xxx,xxx.xx. If CONTRACTOR incurs expenses exceeding its estimated costs of \$xxx,xxx.xx, the CONTRACTOR must request such expenses in writing, and the CITY's City Manager or his designee must approve of such requests, for CONTRACTOR to receive compensation for those costs.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.
- E. CONTRACTOR shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay CONTRACTOR all uncontested amounts set forth in the CONTRACTOR'S bill within 30 days after it is received.

**2. SCOPE OF SERVICES.**

- A. CONTRACTOR will perform the services and activities set forth in the SCOPE OF SERVICES attached hereto as **Exhibit A** and incorporated herein by this reference. If any part of **Exhibit A** is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by CITY, CONTRACTOR will, in a professional manner, furnish all the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONTRACTOR by this Agreement.

**3. PAYMENTS.** For CITY to pay CONTRACTOR as specified by this Agreement, CONTRACTOR must submit an invoice to CITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.

**4. TIME OF PERFORMANCE.** The services of CONTRACTOR are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A**," unless extended in writing by CITY.

**5. FAMILIARITY WITH WORK.** By executing this Agreement, CONTRACTOR represents that CONTRACTOR has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.

**6. KEY PERSONNEL.** CONTRACTOR's key person assigned to perform work under this Agreement is **Name(s)**. CONTRACTOR shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

**7. TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on **DATE**, unless earlier termination occurs under Section 13 of this Agreement or extended in writing in advance by both parties.

8. **BEST MANAGEMENT PRACTICES AND TRAINING.** The contractor shall implement and maintain activity specific Best Management Practices (BMPs) to prevent pollutant loading from stormwater and non-stormwater discharges to receiving waters as required in Municipal NPDES Permit No. CAS004004. Contracting staff whose primary job duties are related to implementation of BMPs shall be adequately trained to effectively implement, operate, and maintain such BMPs and must be versed in factors affecting BMP effectiveness. The contractor shall certify they have received all applicable training to implement the requirements in Municipal NPDES Permit No. CAS004004 and shall provide documentation to that effect.
9. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum, and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with the written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONTRACTOR will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state, and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **LAWS AND REGULATIONS; EMPLOYEE/LABOR CERTIFICATION.** CONTRACTOR shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONTRACTOR shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **PREVAILING WAGE.**
- A. Prevailing Wage. CONTRACTOR is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, CONTRACTOR agrees to fully comply with such Prevailing Wage Laws. Upon request, CITY shall provide CONTRACTOR with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. CONTRACTOR shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available



to interested parties upon request and shall post copies at the CONTRACTOR'S principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and CONTRACTOR shall therefore comply with such Labor Code sections to the fullest extent required by law. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

- B. Registration/DIR Compliance. If the services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, CONTRACTOR and all subcontractors must be registered with the Department of Industrial Relations ("DIR"). CONTRACTOR shall maintain registration for the duration of the project and require the same of any subcontractors. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR'S sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against CONTRACTOR or any subcontractors that affect CONTRACTOR'S performance of services, including any delay, shall be CONTRACTOR'S sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay and shall not be compensable by CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
- C. Labor Certification. By its signature hereunder, CONTRACTOR certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.
- D. Employment of Apprentices. CONTRACTOR and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.
- E. CONTRACTOR or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between the CONTRACTOR and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money

that is paid or may have been paid to a debarred subcontractor by CONTRACTOR on the project shall be returned to CITY. The CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

- F. CONTRACTOR agrees to bind every subcontractor to the terms of the Agreement as far as such terms are applicable to subcontractor's portion of the work. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of its subcontractor and of persons either directly or indirectly employed by its subcontractor, as CONTRACTOR is for acts and omissions of persons directly employed by CONTRACTOR. Nothing contained in these Agreement shall create any contractual relationship between any subcontractor and CITY.

#### **14. TERMINATION.**

- A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
- B. CONTRACTOR may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
- C. In the event of such termination, CONTRACTOR shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONTRACTOR shall, at CITY's option, become CITY's property, and CONTRACTOR will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
- D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

#### **15. INDEMNIFICATION.**

- A. CONTRACTOR shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONTRACTOR's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONTRACTOR'S legal counsel unacceptable, then CONTRACTOR shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONTRACTOR shall promptly pay any final judgment rendered against CITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State

of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR as required by Section 19, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.
16. **ASSIGNABILITY.** This Agreement is for CONTRACTOR's professional services. CONTRACTOR's attempts to assign the benefits or burdens of this Agreement without CITY's written approval are prohibited and will be null and void.
17. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that THE CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which it is performed. THE CONTRACTOR will be free to contract for similar service to be performed for other employees while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct CONTRACTOR as to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of the CITY as to end results of the work only.
18. **AUDIT OF RECORDS.**
- A. THE CONTRACTOR agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONTRACTOR agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONTRACTOR further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONTRACTOR will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.
19. **CORRECTIVE MEASURES.** CONTRACTOR will promptly implement any corrective measures required by CITY regarding the requirements and obligations of this Agreement. CONTRACTOR will be given a reasonable amount of time as determined by CITY to implement said corrective measures. Failure of CONTRACTOR to implement required corrective measures shall result in immediate termination of this Agreement.

## **20. INSURANCE REQUIREMENTS.**

A. CONTRACTOR, at CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONTRACTOR shall require all subcontractors similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONTRACTOR for CITY.
2. General Liability Coverage. CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
4. Professional Liability Coverage. CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONTRACTOR'S operations under this Agreement, whether such operations be by CONTRACTOR or by its employees, subcontractors, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONTRACTOR will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR for all claims made by CITY arising out of any errors or omissions of CONTRACTOR, or its officers, employees or agents during the time this Agreement was in effect.

B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of



California, or which is approved in writing by CITY, and shall be endorsed as follows. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

1. "The CITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."
  2. This policy shall be considered primary insurance as respects CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY may have, shall be considered excess insurance only and shall not contribute with this policy.
  3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
  4. The insurer waives all rights of subrogation against CITY, its elected or appointed officers, officials, employees, or agents.
  5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to CITY, its elected or appointed officers, officials, employees, agents, or volunteers.
  6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by CITY.
- C. CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against Contractor arising out of the work performed under this agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.
- D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONTRACTOR shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
- E. CONTRACTOR shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.

F. Failure on the part of CONTRACTOR to procure or maintain the required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 13 above.

G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CONTRACTOR'S behalf upon CONTRACTOR'S failure or refusal to do so to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against Contractor for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

21. **USE OF OTHER CONTRACTORS.** THE CONTRACTOR must obtain CITY's prior written approval to use any Contractors while performing any portion of this Agreement. Such approval must include approval of the proposed Contractor and the terms of compensation.

22. **FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE.** The acceptance by the CONTRACTOR of the final payment made under this Agreement shall operate as and be a release of CITY from all claims and liabilities for compensation to the CONTRACTOR for anything done, furnished or relating to the CONTRACTOR'S work or services. Acceptance of payment shall be any negotiation of CITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by CITY shall not constitute, nor be deemed, a release of the responsibility and liability of CONTRACTOR, its employees, sub-Contractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by CITY for any defect or error in the work prepared by CONTRACTOR, its employees, sub-Contractors and agents.

23. **CORRECTIONS.** In addition to the above indemnification obligations, the CONTRACTOR shall correct, at its expense, all errors in the work which may be disclosed during the CITY'S review of CONTRACTOR'S report or plans. Should the CONTRACTOR fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONTRACTOR. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONTRACTOR under this Agreement up to the amount of the cost of correction.

24. **NON-APPROPRIATION OF FUNDS.** Payments to be made to CONTRACTOR by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY does not appropriate sufficient funds for payment of CONTRACTOR'S services beyond the current fiscal year, the Agreement shall cover payment for CONTRACTOR'S only to the conclusion of the last fiscal year in which CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
<u>City of Lomita</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>  <u>ATTN: City Manager</u>	<u>Company</u> <u>Address</u>  <u>ATTN: Signer</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

26. **SOLICITATION.** CONTRACTOR maintains and warrants that it has not employed nor retained any company or person, other than CONTRACTOR's bona fide employee, to solicit or secure this Agreement. Further, CONTRACTOR warrants that it has not paid, nor has it agreed to pay any company or person, other than CONTRACTOR's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONTRACTOR breach or violate this warranty, CITY may rescind this Agreement without liability.
27. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the CONTRACTOR's or CITY's obligations under this Agreement.
28. **INTERPRETATION.** This Agreement was drafted in and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

29. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.
30. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.
32. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
33. **FORCE MAJEURE.** Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.
34. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
35. **ATTORNEY'S FEES.** The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.
36. **STATEMENT OF EXPERIENCE.** By executing this Agreement, CONTRACTOR represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to CITY. CONTRACTOR represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private Contractors, and experience in dealing with public agencies all suggest that CONTRACTOR is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.



37. **DISCLOSURE REQUIRED.** (CITY and CONTRACTOR initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is a “contractor” for the purposes of the California Political Reform Act because CONTRACTOR’S duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONTRACTOR employed by CITY. CONTRACTOR hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the CITY’S Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to the Contractor commencing services hereunder, the City’s Manager shall prepare and deliver to CONTRACTOR a memorandum detailing the extent of CONTRACTOR’S disclosure obligations in accordance with the CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

**OR**

By their initials next to this paragraph, CITY and CONTRACTOR hereby acknowledge that CONTRACTOR is not a “contractor” for the purpose of the California Political Reform Act because CONTRACTOR’S duties and responsibilities are not within the scope of the definition of contractor in Fair Political Practice Commission Regulation 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY’S Conflict of Interest Code.

City Initials \_\_\_\_\_

Contractor Initials \_\_\_\_\_

[signatures on following page]

**IN WITNESS WHEREOF** the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA

CONTRACTOR

\_\_\_\_\_  
Ryan Smoot, City Manager

By:

\_\_\_\_\_  
Signatory, Title

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk

\_\_\_\_\_  
XX-XXXXXX

Taxpayer ID No.

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

# Submitted To City of LOMITA

Submittal Requirement: by email to [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com)



## Technical Proposal AS-NEEDED ENGINEERING AND LAND DEVELOPMENT SERVICES



Submitted By:  
**TRANSTECH Engineers, Inc.**

**Contact Person for this Proposal:**

Okan Demirci, PE, QSD/P  
Principal Project Manager  
E: [okan.demirci@transtech.org](mailto:okan.demirci@transtech.org)  
C: 714-319-6137

13367 Benson Ave  
Chino, CA 91710  
[www.transtech.org](http://www.transtech.org)  
855.595.2495 (toll-free)

November 1, 2023, Reg CC Mtg., Page # 334

Our proposal is prepared in the format and sections specified in City's RFP Section A. GENERAL, and limited to 30 pages).



SECTION	PAGE
<b>I. Cover Letter</b>	<b>I.1 – I.2</b>
<b>II. Qualifications and Experience</b>	<b>II.1 – I.21</b>
A. COMPANY QUALIFICATIONS	II.1
B. STAFF QUALIFICATIONS	II.4
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#### ACKNOWLEDGEMENT OF ADDENDUM

### AS-NEEDED, ENGINEERING AND LAND DEVELOPMENT SERVICES

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your proposal. Failure to do so may result in disqualification of your firm's proposal.

The undersigned acknowledges receipt of **Addendum No. 1** dated September 14, 2023

ATTEST:	Ahmad Ansari, PE 
Principal:	Principal
Address:	13367 Benson Ave, Chino, CA 91710
By:	Okan Demirci, PE, QSD/P 
Title:	Principal Project Manager
	TRANSTECH Engineers, Inc.





## I. Cover Letter

September 20, 2023

City of LOMITA (Submittal Requirement: by email to [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com))

About TRANSTECH  
Video Highlight:  
[CLICK HERE](#)



### Technical Proposal

#### AS-NEEDED ENGINEERING AND LAND DEVELOPMENT SERVICES

Transtech is pleased to submit this proposal for the subject services.

#### *Company Profile:*

Established in 1989, Transtech (a California Corporation) is a **multi-disciplinary engineering consulting** firm. Transtech has been **in business for over 33 years** and is **providing municipal services to approximately 75 public agencies**.

#### *Our service capabilities include:*

- Building & Safety Services, Building Inspection, Plan Check, Building Evaluations, City Building Official, Code Enforcement
- Civil Engineering,
- Staff Augmentation
- CIP Program Management
- Construction Management and Inspection
- Federally Funded Project Management and Grant Writing
- CDBG Project Management
- As part of City Engineering Services, we provide services related to Land development activities, conditions of approval, plan checking, and tract map review and approval.
- City Engineer, City Traffic Engineer, Development Review, Public Works Engineering, Plan Check, Inspection
- Labor Compliance
- Planning Support
- Traffic and Transportation Planning and Engineering
- Water Resources Engineering
- Surveying, Mapping, ALTA, ROW Eng

#### *Experience in Working with Public Agencies/Cities:*

We have extensive **experience working with Public Agencies/Cities in similar assignments**. We are accustomed to working with governmental agencies, and have a good understanding of public agency issues, procedures, and policies. **Several of our staff members are former City Engineers, Public Works Directors.** One of the **unique qualifications** of Transtech is that we serve public agencies as **municipal contract service providers, including Land development related activities, Contract City Engineer, City Traffic Engineer, Building Official, CIP Manager, Planner and in other capacities.**

#### *Transtech's Plan Check and Inspection Capacity in numbers:*

- We maintain and manage **25 electronic plan submittal portals**.
- In 2022, we processed and reviewed **13,000 plan sets with 96,000 documents and performed 15,000 inspections**.

#### *Electronic Plan Check:*

Transtech provides Electronic Plan Check. Please [click here](#) for a sample of our electronic plan check portal at one of our contract Cities. We offer electronic plan check submittal portal to our client cities at no cost.

#### *Virtual Counter:*

We offer virtual meetings with plan checkers. Please [click here](#) to explore the virtual plan check counter appointment calendar for one of the Cities.

#### *Expedited/Off-Business Hours/Weekend Services:*

If the City receives a request from applicants for expedited plan check services, Transtech staff will provide additional resources to accommodate such a request. If the City requests inspection services, Transtech staff



will provide additional resources to accommodate inspection requests during off business hours and weekends.

#### Service Philosophy:

Our service philosophy is defined by our unique **"Customer Care" approach in delivering our services in an efficient, cost-effective, timely and customer friendly manner:**

- ✓ Transtech is well known in providing **Cost Effective Services** on time with a **customer friendly and responsive** approach.
- ✓ Our services are founded on the principles of **Total Quality Management** for **Total Customer Care**.
- ✓ We have a **structured approach** to execute projects in an efficient manner that makes Transtech capable of providing the City with the highest quality product.
- ✓ We start by **working with the applicant early on** and during plan review to help them prepare a set of plans which have all of the required information clearly and logically presented.
- ✓ Additionally, we never hesitate to make suggestions which help eliminate complicated details, **reduce construction costs, and/or provide details which are easy to verify in the field**. Experience has taught us well that inspection time and applicant frustration can both be substantially reduced, while increasing overall compliance, by producing a better set of plans during the plan review process. And in the case of homeowners, **this policy often demonstrates early on that the City really is truly a partner in a process that can often be a source of stress and tension for many applicants, and we fully understand that.**
- ✓ This policy reduces the number of plan review rechecks required, **allows the applicant to obtain a permit much sooner**, and reduces the overall time our staff is required to spend on that particular plan.
- ✓ Transtech provides all plan check **comments on electronic files**. All plan check comments are provided on pdf format electronically, **as well as hard copies**. Plan review corrections are written clearly and are **fully detailed to explain the Code deficiency**.
- ✓ To help the applicant better understand the problem, Transtech provides as much information during plan review as possible. We believe that if the applicant has a **clear understanding of the problem**, he or she can take the necessary steps to correct the condition. This policy reduces the number of plan review rechecks required, allows the applicant to **obtain a permit much sooner**, and reduces the overall time our staff is required to spend on that particular plan. Unclear and/or cryptic corrections are never written, and all correction lists, except those written over the counter, are typed and printed on a laser printer.
- ✓ Our plan checkers **confer early on and respond to questions** from the architect, engineer, designer, applicant, etc. When requested, our plan checkers also meet with the architect, engineer, designer, applicant, etc. at our offices to answer questions or for rechecks where the plan corrections.
- ✓ Our policy is to assist the architect, engineer, designer, applicant, etc. as much as possible, which helps **eliminate complicated details, reduce construction costs, and/or provide details which are easy to verify in the field**.
- ✓ All telephone calls or e-mails received are returned within the same working day, or the following day. We take pride in our **"Same Day Response"** motto.
- ✓ **Responsiveness is an integral part** of Transtech's "customer friendly" service approach.
- ✓ We will strive to **enhance the City's image by public trust** to be the most desirable community to live, invest and conduct business.
- ✓ Customer Care means highest quality customer service. Transtech is committed to providing **"Customer Care"** to the City, City's patrons, responding quickly and effectively to the walk-in, telephone, and electronic inquiries of the public related to our services.

#### Subconsultant:

- **SOILS REPORT REVIEW SUPPORT: GEO-ADVANTEC, INC. ([www.geoadvantec.com](http://www.geoadvantec.com))**
- **LANDSCAPE PLAN REVIEW AND INSPECTION SUPPORT: WITHERS & SANDGREN, LTD. ([www.withersandsandgren.com](http://www.withersandsandgren.com))**

#### Large Pool of Well Experienced In-House Staff Readily Available:

We have a qualified team with **large pool of well experienced in-house staff** with **diversified and extensive expertise** and will be able to respond to service requests and mobilize our resources quickly.

Thank you for the opportunity to submit this proposal.

Sincerely



**Okan Demirci, PE, QSD/P, Principal Project Manager**  
E: [Okan.demirci@transtech.org](mailto:Okan.demirci@transtech.org); C: 714-319-6137

RFP required Disclosure Statement: Transtech has not been the subject of any legal investigation by County, State, and/or Federal agencies within the past 5 years.

RFP required Statement: Transtech acknowledges receipt of all addenda.



**Ahmad Ansari, PE, Contract Principal**  
E: [Ahmad.ansari@transtech.org](mailto:Ahmad.ansari@transtech.org); C: 949-702-5612



## II. Qualifications and Experience

### A. COMPANY QUALIFICATIONS

#### Company Profile:

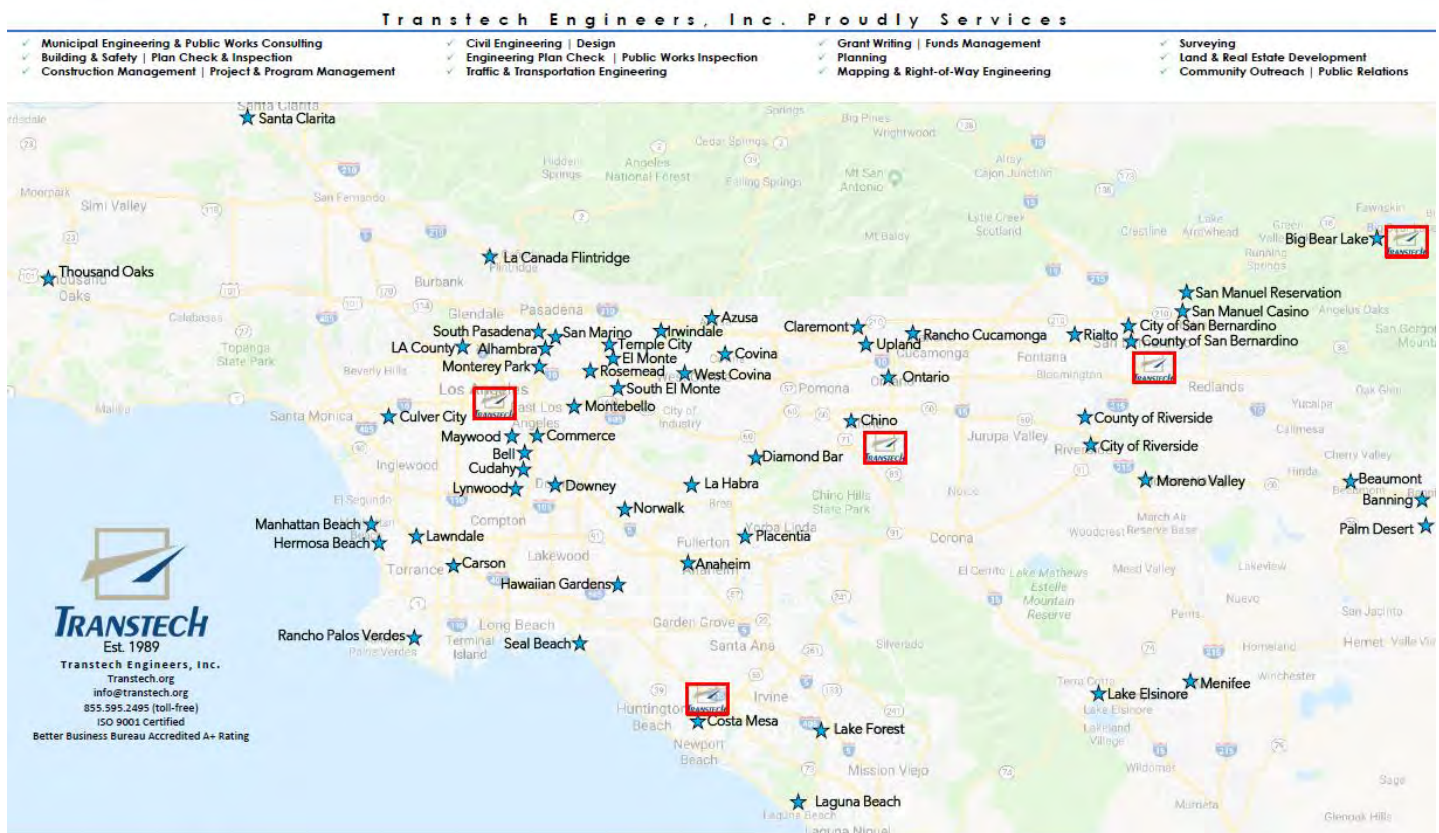
Established in 1989, Transtech (a California Corporation) is a **multi-disciplinary engineering consulting firm**. Transtech has been **in business for over 33 years** and is **providing municipal services to approximately 75 public agencies**.

#### Our service capabilities include:

- Building & Safety Services, Building Inspection, Plan Check, Building Evaluations, City Building Official, Code Enforcement
- Civil Engineering,
- Staff Augmentation
- CIP Program Management
- Construction Management and Inspection
- Federally Funded Project Management and Grant Writing
- CDBG Project Management
- City Engineer, City Traffic Engineer, Development Review, Public Works Engineering, Plan Check, Inspection
- Labor Compliance
- Planning Support
- Traffic and Transportation Planning and Engineering
- Water Resources Engineering
- Surveying, Mapping, ALTA, ROW Eng

As part of City Engineering Services, we provide services related to Land development activities, conditions of approval, plan checking, and tract map review and approval.

Currently, we are **providing municipal services to approximately 75 agencies, including Building and Safety Services** to several agencies:



#### City of Temple City

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review,

#### City of Alhambra

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review,

Inspection, Permit Technician

*City of Commerce*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Tech

*City of Maywood*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Inspection, Permit Technician

*City of Monterey Park*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, plan check and as-needed inspection

*City of South Pasadena*

- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Tech

*City of Seal Beach*

- ✓ **Building & Safety Services:** Building Official, Plan Review, As-needed Inspection

*City of Azusa*

- ✓ **Building & Safety Services:** Building Official, Building Plan Review, As-needed Insp

*City of Rancho Palos Verdes*

- ✓ **CIP Project Management:** CIP/Fed Proj Management
- ✓ **Building & Safety Services:** Plan Review, Inspection.

*San Manuel Indian Reservation*

- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection

*San Manuel Casino*

- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection

*City of Manhattan Beach*

- ✓ **On-call Building & Safety Services:** Plan Review

*City of Hermosa Beach*

- ✓ **On-call Building & Safety Services:** Plan Review

*City of Norwalk*

- ✓ **On-call Building & Safety Services:** Plan Review

*City of La Habra*

- ✓ **On-call Building & Safety Services:** Plan Review

*City of Ontario*

- ✓ **CIP Management Services:** Transtech is City's Contract CIP Manager for major Public Works Projects

*City of Chino*

- ✓ **CIP Management Services:** Transtech is City's Contract CIP Manager for major Public Works Projects

*City of Placentia*

- ✓ **On-call PM/CM and Development/PW Plan Check:** On-call services

*City of Rialto*

- ✓ **On-call Services:** Traffic Engineering, PW Inspection and Permit Tech

*City of Culver City*

- ✓ **On-call Engineering Services:** Eng Services

*City of Anaheim*

Inspection, Permit Technician

*City of South El Monte*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review, As-needed Inspection, As-Needed Permit Technician

*City of West Covina*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW PC, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Technician

*City of Rosemead*

- ✓ **City Engineering Services:** City Eng, Traffic Eng, Development/Public Works Plan Check, Map and Plan Check, Permit Inspection, Design, CIP and Construction Management, PW Insp, Fed Proj Management
- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Tech

*City of Bell*

- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Technician

*City of Carson*

- ✓ **Building & Safety Services:** Building Official, Plan Review, Inspection, Permit Technician

- ✓ **CIP Management and Engineering Services:** Traffic Eng, Design, CIP and Construction Management, PW Insp, Fed Proj Management

*City of Cudahy*

- ✓ **Building & Safety Services:** Plan Review.
- ✓ **CIP Management and Engineering Services:** Traffic Eng, Design, CIP and Construction Management, PW Insp, Fed Proj Management

*City of Hawaiian Gardens*

- ✓ **Building and Safety Services:** Building Official, Plan Review, Inspection, Permit Technician

*City of Downey*

- ✓ **Building & Safety Services:** Plan Review, Inspection

*County of Los Angeles*

- ✓ **Building & Safety Services:** Plan Review, Inspection

*County of Riverside*

- ✓ **Building & Safety Services:** Plan Review, Inspection

*San Bernardino County Housing Authority*

- ✓ **On-call Services:** As-Needed Support

*City of San Bernardino*

- ✓ **On-call Services:** CIP Program Management, Traffic Engineering, Constr. Management

*City of El Monte*

- ✓ **On-call Services:** Traffic Engineering, Construction Management, Development Plan Check

*City of Banning*

- ✓ **Public Works Plan Check:** PW Plan Check and Pw Inspection

*Riverside County Economic Development Agency*

- ✓ **On-call Services:** Eng, Building Evaluations, & Surveying

*City of Lancaster*

- ✓ **Traffic Engineering Services:** On-call City Traffic Engineering

*City of Palm Desert*

- ✓ **City Traffic Engineering Services:** City Traffic Engineering

*City of Irwindale*

- ✓ **On-call Services:** Construction Management and Inspection





- ✓ **On-call Engineering Services:** Engineering Services  
City of San Marino
- ✓ **City Traffic Engineering Services:** City Traffic Engineering

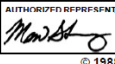
- Services  
City of Lynwood
- ✓ **On-call Services:** Engineering, CIP and Construction Management.

### Experience in Working with Public Agencies/Cities:

We have extensive **experience working with Public Agencies/Cities in similar assignments**. We are accustomed to working with governmental agencies, and have a good understanding of public agency issues, procedures, and policies. **Several of our staff members are former City Engineers, Public Works Directors.** One of the **unique qualifications** of Transtech is that we serve public agencies as **municipal contract service providers**, including **Contract City Engineer, City Traffic Engineer, Building Official, CIP Manager, Planner and in other capacities.**

### Insurance:

Following is Transtech's current Insurance Policy:

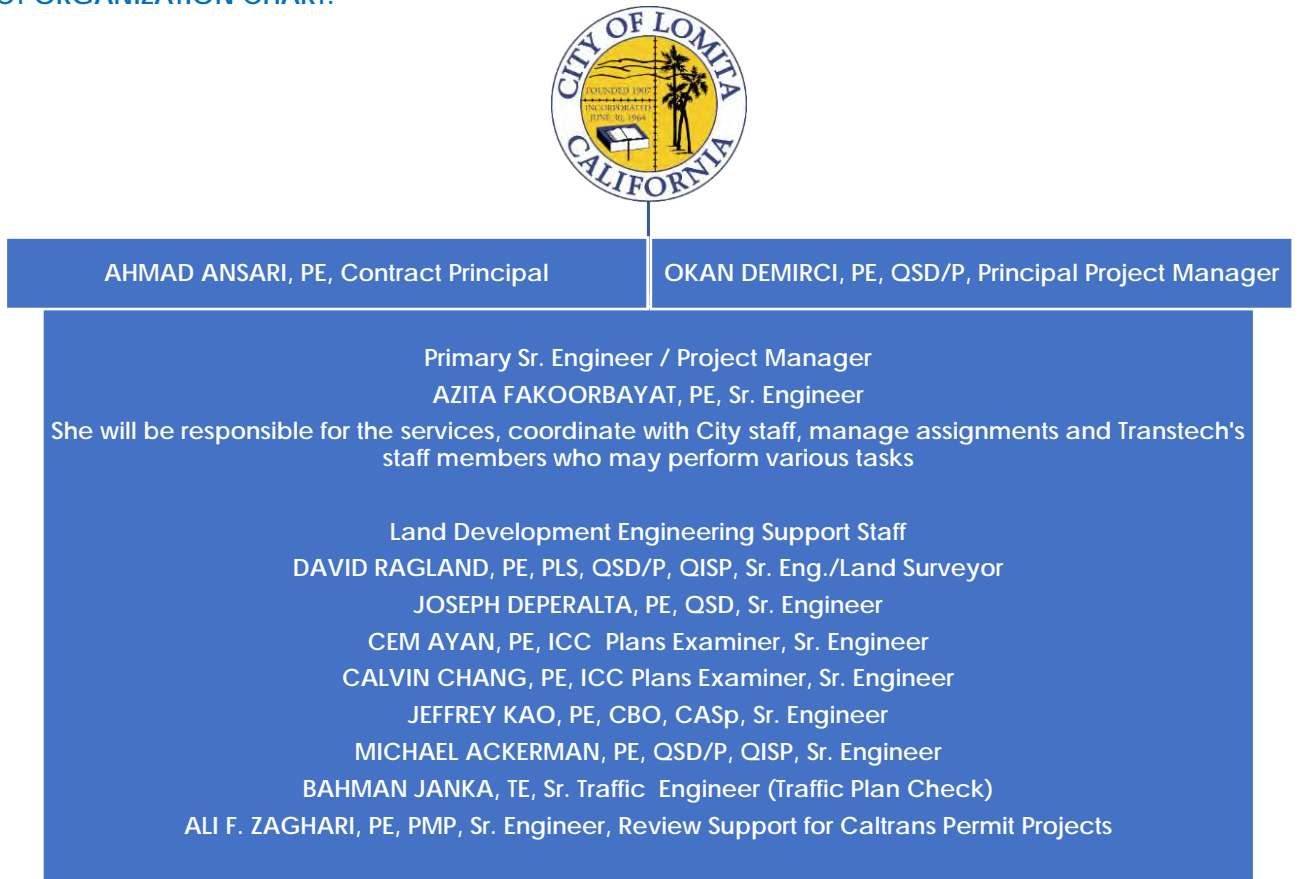
ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 12/27/2022															
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY 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.</p> <p>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).</p>																			
<b>PRODUCER</b> AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549 License#: 6003745 TRANENG-09		<b>CONTACT</b> NAME: Marie Swaney PHONE (JVC No.): 626-696-1890 FAX (JVC No): E-MAIL: CertsDesignPro@AssuredPartners.com																	
<b>INSURED</b> Transtech Engineers, Inc. 909-595-8599 13367 Benson Ave Chino CA 91710-3009		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <thead> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Travelers Casualty and Surety Co of America</td> <td>31194</td> </tr> <tr> <td>INSURER B: Travelers Property Casualty Company of America</td> <td>25674</td> </tr> <tr> <td>INSURER C: The Travelers Indemnity Company of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER D: Sentinel Insurance Company</td> <td>11000</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>				INSURER	NAIC #	INSURER A: Travelers Casualty and Surety Co of America	31194	INSURER B: Travelers Property Casualty Company of America	25674	INSURER C: The Travelers Indemnity Company of Connecticut	25682	INSURER D: Sentinel Insurance Company	11000	INSURER E:		INSURER F:	
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<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> 60570467 <b>REVISION NUMBER:</b>																			
<p>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.</p>																			
INSTR. LTR.	TYPE OF INSURANCE	ADD. INSUR. INSD. WVD.	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS													
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	6805H737478	12/31/2022	12/31/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPO/OP AGG \$2,000,000													
C	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> No Owned Autos <input type="checkbox"/> SCHEDULED AUTOS ONLY	Y	BA3R067451	12/31/2022	12/31/2023	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$													
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$0	Y	CUP4F17434A	12/31/2022	12/31/2023	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000													
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	57WEGAA508A	9/1/2022	9/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000													
A	Professional Liability		107328311	12/31/2022	12/31/2023	Per Claim Aggregate Limit \$2,000,000 \$4,000,000													
<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)            Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies. Umbrella Liability policy is follow-form to its underlying Policies: General Liability/Auto Liability/Employers Liability. Professional Liability is E&amp;O Liability.            Reference Number - IS00000139            City of Manhattan Beach and its elected and appointed officials, officers, employees, agents and volunteers are named as an additional insured as respects general liability and auto liability as required per written contract or agreement. General Liability is Primary/Non-Contributory per policy form wording. Insurance coverage includes waiver of subrogation per the attached endorsement(s).</p>																			
<b>CERTIFICATE HOLDER</b>			<b>CANCELLATION</b> 30 Day Notice will be sent to holder																
PROVIDED FOR INFORMATION PURPOSES			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 																
ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD © 1988-2015 ACORD CORPORATION. All rights reserved.																			



If selected by the City for this project, we will appreciate the opportunity of having our Attorney discuss the final contract language to ensure our insurance is in compliance with current laws and regulations and meets the City's requirements with the City's Attorney.

## B. STAFF QUALIFICATIONS

### PROJECT ORGANIZATION CHART:



#### Subconsultants:

- SOILS REPORT REVIEW SUPPORT: GEO-ADVANTEC, INC. ([www.geoadvantec.com](http://www.geoadvantec.com))**  
 Geo-Advantec, Inc. offers comprehensive services in various areas from site feasibility evaluation through project completion for a wide range of projects and services, which include: Geotechnical Eng.; Eng. Geology; Geotechnical Earthquake Eng.; Geotechnical Instrumentation; Pavement Eng.; Forensic Geotechnical Eng.; Grading Monitoring and Field Testing; Soils & Materials Laboratory Testing; Special Inspection Services. Geo-Advantec owns a certified laboratory accredited by AMRL (ASHTO Materials Reference Laboratory), in conformity to the requirements of the AASHTO Accreditation Program (AAP), AASHTO R-18, ASTM D3740 and ASTM E329; CCRL (Cement and Concrete Reference Laboratory); Caltrans; DSA (the Department of the State Architects); Army Corp of Engineers.  
**Transtech uses this subconsultant in several other cities, including in West Covina.**
- LANDSCAPE PLAN REVIEW AND INSPECTION SUPPORT: WITHERS & SANDGREN, LTD. ([www.withersandsandgren.com](http://www.withersandsandgren.com))**  
 Withers & Sandgren has been involved in providing varying levels of support to Community Development Departments for over twenty years. The firm has provided counter support for walk in plan reviews, been monthly Design Review Committee attendees, as well as presenters with planning staff to Planning Commissions and City Councils.

**KEY STAFF RESUMES:****AHMAD ANSARI, PE, Contract Principal****Education**

- BS in Engineering, MBA

**Registrations/Certifications**

- Registered Civil Engineer

**Highlights**

Mr. Ansari has over 30 years of past experience in City and County Public Works and has worked at several municipalities in Southern California, including:

- City of Moreno Valley- Public Works Director/City Engineer
- City of Rialto- Public Works Director/City Engineer
- City of Perris- Public Works Director
- City of Pomona- Deputy Public Works Director/Assistant City Engineer.

**OKAN DEMIRCI, PE, QSD, QSP, MBA, Principal Project Manager****Education**

- BS in Engineering

**Registrations/Certifications**

- Registered Civil Engineer
- Caltrans Resident Engineer Academy

**Highlights**

Mr. Demirci has approximately 12 years of experience. Mr. Demirci serves as Assistant Public Works Director, City Engineer, CIP Program Manager at Transtech's Contract Cities and provides technical and management support. Mr. Demirci completed Caltrans Resident Engineer Academy, very familiar with the management and administration of federally and state funded projects in compliance with Caltrans Local Assistance Procedures Manual (LAPM). Mr. Demirci works as CIP Program Manager at various Transtech's Contract Cities and manages various capital improvement programs including state and federal funded programs. Mr. Demirci's experience also includes working as Resident Engineer, Project Manager and Construction Manager on various projects (including federal and state funded projects). He has a broad knowledge of municipal government operations, including preparation and presentation of staff reports/resolutions to city councils, committees and interaction with public, various city departments, city council and other governmental agencies.

**AZITA FAKOORBAYAT, PE, Sr. Engineer****Education**

- BS in Civil Engineering

**Registrations/Certifications**

- Registered Civil Engineer

**Highlights**

Ms. Fakoorbayat has over 30 years of experience. She has a broad knowledge of municipal government operations, including coordination and oversight of Public Works and Development Services Departments, preparation, and presentation of staff reports/resolutions to city councils, committees and interaction with public, various city departments, city council and other governmental agencies.

**Public Agency Experience:**

- Principal Engineer, City of Costa Mesa, CA
- As Principal Engineer, perform a broad range of highly complex and professional
- Civil Engineer I, Pierce County Public Works Utilities and Transportation
- Services, Design Section, Tacoma, WA
- Assistant City Engineer, City of Sumner, Sumner, WA

**Private Consulting Experience:**

- Senior Project Manager, Afb Group, Laguna Niguel, Ca
- Senior Project Manager, Berryman & Henigar, Santa Ana, Ca
- Project Manager, CNC Engineering, Newport Beach, Ca
- Senior Design Engineer/ Project Manager, Harding Lawson Associates Group Inc., Bellevue, Wa

**DAVID RAGLAND, PE, PLS, QSD, QSP, Sr. Engineer****Education**

- Humboldt State University, CA, Bachelor of Science

**Registrations/Certifications**

- Registered Civil Engineer; Licensed Land Surveyor

**Highlights**

Mr. Ragland is a civil engineer and land surveyor has over 30 years of diverse experience in a wide variety of projects in civil engineering. He has managed numerous multi-disciplinary teams dealing with the planning, engineering, entitlement, environmental permitting, development and construction of urban and rural development, and public works projects. His experience also includes special emphasis on complex grading and hillside developments (has worked on the civil engineering and development of more than 40,000 acres of hillside properties), preparation of due diligence and project feasibility analysis, through conceptual planning and design to entitlement and construction.

**JOSEPH DEPERALTA, PE, QSD, Sr. Engineer****Education**

- BS in Civil Engineering

**Registrations/Certifications**

- Registered Civil Engineer

**Highlights**

Mr. Peralta has approximately 30 years of experience. His experience includes working as contract/consultant City Engineer, Plan Checker, Design Engineer for various Cities. His experience includes dealing, coordinating and navigating thru the permitting processes with municipal, county and state level and other governmental agencies, architects and consultant, utility companies, and regional entities, including Caltrans, Water Quality Board, AQMD, US Corps of Engineers, Department of Fish and Game, Union Pacific Railroad and others.

**CEM AYAN, PE, ICC Certified Plans Examiner****Education**

- MS, BS in Civil Engineering

**Registrations/Certifications**

- Registered Civil Engineer; ICC Certified Plans Examiner, Inspector

**Highlights**

Mr. Ayan has approximately 20 years of experience in engineering and construction. He works at various Transtech Contract Cities as Plan Checker and Deputy Building Official. His experience also includes both working for a construction company as construction engineer and for consulting firms design firms as design/field construction engineer. His field construction experience includes site start-up, site grading/paving/concrete work, excavation, backfill, vertical survey, storm & wastewater collection, shallow/deep foundation, structural work, M&E, brick work, gable/hip/flat roof, interior/exterior architectural finish, and CM/PM activities.

**CALVIN CHANG, PE, ICC Certified Plans Examiner****Education**

- MS, BS Civil Engineering

**Registrations/Certifications**

- Registered Civil Engineer; ICC Certified Plans Examiner

**Highlights**

- Chinese Cantonese and Mandarin Speaker
- Extensive experience in Structural Plan Check

Mr. Chang has 30 years of experience and has been working at Transtech as Senior Plans Examiner, On-Site Over the Counter Plans Examiner. He has performed plan checks for a variety of residential and commercial projects in Cities of Alhambra, Temple City, Huntington Park, San Manuel Indian Reservation and San Bernardino. Prior to joining Transtech, he was a Sr. Plans Examiner at the City of Burbank. Mr. Chang has extensive experience in Building Codes, code interpretations and resolving code related construction and plan check problems on a broad range of residential and commercial projects



**JEFFREY KAO, PE, CBO, CAsp, Sr. Engineer****Education**

- MS, BS Civil Engineering, Cal Poly

**Registrations/Certifications**

- Registered Civil Engineer; CAsp; ICC Certified Building Official, California Building Plans Examiner, CalGreen Inspector, CalGreen Plans Examiner, Mechanical Plans Examiner, Plumbing Plans Examiner, Building Inspector

**Highlights**

Mr. Kao has over 20 years of experience and has been working at Transtech as Deputy Building Official, Senior Plans Examiner, On-Site Over the Counter Plans Examiner and performed plan checks for a variety of residential and commercial projects in Cities of Alhambra, South Pasadena, and Temple City. Mr. Kao has broad knowledge of building and safety operations, including working in the capacity of Deputy Building Official and Plans Examiner. His past experience includes working as a structural engineer for 4 years at a structural design firm.

**MICHAEL ACKERMAN, PE, QSD, QSP, QISP, Sr. Engineer****Education**

- BS in Engineering

**Registrations/Certifications**

- RE Academy, Caltrans
- Water Pollution Control Compliance on Construction Sites for RE, Caltrans
- Construction Program Management Workshop, FHWA
- Field Office Procedures Course, Caltrans
- California Work Zone Inspection – High Speed, Caltrans
- Asphalt Concrete Inspection and Rehabilitation Strategies, Caltrans

**Highlights**

Mr. Ackerman has over 20 years of experience. At Transtech, he has been working as a Sr. Engineer at various Transtech City Engineering Contracts. He has served at various Cities under Transtech's City Engineering Contracts, including Temple City, Huntington Park, and Alhambra. He has a broad knowledge of municipal government operations, including preparation and presentation of staff reports/resolutions to city councils, committees and interaction with public, various city departments, city council and other governmental agencies. Mr. Ackerman's experience also includes working at Caltrans and other agencies:

- Caltrans District 8: Mr. Ackerman was a civil transportation engineer for Caltrans District 8 where he was involved in the design and construction of various projects.
- City of San Bernardino: Mr. Ackerman was involved in various projects, including Development Review and Plan Check, Design and Project Management.
- City of Huntington Park: Mr. Ackerman worked as contract City Engineer under Transtech's municipal services contract and later as City Engineer and Interim Director of Public Works under the City.

**CARLOS A. PINEDA, PE, QSD, QSP, LEED, Sr. Engineer****Education**

- BS in Civil Engineering,

**Registrations/Certifications**

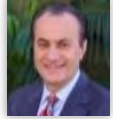
- Registered Civil Engineer

**Highlights**

Mr. Pineda has over 30 years of experience in civil engineering and project management. He has extensive experience working for both private and public sectors. He has participated on numerous multi-disciplinary teams dealing with the planning and development of civil and traffic engineering, urban and rural development, and public works projects. He has served as Principal Project Manager for a variety of projects. Public works experience covers a wide variety of projects, including the improvement of major arterials, secondary highways and collectors, flood control and drainage projects, water and waste water projects, ADA retrofit, and safe routes to school projects. He has a good understanding and knowledge of municipal government operations, including preparation and presentation of staff reports/resolutions to city councils, committees and interaction with public, various city departments, city council and other governmental agencies. Private sector experience covers a

wide range of projects including residential master planned communities and “in tract” residential improvements. In-tract residential improvements included the design and construction of domestic and reclaimed water infrastructure to serve the new developments.

**BAHMAN JANKA, TE, Sr. Traffic Engineer, Traffic Plan Check**



**Education**

- MS, BS in Civil Engineering

**Registrations/Certifications**

- Registered Traffic Engineer

**Highlights**

Mr. Janka has over 35 years of experience in Traffic Engineering and Transportation Planning.

He has served as City Traffic Engineer and Transportation Director for public agencies, including:

- City of Pasadena, California: Transportation Administrator
- City of Santa Clarita, California: City Traffic Engineer
- City of Fremont, California: Associate Transportation Engineer
- City of Palo Alto, California: Associate Transportation Engineer
- Entranco Engineers, Bellevue, Washington: Transportation Engineer.

**ALI F. ZAGHARI, PE, PMP, Sr. Engineer, Review Support for Caltrans Permit Projects**



**Education**

- MS, BS in Civil Engineering

**Registrations/Certifications**

- Registered Civil Engineer

**Highlights**

Mr. Zaghari has over 35 years of experience in Transportation Management & Operations at various capacities in the California Department of Transportation (Caltrans). His career path includes a number of key managerial positions in Caltrans leading to his last position as the Deputy District Director (DDD) for Traffic Operations at Caltrans District 7 in Los Angeles. As a member of District 7 Executive Team, Mr. Zaghari was responsible for policy, development and implementation of the traffic operations assets and the safe mobility of all users of the State Highway System (SHS) consisting of approximately 1500 center miles of freeways and conventional highways in Los Angeles and Ventura counties. He managed an operating budget of approximately \$70M encompassing both operations management and capital outlay support needs. The organization under his leadership included critical functions such as Intelligent Transportation Systems (ITS), Traffic Design, District Traffic Manager (DTM), Corridor Management, System Performance, and Encroachment Permits.

## C. SIMILAR PROJECTS EXPERIENCE

### Transtech's Plan Check and Inspection Capacity in numbers:

- We maintain and manage 25 electronic plan submittal portals.
- In 2022, we processed and reviewed 13,000 plan sets with 96,000 documents and performed 15,000 inspections.



#### CITY OF WEST COVINA

**Project: Asteria Residential Development (Valuation \$40 m).** This development includes 158-unit residential homes.

#### Transtech provided following services:

Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.

Engineering Plan Check and Inspection.

Building Plan Check and Inspection.

Transtech serves as the **City's Contract Building Official, City Engineer, City Traffic Engineer.**



#### CITY OF SOUTH EL MONTE

**Project: Chico Residential Development (Valuation \$15 m).** This development includes 13 buildings with 70 residential units.

#### Transtech provided following services:

Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.

Engineering Plan Check and Inspection.

Building Plan Check and Inspection.

Transtech serves as the **City's Contract Building Official, City Engineer, City Traffic Engineer.**



#### CITY OF COMMERCE

**Project: Warehouse with Office Space Development (Valuation \$20 m).** This development includes one-story of warehouse with mezzanines for office use of 114,898 square feet of total floor area in a 5.65-acre lot.

#### Transtech provided following services:

Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.

Engineering Plan Check and Inspection.

Building Plan Check and Inspection.

Transtech serves as the **City's Contract Building Official, City Engineer, City Traffic Engineer.**



#### CITY OF ALHAMBRA

**Project: Main Street Collection (Valuation \$23 m).** This development includes 4-story mixed-use project with 8,200 sq ft retail space, 52 condos, 9 live/work units, 19 townhomes, and 6 shopkeeper units.

#### Transtech provided following services:

Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.

Building Plan Check and Inspection.

Engineering Plan Check and Inspection.

Transtech serves as the **City's Contract Building Official, City Engineer, City Traffic Engineer.**



**CITY OF BELL**

**Project: Residential Development, 6518 & 6522 Walker. (Valuation \$4 m).** This development includes new 14 new two-story detached single-family dwellings.

**Transtech provided following services:**

[Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.](#)

[Building Plan Check and Inspection.](#)

**Transtech serves as the City's Contract Building Official, Plan Checker, Inspector.**

**SAN MANUEL BAND OF MISSION INDIANS TRIBE AND CASINO**

**Project: Casino Expansion/Development (Valuation \$700 m):** This project involves Casino's expansion program, which includes casino renovation, new hotel, entertainment center, parking structure, pedestrian bridges, alignment of entry and exit roads, and various other improvements.

**Transtech provided following services:**

[Building Plan Check and Inspection.](#)

[Fire Plan Check.](#)

**Transtech serves as the Tribe's and Casino's (they are 2 sperate entities) Contract Building Official, Plan Checker, Inspector and Fire Marshall.**

**CITY OF TEMPLE CITY**

**Project: Blossom Walk Residential Development (Valuation \$6 m).** This development includes 24-unit condominiums and 4 single family homes.

**Transtech provided following services:**

[Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.](#)

[Engineering Plan Check and Inspection.](#)

[Building Plan Check and Inspection.](#)

**Transtech serves as the City's Contract Building Official, City Engineer, City Traffic Engineer.**

**CITY OF SOUTH PASADENA**

**Project: 820 Mission Development LLC (Project Value: \$10M).** This project is a new office building with one residential unit above, new 15-unit townhome cluster with office fronting Mission Street with one-level subterranean parking,

**Transtech provided following services:**

[Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.](#)

[Building Plan Check and Inspection.](#)

**Transtech serves as the City's Contract Building Official.**

**CITY OF WEST COVINA**

**Project: Medical Center Building (Valuation \$20 m).** This project is a new Medical Office Building of approximately 55,000 sf that will operate 24/7 providing a radiation oncology department and infusion department.

**Transtech provided following services:**

[Establishing conditions of approval and coordination with the Planning Staff for the entitlement of the project.](#)

[Engineering Plan Check and Inspection.](#)

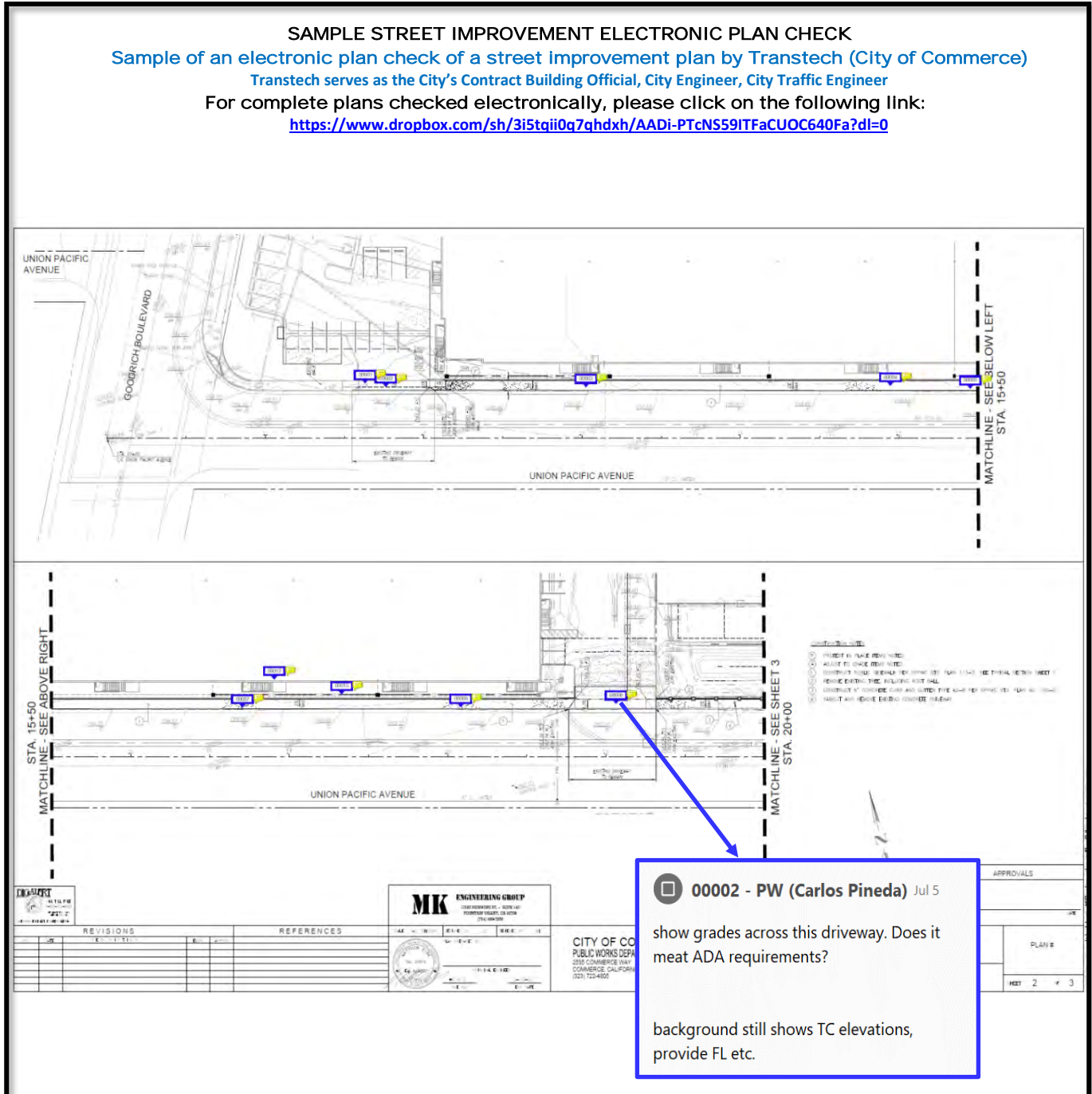
[Building Plan Check and Inspection.](#)

**Transtech serves as the City's Contract Building Official, City Engineer, City Traffic Engineer.**



**SAMPLE ELECTRONIC PLAN CHECKS:**

- Following pages include sample snap shots of various types of electronic plan checks.
- Also, links for each plan check is provided to review full plan check documents.



## SAMPLE MAP ELECTRONIC PLAN CHECK

Sample of an electronic plan check of a parcel map by Transtech (City of Temple City)  
 Transtech serves as the City's Contract Building Official, City Engineer, City Traffic Engineer

For complete plans checked electronically, please click on the following link:

<https://www.dropbox.com/sh/cedfr61mvinwng1/AADZ0hxFmSS73EYitHiaLpLa?dl=0>

PARCEL MAP NO. 82700 SHEET 1 OF 2 SHEETS

IN THE CITY OF TEMPLE CITY  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECORD A SUBDIVISION OF LOT 10 IN BLOCK 17  
 MAP 100-17000, AS PER MAP FILED IN BOOK  
 100-17000, PAGE 41 AND 42 OF SAID IN THE OFFICE OF  
 THE COUNTY CLERK OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES.

00022 - PW (Ayla Jefferson) Feb 10.

JN20427/TPM 82700/G20-39494/B20-39687  
 PUBLIC WORKS/ ENGINEERING CONDITIONS  
 BUILDING REVIEW / APPROVED  
 GRADING REVIEW / APPROVED  
 SOILS REPORT / SUBMITTED  
 FINAL MAP / APPROVED

Final map review completed, you may submit Mylar, due to City closure you may mail the Mylar to the following address along with this approval notice.  
 Transtech Engineers  
 Plan check department, attn, Julie Robbins  
 13367 Benson Ave  
 Chino Ca 91710

PARCEL MAP NO. 82700 SHEET 2 OF 2 SHEETS

IN THE CITY OF TEMPLE CITY  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES.

## Scope of Work

FINAL MAP FOR 9040 RANCHO REAL ROAD 82700

## Instructions

IMPORTANT - PLEASE READ THE FOLLOWING:

1. This list of plan approval requirements is from the City Public Works only. All of the requirements on this list must be satisfied in order to obtain plan approval from the Public Works Department. Approval of these plans does not grant approval to violate any Code or any State or Federal Law. This list of approval requirements is not to be construed as a guarantee that all code violations have been identified and corrected.

2. The City is committed to assisting you obtain plan approval in the shortest time possible. Every effort was made by the reviewer to verify that these plans comply with current Code requirements. Some of the requirements identified in this list may already appear on your plans. As a means of expediting the review of your plans, the reviewer may have listed required items with the intention that you, as the person most familiar with your plans, will be able to identify where the required information can be found. You can also help reduce plan review turn-around time by providing all requested information along with your first plan resubmittal.

3. Indicate in the clear space provided to the left of each plan

Page 1 | Comment 00022

PMB2700-1-8-2020.pdf

00022

+ Ayla Jefferson

+ ayla.jefferson@transtech.org

10 February 2021

CITY OF TEMPLE CITY  
PUBLIC WORKS DIVISION

TC-FMB2700

9040 Rancho Real Rd  
 Temple City, CA  
 United States

## Project Information

FM 9040 Rancho Real

+ Submittal: 2nd Submittal

+ Reference Number: JN 20427/PM  
 82700

## Files and Attachments

+ PMB2700-1-8-2020.pdf

## Contacts

Xiping Yang

714-671-1050 ext. 119

ping@callandeng.com

approval requirement where, on your plans, compliance is specified. Please indicate a specific note number, detail number and/or location within a sheet. To reduce plan approval turn-around time, please do not simply respond with a sheet number.

4. An encroachment permit shall be obtained, and fees paid for construction inspection prior to starting work. For questions contact the Public Works Department permit counter.

## Administration

JN20427/TPM 82700/G20-39494/B20-39687

PUBLIC WORKS/ ENGINEERING CONDITIONS

BUILDING REVIEW / APPROVED

GRADING REVIEW / APPROVED

SOILS REPORT / SUBMITTED

FINAL MAP / APPROVED

Final map review completed, you may submit Mylar, due to City closure you may mail the Mylar to the following address along with this approval notice.

Transtech Engineers

Plan check department, attn, Julie Robbins

13367 Benson Ave



## D. SERVICE APPROACH

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### Plan Check Processing:

When a plan check order is received, it is logged and reviewed and then assigned to applicable plan checkers. The plan check duration is monitored thru the plan check log data base, which generates messages at identified intervals to inform plan checker and supervising Sr. Staff so that they are aware of how the progress and status continuously. If any potential delay is monitored, necessary steps are taken, such as meeting with plan checker to review the schedule, workload, performance, and identify actions, including assigning additional staff, if necessary, to ensure timely completion of assignment.

### Plan Check Coordination:

- Our plan checkers respond to questions from the architect, engineer, designer, applicant, etc. When requested, our plan checkers also meet with the architect, engineer, designer, applicant, etc. at our offices to answer questions or for rechecks.
- Our policy is to assist the architect, engineer, designer, applicant, etc. as much as possible, which helps eliminate complicated details, reduce construction costs, and/or provide details which are easy to verify in the field. This pro-active approach reduces inspection time and questions, and applicant frustration, while increasing overall compliance, by producing a better set of plans during plan review process. Especially, when the applicant is a homeowner trying to improve his/her property, this policy often demonstrates early on that the City really is here to help.

### Approach to Meeting with Applicants:

Our staff is available to applicants by phone and through email or through virtual meeting for questions or available to meet for rechecks if necessary. Our policy is to meet with applicants virtually via TEAMS or ZOOM but we also have an available facility at our office meetings with applicants.

### Expedited/Off-Business Hours/Weekend Services:

If the City receives a request from applicants for expedited plan check services, Transtech staff is able to provide additional resources to accommodate such a request. If the City requests inspection services, Transtech staff will provide additional resources to accommodate inspection requests during off business hours and weekends.

### Quick Turn Around and Expedited Service:

Transtech will provide plan checks on a **quick turn-around schedule**. Transtech also provides expedited service when requested.

### Service Philosophy:

Our service philosophy is defined by our unique **"Customer Care" approach in delivering our services in an efficient, cost-effective, timely and customer friendly manner:**

- ✓ Transtech is well known in providing **Cost Effective Services** on time with a **customer friendly and responsive** approach.
- ✓ Our services are founded on the principles of **Total Quality Management** for **Total Customer Care**.
- ✓ We have a **structured approach** to execute projects in an efficient manner that makes Transtech capable of providing the City with the highest quality product.
- ✓ We start by **working with the applicant early on** and during plan review to help them prepare a set of plans which have all of the required information clearly and logically presented.
- ✓ Additionally, we never hesitate to make suggestions which help eliminate complicated details, **reduce construction costs, and/or provide details which are easy to verify in the field**. Experience has taught us well that inspection time and applicant frustration can both be substantially reduced, while increasing

overall compliance, by producing a better set of plans during the plan review process. And in the case of homeowners, **this policy often demonstrates early on that the City really is truly a partner in a process that can often be a source of stress and tension for many applicants, and we fully understand that.**

- ✓ This policy reduces the number of plan review rechecks required, **allows the applicant to obtain a permit much sooner**, and reduces the overall time our staff is required to spend on that particular plan.
- ✓ Transtech provides all plan check **comments on electronic files**. All plan check comments are provided on pdf format electronically, **as well as hard copies**. Plan review corrections are written clearly and are **fully detailed to explain the Code deficiency**.
- ✓ To help the applicant better understand the problem, Transtech provides as much information during plan review as possible. We believe that if the applicant has a **clear understanding of the problem**, he or she can take the necessary steps to correct the condition. This policy reduces the number of plan review rechecks required, allows the applicant to **obtain a permit much sooner**, and reduces the overall time our staff is required to spend on that particular plan. Unclear and/or cryptic corrections are never written, and all correction lists, except those written over the counter, are typed and printed on a laser printer.
- ✓ Our plan checkers **confer early on and respond to questions** from the architect, engineer, designer, applicant, etc. When requested, our plan checkers also meet with the architect, engineer, designer, applicant, etc. at our offices to answer questions or for rechecks where the plan corrections.
- ✓ Our policy is to assist the architect, engineer, designer, applicant, etc. as much as possible, which helps **eliminate complicated details, reduce construction costs, and/or provide details which are easy to verify in the field**.
- ✓ All telephone calls or e-mails received are returned within the same working day, or the following day. We take pride in our **"Same Day Response"** motto.
- ✓ **Responsiveness is an integral part** of Transtech's "customer friendly" service approach.
- ✓ We will strive to **enhance the City's image by public trust** to be the most desirable community to live, invest and conduct business.
- ✓ Customer Care means highest quality customer service. Transtech is committed to providing **"Customer Care"** to the City, City's patrons, responding quickly and effectively to the walk-in, telephone, and electronic inquiries of the public related to our services.





## E. REFERENCES

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### **CITY OF WEST COVINA** (Year started and completed: 2019 – Ongoing Service)

Reference Contact:

- Paulina Morales, Acting City Manager; T: 626-939-8401; E: [pmorales@westcovina.org](mailto:pmorales@westcovina.org)

Services Provided:

- ✓ Building & Safety Services: Building Official, Plan Review, Inspection, Permit Technician
- ✓ City Engineering Services: City Engineer, City Traffic Engineer, PW Plan Check, Map Check, Design, CIP and Construction Management, PW Inspection, Fed Proj Management

### **CITY OF ALHAMBRA** (Year started and completed: 1993 – Ongoing Service)

Reference Contact:

- Andrew Ho, Community Development Director; T: 626-570-5041; E: [andrewho@cityofalhambra.org](mailto:andrewho@cityofalhambra.org)

Services Provided:

- ✓ Building & Safety Services: Building Official, Plan Review, Inspection, Permit Technician
- ✓ City Engineering Services: City Engineer, City Traffic Engineer, PW Plan Check, Map Check, Design, CIP and Construction Management, PW Inspection, Fed Proj Management

### **CITY OF TEMPLE CITY** (Year started and completed: 2012 – Ongoing Service)

Reference Contact:

- Bryan Cook, City Manager; T: 626-285-2171; E: [bcook@templecity.us](mailto:bcook@templecity.us)

Services Provided:

- ✓ Building & Safety Services: Building Official, Plan Review, Inspection, Permit Technician
- ✓ City Engineering Services: City Engineer, City Traffic Engineer, PW Plan Check, Map Check, Design, CIP and Construction Management, PW Inspection, Fed Proj Management

### **CITY OF SOUTH EL MONTE** (Year started and completed: 2018 – Ongoing Service)

Reference Contact:

- Contact: Rene Salas, City Manager, T: 626-579-6540, E: [rsalas@soelmonte.org](mailto:rsalas@soelmonte.org)

Services Provided:

- ✓ Building & Safety Services: Building Official, Plan Review, Inspection, Permit Technician
- ✓ City Engineering Services: City Engineer, City Traffic Engineer, PW Plan Check, Map Check, Design, CIP and Construction Management, PW Inspection, Fed Proj Management

### **CITY OF COMMERCE** (Year started and completed: 2003 – Ongoing Service)

Reference Contact:

- Vilko Domic, Assistant City Engineer; T: 323-722-4805; E: [vdomic@ci.commerce.ca.us](mailto:vdomic@ci.commerce.ca.us)

Services Provided:

- ✓ Building & Safety Services: Building Official, Plan Review, Inspection, Permit Technician
- ✓ City Engineering Services: City Engineer, City Traffic Engineer, PW Plan Check, Map Check, Design, CIP and Construction Management, PW Inspection, Fed Proj Management

**Following are reference letters from the above references:**



March 7, 2022

Subject: Letter of reference: Transtech Engineers, Inc.

Transtech has been providing services to the City of West Covina since 2019. Transtech provides a full suite of City Engineering and Building & Safety services. The firm currently serves in the capacity of City Engineer, City Traffic Engineer, Public Works Engineering, Public Works Permitting and Inspection, Capital Improvement Program Management, Project and Construction Management, Design, Grant Writing & Management, providing as-needed Professional Services, Building Official, Plans Examiner, Building Inspector, and Permit Technician.

Transtech exemplifies public service. The firm has proven to be quite responsive to community needs and is a vital City partner. Since they came aboard, West Covina residents and applicants have consistently complimented us on their work on our behalf. In their roles they frequently interact with the public, residents, businesses, and community members and have always provided the highest level of customer service and project delivery.

Transtech has helped West Covina define bold new horizons of community service. During the pandemic the Transtech team continued to provide exceptional service to the City, introducing an electronic plan check portal and streamlining Building and Safety operations for more efficiency. Their leadership and continued service commitment to the City has been exceptional. Additionally, the firm has been working quite closely with my office as West Covina seeks to garner State approval and establish a municipal Health Department.

Transtech principals are directly involved. The Transtech Team provides high quality work and have principal level involvement which ensures the success of their services. The firm is cost effective in their approach and have proven themselves to be an extremely valuable asset to the City.

I am pleased to write this letter of recommendation for Transtech. I recommend the firm without reservation. If I can provide any additional information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Carmany".

David Carmany  
City Manager  
T: (626) 939-8400  
E: [dcarmany@westcovina.org](mailto:dcarmany@westcovina.org)

1444 West Garvey Avenue • West Covina • CA 91790 • Phone (626) 939-8401 • Fax (626) 939-8406



Gateway  
to the  
San Gabriel Valley

111  
South First Street  
Alhambra  
California  
91801

City of Alhambra  
Community Development Department

March 14, 2022

Subject: Transtech Engineers, Inc.  
Letter of Recommendation

To Whom It May Concern:

Transtech has been providing full-service City Engineering and Building and Safety services to the City of Alhambra for nearly 30 years.

They provide excellent customer care and service not only internally to City staff but also to the public who frequently interacts with them through both their Engineering and Building and Safety Services. They continue to be an integral part of the city.

They have teams serving both our Public Works and Community Development Departments in the capacities of Building Official, Permit Technician, Building Inspector, and Building Plan Check/Review, City Engineer, City Traffic Engineer, Public Works Engineering, CIP Management, Construction Management, Grant Management, and as-needed Professional Services inclusive of planning, design, project management, construction management, and inspection.

The city has had nothing but positive experiences with their staff and we are extremely satisfied with their services over the many years. They continue to provide the highest quality work with professionalism and a high regard to customer service. Their commitment to quality and quick responsiveness sets them apart from others. I highly recommend them for their services.

Best Regards,

Andrew Ho  
City of Alhambra  
Director of Community Development  
[andrewho@cityofalhambra.org](mailto:andrewho@cityofalhambra.org)





9701 Las Tunas Drive • Temple City • California 91780 • 626-285-2171

March 14, 2022

Subject: Letter of Reference, Transtech Engineers, Inc. – Municipal Services

Transtech Engineers, Inc. has continuously served the City of Temple City since 2012, providing a full array of City Engineering, Building and Safety, and Construction Management services. Throughout their tenure in Temple City, where I have served as City Manager since 2014, they have cost-effectively provided high-quality services with highly qualified professionals and expertise which has been of excellent service to Temple City.

Transtech employees and management are responsive to any issues and requests and provide expert advice to complex and day-to-day municipal concerns. The Transtech team provides the City of Temple City with a broad array of municipal services, including serving as the City Engineer, City Building Official, CIP Project Construction Manager, and City Traffic Engineer. In addition, the firm provides the City with Building Plan Check Review and, as needed, Professional Services, including planning, public works project design and compliance services, building and public works inspection services, and construction management services.

Transtech serves as a vital and critical partner to the City of Temple City in delivering excellent service to the community. For example, during the pandemic, the City continued providing building and engineering services mainly due to the partnership with the City staff and Transtech management and employees in delivering virtual building and plan check reviews and permitting services. This partnership led to a seamless transition of services during the pandemic, allowing for uninterrupted service continuity.

Based on my experience working directly with Transtech's management and staff and the feedback we receive from the Community, City Staff, and other stakeholders, we have been very satisfied with the quality of work and services provided to the City. Based on my direct experience, I would highly recommend their services. If you have any questions, please call me directly at 626-285-2171, ext—4105, or e-mail at [bcook@templecity.us](mailto:bcook@templecity.us).

Sincerely,

Bryan Cook  
City Manager



**CITY OF SOUTH EL MONTE**

1415 SANTA ANITA AVENUE  
SOUTH EL MONTE, CALIFORNIA 91733  
PHONE (626) 579-6540 \* FAX (626) 579-2409



March 7, 2022

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for Transtech Engineers, Inc. who currently provides both full-service City Engineering and Building and Safety Services for the City of South El Monte.

They serve in the capacity of the City's Building Official, Building Plan Check/Review, City & Traffic, Public Works Engineering, Inspection, and Permitting, CIP Management, Construction Management, Grant Management, and as-needed Professional Services. They have been successful in securing funding as well as managing federally funded projects for the City.

Their team has successfully delivered several projects for the City. Their staff has provided excellent quality of services to the City of South El Monte, with a high attention to detail and customer service. We are very satisfied with their services.

Their leadership and continued service commitment to the City has been exemplary.

Transtech provides high-quality professional staff and work. Their entire staff is professional, efficient, and productive, while having the City's best interest. I can confidently recommend their services.

Sincerely,

Colby Cataldi  
Community Development Director  
[ccataldi@soelmonte.org](mailto:ccataldi@soelmonte.org)



## CITY OF COMMERCE

Jose D. Jimenez, Director of Economic  
Development and Planning  
**ECONOMIC DEVELOPMENT AND  
PLANNING**

March 8, 2022

**Subject: Transtech Engineers, Inc. Letter of Reference – City of Commerce**

It is my pleasure to recommend and provide full support for Transtech Engineers, Inc. As Director in two different municipalities, I've had the distinct pleasure of utilizing Transtech for a variety of municipal services. Currently, we partner with Transtech Engineers, Inc. to provide Building and Safety Services, as well as City Engineering Services to the City of Commerce.

They serve in the capacity of Building Official, Permit Technician, Building Inspector, Building Plan Check/Review, City Engineer, City Traffic Engineer, Public Works Engineering, CIP Management, Construction Management, Grant Management, and as-needed Professional Services inclusive of planning, design, project management, construction management, and inspection.

Transtech has always provided the highest quality work. Their staff is professional and courteous; their work is efficient and cost effective; and they truly are a partner to the City of Commerce.

Within the two municipalities where I partnered with Transtech, their staff has always been professional and extremely responsive to the needs of the respective cities. They provide excellent customer service in all of the interactions with City Staff, the Departments, and the public.

Their leadership and continued service commitment to the City has been to the highest degree of service that one can expect.

If you have any further questions, please feel free to contact me at [jjimenez@ci.commerce.ca.us](mailto:jjimenez@ci.commerce.ca.us), or via phone at (323) 722-4805 ext. 2389.

Sincerely,

Jose D. Jimenez  
Director of Economic Development and Planning

2535 Commerce Way • Commerce, California 90040 • (323) 722-4805 • FAX (323) 888-6841

## E. LINKS TO SAMPLE PLAN CHECK AND INSPECTIONS AS REQUESTED BY RFP

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Following are links for sample Plan Check and Inspection as requested by the City:

### LID PLAN CHECK SAMPLES

LID PC SAMPLE, CAR WASH

<https://www.dropbox.com/scl/fi/cq2sppz4ef5kuei4syrp4/LID-PC-SAMPLE-CAR-WASH.pdf?rlkey=4dzsebthryn7haoibpoeb1uxf&dl=0>

LID PC SAMPLE, HILLSIDE

<https://www.dropbox.com/scl/fi/dwl1xoef2v00anqq5jo2n/LID-PC-SAMPLE-HILLSIDE.pdf?rlkey=lg2h19df6ru8x2e2vkctmaql&dl=0>

LID PC SAMPLE, MULTIFAMILY DWELLINGS

<https://www.dropbox.com/scl/fi/u0li6cx22nehkmtduwec/LID-PC-SAMPLE-MULTIFAMILY-DWELLINGS.pdf?rlkey=gznfy2c9h0avmtkdwljyere&dl=0>

For Landscape Plan Review and Inspection Support, we use the following subconsultant:

- **LANDSCAPE PLAN REVIEW AND INSPECTION SUPPORT: WITHERS & SANDGREN, LTD.**  
([www.withersandsandgren.com](http://www.withersandsandgren.com))

Withers & Sandgren has been involved in providing varying levels of support to Community Development Departments for over twenty years. The firm has provided counter support for walk in plan reviews, been monthly Design Review Committee attendees, as well as presenters with planning staff to Planning Commissions and City Councils.



# Submitted To City of LOMITA

Submittal Requirement: by email to [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com)



## Fee Proposal AS-NEEDED ENGINEERING AND LAND DEVELOPMENT SERVICES



Submitted By:  
**TRANSTECH Engineers, Inc.**

**Contact Person for this Proposal:**

Okan Demirci, PE, QSD/P  
Principal Project Manager  
E: [okan.demirci@transtech.org](mailto:okan.demirci@transtech.org)  
C: 714-319-6137

13367 Benson Ave  
Chino, CA 91710  
[www.transtech.org](http://www.transtech.org)  
855.595.2495 (toll-free)

November 1, 2023, Reg CC Mtg., Page # 359



September 20, 2023

City of LOMITA (Submittal Requirement: by email to [publicworks@lomitacity.com](mailto:publicworks@lomitacity.com))

About TRANSTECH  
Video Highlight:  
[CLICK HERE](#)



**TRANSTECH**

**Est. 1989**

[www.transtech.org](http://www.transtech.org)  
855.595.2495 (toll-free)

## Fee Proposal

### AS-NEEDED ENGINEERING AND LAND DEVELOPMENT SERVICES

As required, Fee Proposal is submitted separately.

Thank you for the opportunity to submit this proposal.

Sincerely

**Okan Demirci, PE, QSD/P, Principal Project Manager**

E: [Okan.demirci@transtech.org](mailto:Okan.demirci@transtech.org); C: 714-319-6137

**Ahmad Ansari, PE, Contract Principal**

E: [Ahmad.ansari@transtech.org](mailto:Ahmad.ansari@transtech.org); C: 949-702-5612

**Following is Transtech's Fee Rates for all staff classifications effective July 1, 2023 thru June 30, 2024:**

TRANSTECH ENGINEERS, INC. SCHEDULE OF HOURLY RATES Effective: July 1, 2023 - June 30, 2024 <b>Rates are average ranges, negotiable and can be adjusted to establish a fee for each assignment based on the specific project's scope, when such projects are identified by the City.</b>		
ENGINEERING		
Field Technician	\$85	- \$95
Engineering Technician	\$95	- \$105
Assistant CAD Drafter	\$105	- \$120
Senior CAD Drafter	\$120	- \$135
Associate Designer	\$135	- \$150
Senior Designer	\$150	- \$165
Design Project Manager	\$190	- \$200
Assistant Engineer	\$115	- \$125
Associate / Staff Engineer	\$145	- \$160
Senior Civil Engineer	\$200	- \$220
Traffic Analyst Technician	\$100	- \$110
Associate Traffic Analyst	\$150	- \$160
Senior Traffic Analyst	\$160	- \$170
Professional Transportation Planner	\$170	- \$185
Traffic Engineer Technician	\$95	- \$105
Associate/Staff Traffic Engineer	\$145	- \$160
Traffic Engineer	\$170	- \$185
Senior Traffic Engineer	\$185	- \$205
Project Manager	\$185	- \$205
Senior Project Manager	\$205	- \$220
Deputy City Engineer	\$170	- \$190
City Engineer	\$190	- \$205
Principal Engineer	\$205	- \$225
BUILDING & SAFETY		
Permit Technician	\$75	- \$85
Plan Check Technician/Analyst/Supervisor	\$125	- \$140
Building Inspector	\$115	- \$130
Senior Inspector	\$125	- \$140
Plans Examiner/Checker	\$140	- \$155
Plan Check Engineer	\$150	- \$170
Deputy Building Official	\$160	- \$170
Building Official	\$165	- \$180
CONSTRUCTION MANAGEMENT		
Labor Compliance Analyst	\$145	- \$155
Funds Coordinator	\$150	- \$160
Office Engineer	\$145	- \$155
Construction Inspector	\$140	- \$150
Senior Construction Inspector	\$150	- \$160
Construction Manager	\$170	- \$185
Resident Engineer	\$185	- \$200
PUBLIC WORKS INSPECTION		
Public Works Inspector	\$140	- \$150
Senior Public Works Inspector	\$150	- \$160
Supervising PW Inspector	\$160	- \$170
SURVEY AND MAPPING		
Survey Analyst	\$150	- \$155
Senior Survey Analyst	\$155	- \$160
2-Man Survey Crew	\$345	- \$360
Survey & Mapping Specialist	\$185	- \$200
Licensed Land Surveyor	\$210	- \$220
FUNDING & GRANT WRITING		
Funds Analyst	\$145	- \$150
Senior Funds Analyst	\$150	- \$160
Grant Writer	\$165	- \$170
Funds & Grant Project Manager	\$185	- \$195
PLANNING		
Community Development Technician	\$80	- \$90
Planning Technician	\$90	- \$100
Assistant Planner	\$100	- \$120
Associate Planner	\$120	- \$140
Senior Planner	\$145	- \$165
Planning Manager	\$170	- \$190
ADMINISTRATIVE STAFF		
Administrative/Clerical	\$70	- \$80
Project Accountant	\$80	- \$90

The above fees are increased each year July 1st automatically by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7h**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Gary Sugano, Assistant City Manager

**MEETING DATE:** November 7, 2023

**SUBJECT:** Side Letter with the Lomita City Employees Association (LCEA) re: Various Policies, Amendment to the Compensation Plan for Non-Represented and Related Actions

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### **RECOMMENDATION**

- 1) Adopt Resolution No. 2023-24 approving a side letter covering various policies with the LCEA amending MOUs with the Administrative and Field Services Units covering the period of July 1, 2022 – June 30, 2025;
- 2) Adopt Resolution No. 2023-25 approving an amendment to the comp plan for non-represented adding a certification policy and adding the position of Human Resources Manager;
- 3) Adopt Resolution No. 2023-26 establishing a revised list of full-time positions with corresponding salary schedule and make the necessary budget adjustment for the position of Human Resources Manager; and
- 4) Approve a new class specification for Human Resources Manager and a revised class specification for Water Service Technician I/II.

### **BACKGROUND/ANALYSIS**

On September 6, 2022, the City Council adopted Resolution 2022-32 approving a Memorandum of Understanding (MOU) with both the Administrative and Field Services Unit of the LCEA.

Two policies in the current MOUs are in need of amendment due to changes in State Law (Bereavement and Personal Holiday Hours Policies). Two other policies (Certification and Safety Hours) are also proposed based on Council direction and agreement with the LCEA.

### Bereavement Policy Amendment

Pursuant to the State's Bereavement Law (AB1949) which took effect on January 1, 2023, the City's Bereavement Policy for employees would be amended to be consistent with state law. A total of five (5) bereavement days (4 paid days for out-of-state travel and 3 paid days for in-state) may be taken for an eligible event. Employees may use other accrued leave including sick leave for the additional days up to 5. The bereavement days may be taken within 3 months. The draft policy has been amended consistent with this new state law.

### Use of Personal Holiday Hours

Current city policy requires the use of accrued personal holiday hours to be used by June 30<sup>th</sup> in the fiscal year accrued. Recommendation would be to eliminate this requirement and establish a cap of 80 hours for a personal holiday bank. Any existing accrued personal holiday hours would be carried over into this bank effective July 1, 2024.

### Safety Hours Policy

Currently, the City does not have a formal safety hours policy. A safety hours policy would allow a rest period prior to the next day work shift for employees that complete unplanned emergency work (generally overnight work such as repairing water main breaks). In order to qualify for safety hours, an employee would need to work a minimum of 3 hours within the 9 hour period prior to their next day work shift. The policy would allow reduction in any safety hours to be taken by mutual consent of the employee and employer based on operational need. Any earned safety hours could not be banked and can only be used toward a next day work shift.

### Certification Policy

As part of the negotiation process, the City Council and the LCEA agreed to develop and implement a policy to require, and provided training for necessary certifications for specific employee classifications. As part of the new job classifications approved last year by the Council, a number of positions required certain certifications as part of their job duties. Some of these include requirements for a Class A/B Driver's License, Playground Safety Inspector, Pesticide Applicator, Water Treatment and Distribution and various code enforcement-related certs.

Having our employees obtain and maintain these certifications has dual benefits for both employer and employee. Employees that have one or more certifications bring additional knowledge when carrying out their job duties and, in many cases, will reduce overall liability issues and claims.

As drafted, employees that currently do not meet minimum certification requirements would have 12 months from policy adoption to obtain them (with some built-in flexibility for extension). The City is committed to providing employees with the necessary training and resources to be successful in obtaining the required certifications.

Under approved MOUs, certification pay of \$25 per pay period (approximately 1% of average salary) is provided for certain certifications. As proposed, eligible employees



would receive 2.5% of base salary per pay period for the first certification and an additional 2.5% of base salary per pay period for a second certification up to a maximum of 5% of base salary per pay period.

Eligible certifications include:

- Pesticide Applicator
- Playground Equipment Inspector
- Cross Connection (Water)
- Class A/B Driver's License
- Water Certification (Distribution or Treatment) at a level higher than minimum required for job classification

#### Clean-up of Water Service Technician I/II Class Specification

In April 2022, the City Council adopted new class specifications for all city positions. This included the Water Service Technician I/II spec that had a requirement for a cross connection certification. The primary objective of obtaining a Cross-Connection certification is for a certified employee of a public water system to ensure the protection of public health through the establishment of standards intended to ensure the drinking water distribution system will not be subject to the backflow of liquids, gases, or other substances into the distribution system. State requirements would be met with certification of at least one of the Water Treatment Plant operators, therefore it is no longer necessary for a Water Service Technician II to obtain it and is being recommended for removal from the current class specification.

#### Human Resources Manager Reclassification

As the final piece to the recently approved reorganization, it is recommended that the current Senior Human Resources Analyst be reclassified to the title of Human Resources Manager. The position has and will be tasked with greater responsibilities including oversight of the City's risk management program and coordination with California Joint Powers Insurance Authority (CJPIA). In addition, going forward additional tasks will include managing consultants for recruitments and various studies, greater involvement in labor negotiations and coordinating adoption and implementation of safety-related policies. Possession of a higher skillset relative to this job title will benefit the City when recruiting for this position in the future as the incumbent in the position will need to have an extremely well-rounded set of knowledge, skills and abilities.

#### Compensation Plan for Non-Represented Amendment

On May 2, 2023, the City Council amended the non-represented compensation plan to include the updated bereavement and personal holiday hours policies. This proposed amendment would include the addition of the certification policy consistent with the proposal in the represented group side letter.

**OPTIONS:**

- 1) Approve the recommended actions.
- 2) Provide alternative direction.

**ATTACHMENTS**

- 1) Resolution No. 2023-24 Side Letter with LCEA with Amended Policies
- 2) Resolution No. 2023-25 amending Non-Represented Comp Plan
- 3) Resolution 2023-26 with list of positions and salary schedule
- 4) Revised Organizational Chart
- 5) Water Service Technician I/II and Human Resources Manager Class Specifications

**FISCAL IMPACT**

Based on all employees obtaining certifications the additional annual fiscal impact would be \$30,000. The additional 1<sup>st</sup> year fiscal impact for the reclassified Human Resources Manager position would be \$10,872.

Prepared by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

**RESOLUTION NO. 2023-24****SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF LOMITA AND THE  
LOMITA CITY EMPLOYEES ASSOCIATION (LCEA) PURSUANT TO CALIFORNIA  
GOVERNMENT CODE SECTION 3505.1**

This Side Letter of Agreement ("Agreement") is made and entered into on November 7, 2023, by and between the City of Lomita ("City"), and the Lomita City Employees Association (Administrative and Field Services Units), an employee organization (the "Association" or "LCEA"). City and Association/LCEA are sometimes hereinafter collectively referred to as the "Parties."

**RECITALS**

WHEREAS, the City has recognized and continues to recognize the Association as the duly recognized employee organization for its members employed by the City in an employee unit as defined in Article I, Section 2 of the City's Employer-Employee Relations Resolution ("Resolution No. 2001-12") of the City Council;

WHEREAS, the City and Association previously entered into a Memorandum of Understanding dated September 6, 2022, for the period July 1, 2022 through June 30, 2025 ("Resolution No. 2022-32"), which set forth the wages, hours and other terms and conditions of employment for employees represented by the Association;

WHEREAS, the City's Representatives and the Association have successfully met and conferred in good faith to negotiate this Agreement, pursuant to both the Meyers-Milias-Brown Act ("MMBA") (Government Code Sections 3500-3511) and Resolution No. 2001-12;

WHEREAS, the Parties seek to have this Agreement memorialize their understanding regarding various policies/provisions (certification, bereavement, safety hours and personal holiday hours/bank);

WHEREAS, on October 19, 2023 the Association ratified and approved the various policies as presented.

**NOW, THEREFORE**, and in consideration for the promises, waivers and releases contained herein, the Parties agree as follows:

1. All of the recitals listed above are material provisions of this Agreement and are deemed true and correct by the Parties and incorporated herein by this reference.
2. The attached Exhibit A shall be approved by the Lomita City Council which has also been ratified by the LCEA.
3. Association Side Letter relative to Agreement supersedes prior agreements between the City and the Association relative to the subject matter hereof.
4. This side letter is of no force and effect unless ratified by the Association and accepted, approved, and adopted by the Lomita City Council per Government Code Section 3505.1

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of November 2023.

ATTEST:

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Barry M. Waite  
Mayor

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Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

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Trevor Rusin, City Attorney

DRAFT



## **EXHIBIT A**

The following positions shall be added to the Administrative Services Unit of the LCEA:

Code Enforcement Officer I

Code Enforcement Supervisor

Recreation Coordinator

The following positions shall be added to the Field Services Unit of the LCEA:

Lead Worker – Facilities

PW Lead Worker – Water Distribution

PW Lead Worker – Water Treatment

### **BEREAVEMENT LEAVE (To replace Sections 5.11 and 5.12 respectively)**

Section 5.12 (Administrative Unit) and Section 5.11 (Field Services Unit). Competitive service employees, probationary employees, members of the Administrative Services Unit, and members of the Field Services Unit are eligible for bereavement leave. Employees shall be eligible for a maximum of five (5) days bereavement leave for the death of a member of the employee's immediate family.

For travel less than 300 miles, employees shall be eligible for a maximum of three (3) days of paid bereavement leave and two (2) days of unpaid bereavement leave for the death of a member of the employee's immediate family. For travel greater than 300 miles, employees shall be eligible for a maximum of four (4) days of paid bereavement leave and one (1) day of unpaid bereavement leave for the death of a member of the employee's immediate family. Employees may substitute their accumulated vacation/comp time leave, personal leave, and/or available sick leave for unpaid bereavement days. Bereavement leave shall be completed within three (3) months of the date of death of a family member and leave days need not be taken consecutively. Immediate family is limited to a parent, step-parent, spouse, child, step-child, brother, sister, uncle, aunt, mother-in-law, father-in-law, grandfather, grandmother, grandchild, son-in-law or daughter-in-law, regardless of residence.

If an employee is required to be absent beyond the maximum number of days listed above, additional days must be charged against accumulated vacation/comp time leave.

The employee, if requested by manager or human resources, within 30 days of the first day of the leave, shall provide documentation of the death of the family member. Documentation includes, but is not limited to, a death certificate, a published obituary, or written verification of death, burial, or memorial services from a mortuary, funeral home, burial society, crematorium, religious institution, or governmental agency.

**PERSONAL HOLIDAY LEAVE BANK (To be added as Section 5.8.1 and 5.7.1 respectively)**

Section 5.8.1 (Administrative Unit) and Section 5.7.1 (Field Services Unit). No employee may accumulate more than 80 hours of personal leave. The City will notify any employee approaching the maximum accumulation. An employee will stop accruing personal holiday leave when his or her accumulated balance reaches 80 hours. An employee shall not accrue additional personal holiday leave until the employee uses such time and his or her accumulated personal holiday leave balance again falls below 80 hours. When an employee leaves City service the balance of any earned and unused personal holiday leave will be paid at the employee's current rate of pay.

DRAFT

**EMERGENCY WORK AND SAFETY HOURS (To be added as Section 5.17 to the Field Services Unit MOU)**

Section 5.17. The intent of this section is to provide a work practice that allows employees to receive rest between work shifts following emergency overtime work.

- A. This section only applies to employees directly involved in emergency work. Emergency work shall be defined as non-scheduled and unforeseen work.
- B. The City shall determine employees needed during an emergency work event.
- C. Classifications eligible for emergency work and safety hours per this section include:  
Public Works – Lead Worker, Maintenance Worker II, Maintenance Worker I, Water Treatment Plant Operator, Water Service Tech II and Water Service Tech I
- D. Employees performing emergency work during the designated critical hours are to be paid the overtime rate of time and a half for hours worked during the critical hours and double time for critical hours worked beyond 12 hours in a day. Employees shall also be given equivalent Safety Hours off (without pay) at the start of the following business day work shift on an hour for hour basis for hours actually worked during the designated critical hours.
- E. The critical hours are designated as the nine (9) hours immediately prior to the start of a regular work shift for an employee on the 9/80 work plan.
- F. In order to receive Safety Hours off, the employee must be regularly scheduled to work on the next day after the emergency work was completed.
- G. In order to qualify for Safety Hours and automatic overtime (per Section D), the employee must have actually worked a minimum of three (3) hours during the critical hours.
- H. The amount of Safety Hours provided to an employee shall be equal to the amount of hours the employee worked during designated critical hours, if the employee worked at least three (3) consecutive hours during the critical hour period.
- I. If an employee elects to use safety hours the following work shift, the hours worked during critical hours shall be calculated at the overtime rate as stated in Section D regardless of the actual number of hours worked that day or during the week/pay period. Use of safety hours constitutes hours worked for calculation of O/T for that same pay period. Overtime calculation when leave is taken (other than safety hours) during the next work shift or during the week/pay period shall be calculated per governing state/federal law.
- J. By mutual consent of the employee and employer, employee may request to reduce/decline eligible safety hours to be taken the following work shift based on operational need.
- K. If the emergency overtime hours overlap with the employees next regularly scheduled work shift, the Safety Hours the employee earned may be taken at the end of that work shift but only with the prior approval of the direct supervisor or Department designee.

- L. An employee that meets the requirements of this section for the use of Safety Hours and whose emergency work was completed prior to the start of their next regularly scheduled work shift must coordinate with their direct supervisor (or the supervisor overseeing the emergency work if the direct supervisor is not available) prior to leaving work for the purpose of informing management of a delayed start time. The Information to be provided is:
  - a. Name of employee
  - b. Time that the employee began emergency work
  - c. Time that the employee is designating as completing their portion of the emergency work and is leaving the Corp Yard/work area.
  - d. The delayed start time the employee will be reporting to work based on received Safety Hours
- M. An employee that uses Safety Hours for a delayed start time of their regularly scheduled work shift and wishes to take the remainder of their shift off In lieu of working, may request that time off, and with the approval of the direct supervisor or Department designee may use accrued vacation, comp time or personal holiday for that requested time off. When possible, such requests shall be made at least two (2) hours prior to the beginning of the delayed start time.
- N. An additional 30 minutes will be added to a delayed start time that begins after 12:00 pm (Noon) to compensate for a lunch break.
- O. Safety hours cannot be accrued or banked (unless the emergency work encompasses 2 or more working days) and can only be used toward the next regularly scheduled work shift after which the Safety Hours have been received. Employees who complete emergency work that carries over to 2 or more working days may use the accrued Safety Hours following the completion of the emergency work within the next working day(s).
- P. Safety Hours are not applicable to scheduled overtime work.



**CERTIFICATION POLICY (To be added as Section 6.9 to the Administrative and Field Services Unit MOUs)**

**Section 6.9**

For a certification(s) required by a particular Classification Specification as a condition of employment, the employee shall be required to possess and maintain such certification(s). Those employees hired prior to November 7, 2023 shall be allowed up to 12 months to acquire and maintain the certification(s). If the certification(s) is not acquired within the specified time the employee may be demoted to a lower classification within that job family for which they are qualified.

The City shall make every effort to pay for any training, exam fees, work time to study (as operations permit), etc. to those employees who need to obtain any outstanding certifications.

The City at its discretion may extend the 12 month period due to extenuating circumstances. A position obtained via promotion/change of classification which require new certification(s) not previously obtained shall trigger the 12 month requirement and the employee may demote to a lower class if the certifications have not been obtained within the 12 month period.

Applicable to new hires as of November 7, 2023:

For certification(s) required by a particular Classification Specification as a condition of employment, the employee shall be required to possess and maintain the certification(s) upon entering the classification. If not possessed at time of hiring such employee shall be allowed up to 12 months to acquire and maintain the certification. If the certification(s) is not acquired within the specified time the employee may be demoted to a lower classification within that job family or to a vacant position for which they are qualified, whichever is available. If there are no vacant positions, he/she may be ultimately terminated from City service.

The City shall make every effort to pay for any training, exam fees, work time to study (as operations permit), etc. to those employees who need to obtain any outstanding certifications.

The City at its discretion may extend the 12 month period due to extenuating circumstances. A position obtained via promotion/change of classification (after the initial hire) which requires new certification(s) not previously obtained shall trigger the 12 month requirement and the employee may demote to a lower class if the certifications have not been obtained within the 12 month period or to a vacant position for which they are qualified, whichever is available. If there are no vacant positions, he/she may be ultimately terminated from City service.

**CERTIFICATION PAY (To replace existing Section 4.18 in the Field Services MOU)**

Section 4.18. For certification(s) required by a particular Classification Specification as a condition of employment, the following certification pay shall be provided for those employees possessing such certifications if the department head or designee determines that the certification is related to the duties performed by the employee. Should an employee receiving certification pay fail to maintain said certification, said employee shall notify the City immediately and that certification pay shall be terminated until the certification is renewed/reinstated.

Compensation

2.5% for the first certification and 2.5% for the second certification up to a maximum of 5.0% of base pay.

1. Any employee who possesses and maintains a pesticide applicator certification.
2. Any employee who possesses and maintains a playground equipment inspector certification.
3. Any employee who possesses and maintains a cross connection certification.
4. Any employee who possesses and maintains a Class A/B Driver's License.
5. Any employee who possesses and maintains a State Water Resources Control Board Drinking Water Certification (distribution or treatment) at a level higher than the minimum required for the job classification. Each water certification (distribution or treatment) shall be treated as individual certifications for purposes of determining compensation.

**RESOLUTION NO. 2023-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA,  
CALIFORNIA, APPROVING A COMPENSATION PLAN FOR  
NONREPRESENTED EMPLOYEES FOR FISCAL YEARS 2022-23  
THROUGH 2024-25 AND RESCINDING RESOLUTION NO. 2022-33**

**WHEREAS**, Section 36506 of the Government Code requires the City Council to prescribe the time and method of payment of salaries and wages of officers and employees of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMITA DOES HEREBY  
RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The Compensation Plan for Non-Represented Employees, attached hereto is approved in its entirety shall be effective July 1, 2022 through June 30, 2025, replacing Resolution No. 2022-33 unless otherwise amended or rescinded.

**SECTION 2.** The Mayor, or presiding officer, is hereby authorized to affix his/her signature to this Resolution signifying its adoption and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

**PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of November 2023.**

\_\_\_\_\_  
Barry Waite, Mayor

ATTEST

\_\_\_\_\_  
Kathleen Horn, Gregory, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

## **COMPENSATION PLAN FOR NON-REPRESENTED EMPLOYEES**

This compensation plan is entered into between the City of Lomita (City) and the Full-Time Non-Represented Employees. This plan shall not apply to Lomita City Employees Association represented employees.

### **ARTICLE 1. APPLICABLE EMPLOYEES**

Section 1.1. The following City employees shall constitute the full-time non-represented classifications:

Accountant  
Administrative Services Director  
Assistant City Manager  
Chief Water Operations Manager  
City Clerk  
Community and Economic Development Director  
Deputy City Clerk  
Facilities Manager  
Human Resources Manager  
Management Analyst  
Parks and Recreation Director  
Public Works Director  
Public Works Superintendent  
Recreation and Facilities Manager  
Recreation Manager  
Senior Accountant  
Senior Human Resources Analyst  
Senior Management Analyst



## **ARTICLE 2. COMPENSATION AND HOURS**

### **COST OF LIVING ADJUSTMENT (COLA)**

Section 2.1. Effective the first full pay period after July 1, 2022, full-time represented employees as listed in Article I shall be entitled to a 3.5% base salary increase.

Section 2.2a. Effective the first full pay period after July 1, 2023, full-time represented employees as listed in Article I shall be entitled to a 2% base salary increase.

Section 2.2b. Effective the first full pay period after July 1, 2024, full-time represented employees as listed in Article I shall be entitled to a 2% base salary increase.

### **SALARY RANGES AND CLASS TITLES**

Section 2.3. The attached exhibits (1-4) are assigned to classes covered by this comp plan effective the first full pay period after July 1, 2022 through June 30, 2025. Effective the first full pay period after July 1, 2022, the new salary schedule (Exhibit 1) would be implemented for purposes of placing positions within the new salary schedule. Exhibit 2 would be implemented for purposes of the 3.5% COLA effective the first full pay period after July 1, 2022. Exhibits 3 and Exhibits 4 would be effective the first full pay period after July 1, 2023 and July 1, 2024.

<b>Salary Schedule</b>	<b>Title</b>
42	Accountant
69	Administrative Services Director
74	Assistant City Manager
52	Chief Water Operations Manager
52	City Clerk
68	Community & Economic Dev. Director
37	Deputy City Clerk
57	Human Resources Manager
39	Management Analyst
66	Parks and Recreation Director
70	Public Works Director
52	Public Works Superintendent
53	Recreation and Facilities Manager
50	Recreation Manager
48	Senior Accountant
46	Senior Human Resources Analyst
45	Senior Management Analyst

## **ARTICLE 3. BENEFITS**

### **INSURANCE CONTRIBUTION (CAFETERIA PLAN)**

#### **(Does not apply to part-time employees.)**

Section 3.1. The City will contribute based on a sliding scale per Section 4.2 a specific dollar amount each month to each full-time employee to be used toward the purchase of the following benefits for the employee and the employee's dependents:

- Health Insurance
- Dental Insurance
- Vision Insurance
- Life Insurance
- Long Term Care Insurance

Each employee is required to purchase a health insurance plan unless the employee provides evidence of other health insurance coverage.

Commencing July 1, 2005, half (50%) of the total contribution amount as provided by the City for insurance benefits, not used by the employee for such benefits may be contributed to the employee's ICMA deferred compensation account upon written option by the employee to the Human Resources Officer.

### **CAFETERIA PLAN SUMMARY**

Section 3.2. Following the first full pay period starting on July 1, 2022, the City shall increase its contribution to the employee cafeteria plan for benefits including insurance as follows:

#### Employees with 2+ Dependents for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan, for a total of \$1,305 per month.

#### Employees with 1 Dependent for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan, for a total of \$1,265 per month.

#### Employee Only for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan, for a total of \$1,243 per month.

#### Employees with Spouse Coverage or No Health Insurance through the City

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,220 per month.

Section 3.3. Effective the first full pay period starting on July 1, 2023, the City shall increase its contribution to the employee cafeteria plan for benefits including insurance as follows:

Employees with 2+ Dependents for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan, for a total of \$1,405 per month.

Employees with 1 Dependent for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,365 per month.

Employee Only for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,343 per month.

Employees with Spouse Coverage or No Health Insurance through the City

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,320 per month.

Section 3.4. Effective the first full pay period starting after July 1, 2024, the City shall increase its contribution to the employee cafeteria plan for benefits including insurance as follows:

Employees with 2+ Dependents for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan, for a total of \$1,505 per month.

Employees with 1 Dependent for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,465 per month.

Employee Only for Medical or Dental Insurance

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,443 per month.

Employees with Spouse Coverage or No Health Insurance through the City

The City shall contribute an additional \$100 per month to the employee cafeteria plan for a total of \$1,420 per month.

## **RETIREMENT AND PRE-TAX OF EMPLOYEE CONTRIBUTIONS**

Section 3.4a. Employee Retirement Contributions.

Effective the first full pay period starting after July 1, 2017, all full-time represented employees in the Tier 1 group (2.5%@55 retirement formula) hired prior to February 19, 2012 shall pay the full 8% of the employee's PERS contribution.

Full-time employees in the Tier 2 (2%@60) and Tier 3 (PEPRA – 2%@62) retirement groups pay their full employee contribution, currently 7% for Tier 2 and 50% of the normal cost of retirement for Tier 3. Employee contributions shall continue to be collected on a pre-tax basis.

### **RETIREMENT COST SHARING**

Section 3.4b. Effective the first full pay period starting after July 1, 2018, the parties agree pursuant to Government Code section 20516(a),(f), that each Tier 1 employee shall share the cost of the employer CalPERS contributions at the rate of 0.5% which shall be made through payroll deductions. The .5% cost sharing shall be in addition to the retirement contribution in Section 3.4a. No cost sharing for Tier 2 and 3 employees.

Effective the first full pay period starting after July 1, 2019, the parties agree pursuant to Government Code section 20516(a),(f), that each Tier 1 employee shall share the cost of the employer CalPERS contributions at the rate of an additional 0.5% (for a total of 1%) which shall be made through payroll deductions. The 1% cost sharing shall be in addition to the retirement contribution in Section 3.4a. No cost sharing for Tier 2 and 3 employees.

### **RETIREMENT FORMULA SUMMARY**

Section 3.5. The following table lists the City's 3 retirement tiers and corresponding retirement formula.

Tier	Formula
Tier 1 (those employees hired prior to February 19, 2012)	2.5%@55
Tier 2 (classic members* as defined by PERS and employees hired between February 19, 2012 to December 31, 2012)	2%@60
Tier 3 (PEPRA – those employees hired on or after January 1, 2013)	2%@62

\*A classic member is an employee who first established CalPERS membership prior to January 1, 2013, and who is rehired by a different CalPERS employer without a break in service of greater than six months.

#### Applicable to Tier 1

Final Average Compensation Period – 1 Year

#### Applicable to Tiers 2 and 3

Final Average Compensation Period – 3 Years

#### Applicable to All Tiers

Fourth Level 1959 Survivor Benefit – The City will pay all costs associated with this benefit.



### **RETIREE HEALTH**

Section 3.6. Full-time employees hired prior to March 11, 2015 who retire from the City of Lomita shall be eligible for employee-only health coverage. City shall pay employee-only monthly premiums for the employee's preferred plan (based on employee's place of residence and region, e.g., Los Angeles, etc.) from the contracting agencies annual list provided by CalPERS. Upon turning age 65, the City shall pay the Supplement/Managed Medicare Monthly Rate contribution employee-only monthly premiums for the employee's preferred plan from the contracting agencies annual list provided by CalPERS.

For employees (who retire from Lomita) hired prior to April 1, 1986, the City will pay employee-only monthly health care premiums. Employees in this category who are not otherwise qualified and do not pay into Medicare will not have their employee-only monthly health-care premiums reduced to the Supplement/Managed Medicare Monthly Supplement Rate upon turning age 65.

Employees hired on or after March 11, 2015 who retire from the City of Lomita shall be eligible for the Public Employees Medical and Hospital Care Act (PEMHCA) minimum that may be applied towards retiree employee only health insurance cost.

### **DISABILITY INSURANCE (Does not apply to part-time employees.)**

Section 3.7. For competitive service employees, probationary employees, and members of the Administrative Services Unit or Field Services Unit, the City shall provide and pay for short-term and long-term disability insurance.

### **WORKERS' COMPENSATION**

Section 3.8. In the event that a regular employee incurs a job-related accident or injury while in the conduct of official City business, the employee may integrate his/her Workers' Compensation payments with the use of sick leave and/or vacation leave. During any pay period, the sum of the workers' compensation payments, sick leave, and vacation leave cannot be greater than the employee's salary.

### **DEFERRED COMPENSATION AND MISSION SQUARE RETIREMENT (FORMERLY ICMA) DEFERRED COMPENSATION LOAN PROGRAM**

Section 3.9. All City employees are eligible for the Deferred Compensation Program. All contributions will be made by the employees, except as provided in Section 4.1.

Section 3.10. Employees have the option to participate in the Mission Square Retirement employee loan program relative to the City's deferred compensation program. Employees wishing to participate in the program may apply directly to Mission Square Retirement and will be subject to their requirements. Under current guidelines,

employees may not borrow greater than ½ of their fund balance and would be required to pay any loan balance upon separation from the City.

### **FLEXIBLE SPENDING ACCOUNT**

Section 3.11. The City will provide employees a voluntary “Flexible Spending Account”. The Flexible Spending Account is offered pursuant to provision of Section 125 of the Internal Revenue Code. This account has been established to permit employees to pay for certain authorized expenses such as health insurance premium co-pays, health insurance deductible, and child care services from pre-tax dollars. (a) Enrollment in the Plan for current employees is required every Plan Year and is limited to the annual open enrollment period or no later than sixty (60) days following the date of becoming eligible due to a mid-year Change in Status event. (b) Eligible employees may contribute, on a pre-tax basis, to a flexible spending account, each bi-weekly pay period up to the established amount pursuant to the IRC annual maximum. An employee election to participate in the Plan shall be irrevocable for the remainder of the Plan year. Once a salary reduction has begun, in no event will changes to elections or discontinuation of contributions be permitted during the Plan year except to the extent permitted under Internal Revenue Service rulings and regulations and with the City’s Plan Document. (c) Any unused amounts remaining in an employee’s account at the end of the Plan Year must be forfeited except that the City may permit an employee to carry over unused amounts to be used in the following Plan Year in accordance with the City’s Medical Expense Reimbursement Plan Document and the IRC regulations.

### **WELLNESS STIPEND**

Section 3.12. Employees will be provided an annual stipend of \$150 towards wellness related programs. These include a health club membership, smoking cessation, weight loss, fitness trackers, etc. The City Manager and/or his designee shall make determinations for items not listed.

### **TRAINING OF EMPLOYEES**

Section 3.13. (Tuition reimbursement does not apply to part-time employees.) Purpose of Training Program and Policy. It is the Policy of the City of Lomita to develop maximum efficiency in the performance of official duties by City employees by providing for the training of employees in the performance of their official duties, and by assisting them in fulfillment of their duties and responsibilities as well-informed citizens of the community.

The Personnel Officer shall monitor training programs, provide support and assistance to department directors in the administration of internal training programs, and submit recommendations to the City Manager. The development of a continuous program of post-entry training as a part of the normal operation of City administration shall be

encouraged. All other things being equal, priority consideration shall be given to training opportunities sponsored by and conducted within the City.

**Tuition Reimbursement.** The City will provide to employees up to \$2,000 per fiscal year per employee for tuition reimbursement for courses which relate to their job assignment, or when they are pursuing a degree in a major with potential value to the City. The completion date of the class shall be used in determining the fiscal year in which the benefit shall apply. To be eligible, an employee must be a regular employee and have completed at least one year of service with the City; receive no other duplicate benefits under any student aid programs; receive prior written approvals by the employee's supervisor on a form approved by the City Manager before registering for class, provide the Personnel Officer with evidence of satisfactory completion of a course within thirty (30) days (a "C" grade or better or a "pass" in a pass/fail grading system); and forward to the Personnel Officer all classroom materials for which City reimbursement is being requested.

The City may withhold from an employee's final paycheck sums equal to any amounts which have been reimbursed after course completion if an employee resigns or retires prior to two years per the schedule below.

Effective July 1, 2016, Employees who separate from the City prior to two years after receiving such reimbursement shall pay back the City at the following ratios: 1) Between 0 and 6 months – 100%; 2) Between 6 months and 1 year – 75%; and 3) Between 1 year and 2 years – 50%.

#### **GROUP LIFE INSURANCE POLICY**

Section 3.14. The City shall provide a group life insurance policy to all represented and non-represented employees in the amount of fifty thousand dollars (\$50,000). New hires will be eligible for this benefit on the first of the month following employment.

#### **CERTIFICATION POLICY**

Section 3.15. For a certification(s) required by a particular Classification Specification as a condition of employment, the employee shall be required to possess and maintain such certification(s). Those employees hired prior to November 7, 2023 shall be allowed up to 12 months to acquire and maintain the certification(s). If the certification(s) is not acquired within the specified time the employee may be demoted to a lower classification within that job family for which they are qualified.

The City shall make every effort to pay for any training, exam fees, work time to study (as operations permit), etc. to those employees who need to obtain any outstanding certifications.

The City at its discretion may extend the 12 month period due to extenuating circumstances. A position obtained via promotion/change of classification which require new certification(s) not previously obtained shall trigger the 12 month requirement and the employee may demote to a lower class if the certifications have not been obtained with the 12 month period.

Applicable to new hires as of November 7, 2023:

For certification(s) required by a particular Classification Specification as a condition of employment, the employee shall be required to possess and maintain the certification(s) upon entering the classification. If not possessed at time of hiring such employee shall be allowed up to 12 months to acquire and maintain the certification. If the certification(s) is not acquired within the specified time the employee may be demoted to a lower classification within that job family or to a vacant position for which they are qualified, whichever is available. If there are no vacant positions, he/she may be ultimately terminated from City service.

The City shall make every effort to pay for any training, exam fees, work time to study (as operations permit), etc. to those employees who need to obtain any outstanding certifications.

The City at its discretion may extend the 12 month period due to extenuating circumstances. A position obtained via promotion/change of classification (after the initial hire) which requires new certification(s) not previously obtained shall trigger the 12 month requirement and the employee may demote to a lower class if the certifications have not been obtained within the 12 month period or to a vacant position for which they are qualified, whichever is available. If there are no vacant positions, he/she may be ultimately terminated from City service.



## ARTICLE 4. VACATION AND LEAVE

### ANNUAL VACATION ACCRUAL RATE

Section 4.1. t Vacation Leave Accrual. Paid vacation leave for the positions listed below shall accrue based on combined years of full-time employment with the City and with other public agencies (e.g., cities, counties, public utilities, special districts, etc.). The following positions shall be eligible for vacation leave per this section: Administrative Services Director, Assistant City Manager, City Clerk, Community and Economic Development Director, Parks and Recreation Director and Public Works Director. Paid vacation shall accrue for department directors, on a bi-weekly basis, at the rates shown below:

#### Service Years 1-5:

During the first five years of service, eligible positions as listed above shall earn vacation leave with pay from the first date of employment at the rate often (10) days each year. Probationary employees (other than promotional probationary employees) cannot use paid vacation unless otherwise authorized by the City Manager. Thus, for every one year of service through the fifth year of service, such employee is entitled to eighty (80) paid vacation hours annually.

#### Service Years 6-20:

Beginning with the sixth year, eligible positions as listed above shall earn vacation at the rates, in days per year, shown below:

Years of Service	Annual Vacation Hours
0-5	80
5+-9	120
10-14	160
15-20	200
20+	240

#### Service Years 20 and thereafter:

Beginning with the twentieth year of service such employees shall earn vacation at the rate of 240 hours each year.

Section 4.2. Paid vacation leave shall accrue, on a bi-weekly basis, at the rates shown below (for positions not listed in Section 4.1). Paid vacation leave for the positions listed below shall accrue based on combined years of full-time employment with the City and with other public agencies (e.g., cities, counties, public utilities, special districts, etc.). The following positions shall be eligible for vacation leave per this section: Accountant, Chief Water Operations Manager, Deputy City Clerk, Facilities Manager,

Human Resources Manager, Management Analyst, Public Works Superintendent, Recreation and Facilities Manager, Recreation Manager, Senior Accountant, Senior Human Resources Analyst and Senior Management Analyst.

Service Years 1-5:

During the first five years of employment, employees earn vacation leave with pay from the first date of employment at the rate of eighty hours each year. Probationary employees (other than promotional probationary employees) cannot use paid vacation unless otherwise authorized by the City Manager. Thus, for every one year of service through the fifth year of employment an employee is entitled to eighty hours paid vacation annually.

Service Years 6-20:

Beginning after the completion of five years of service and continuing through the twentieth year of service, an employee shall earn vacation at the rates, in hours per year, shown below:

Years of Service	Vacation Hours Earned
0-5	80
5+-9	120
10-15	160
16	168
17	176
18	184
19	192
20+	200

**VACATION LEAVE BALANCE, ACCRUAL AND CESSATION OF ACCRUAL**

Section 4.3. No employee may accumulate more than 320 hours of vacation. The City will notify any employee approaching the maximum accumulation. An employee will stop accruing vacation leave when his or her accumulated vacation balance reaches 320 hours. An employee shall not accrue additional vacation leave until the employee uses vacation time and his or her accumulated vacation leave balance again falls below 320 hours. Vacation leave should be used when possible within the year following the year in which it is earned. When an employee leaves City service the balance of any earned and unused vacation days will be paid at the employee's current rate of pay.

**ADMINISTRATIVE LEAVE**

Section 4.4. The positions of Accountant, Chief Water Operations Manager, Deputy City Clerk, Facilities Manager, Human Resources Manager, Management Analyst, Public Works Superintendent, Recreation Manager, Senior Accountant, Senior Human

Resources Analyst and Senior Management Analyst will receive forty (40) hours of administrative leave each calendar year. The full forty (40) hours shall be credited to the employee in January of each year. Administrative leave may be taken as time off with pay during the year. Any unused administrative leave will be paid off on the last payday in December of each year. New employees who are eligible for this leave, shall accrue administrative leave on the first of the month following the date of employment. The amount accrued in the first year of employment shall be on a prorated basis.

### **MANAGEMENT LEAVE**

Section 4.5. The positions of Administrative Services Director, Assistant City Manager, City Clerk, Community and Economic Development Director, Parks and Recreation Director, Public Works Director, Recreation and Facilities Manager, will receive seventy-two (72) hours of management leave each calendar year. The full seventy-two (72) hours shall be credited to the employees in January of each year.

Management leave may be taken as time off with pay during the year. Any unused management leave will be paid off on the last payday in December of each year. New employees, who are eligible for this leave, shall accrue management leave on the first of the month following the date of employment. The amount accrued in the first year of employment shall be on a prorated basis.

### **HOLIDAYS (DOES NOT APPLY TO PART-TIME EMPLOYEES)**

Section 4.6. Employees shall have the following holidays as vacation with pay:

- New Year's Day (January 1st)
- Martin Luther King Day (3rd Monday in January)
- President's Day (3rd Monday in February)
- Memorial Day (last Monday in May)
- Independence Day (July 4th)
- Labor Day (1st Monday in September)
- Veteran's Day (November 11th)
- Thanksgiving Day (4th Thursday in November)
- Friday after Thanksgiving
- Christmas Eve (1/2 day)
- Christmas Day (December 25th)
- Up to four working days from December 26 to December 31 during the holiday closure (see Section 5.7 - Holiday Closure).
- One Personal Holiday (Floating)

### **PERSONAL HOLIDAY BALANCE, ACCRUAL AND CESSATION OF ACCRUAL**

Section 4.65. No employee may accumulate more than 80 hours of personal holiday. The City will notify any employee approaching the maximum accumulation. An

employee will stop accruing personal holiday hours when his or her accumulated balance reaches 80 hours. An employee shall not accrue additional personal holiday until the employee uses personal holiday time and his or her accumulated personal holiday balance again falls below 80 hours. When an employee leaves City service the balance of any earned and unused personal holiday hours will be paid at the employee's current rate of pay.

### **HOLIDAY CLOSURE**

Section 4.7. Starting in 2016, the City will be closed between December 25 and January 1. Starting in 2016, Columbus Day will no longer be a recognized city holiday and starting in 2017, Lincoln's Birthday will no longer be a recognized city holiday. The City will provide up to four days of paid vacation during the closure. Should a particular year include only 3 working days between Christmas Day and New Year's Day, each employee will be credited with one floating holiday.

### **SICK LEAVE**

Section 4.8. Sick Leave Generally. The granting of sick leave shall be determined by the following rules:

- 1) Sick leave with pay for employees shall accrue in accordance with Subsection (4) below.
- 2) In addition to the reasons identified in Subsection (4) below, an employee eligible for sick leave with pay shall be granted such leave for the following reasons:
  - a) Personal illness or physical incapacity.
  - b) Enforced quarantine of the employee in accordance with community health regulations.
  - c) Doctor and dental appointments.
  - d) Maternity leave. Employees shall be able to apply sick leave to maternity leave in the amount of their accrued sick leave to date. An employee may only use sick pay for the period of medical disability.
  - e) Paternity leave up to a maximum of forty hours per individual situation.
- 3) Sick leave may not be taken until after it has been accrued.
- 4) Competitive service employees, probationary employees, and members of the Administrative Services Unit or Field Services Unit, shall accrue sick leave with pay, on a bi-weekly basis, at a rate of 9 hours for each month of employee service, and any such leave accrued but unused in any year shall be credited to the following year. Observed holidays occurring during the sick leave shall not be counted as a day of such leave. Sick leave is not a right which an employee may use at his/her discretion. Accumulated sick leave may only be used in case of necessity and actual personal sickness or disability, or up to twelve days of accumulated sick leave per fiscal year may be used to care for the employee's ill child, spouse, parent, parent-in-law, registered domestic partner, sibling or grandparent.



- a) An employee must call within thirty (30) minutes after the regular starting time of his/her assigned shift and report to his/her supervisor.
  - b) Except in extraordinary circumstances, failure to call within the thirty (30) minute time limit is a basis for denying use of sick leave.
  - c) Sick leave pay will not be granted to an employee who fails to call as directed, even if accrued, unused sick leave is available.
  - d) A doctor's statement will be required prior to returning to work if an employee is absent for three (3) days or more.
  - e) Failure to validate an absence in Sub-Paragraph (4)(d) above with a doctor's statement is grounds for denying use of sick leave. The employee has an obligation to keep his/her supervisor informed as to his/her condition and whereabouts at all times.
  - f) Any employee who misses work due to illness or injury, shall, upon return to work, fill out an absence report indicating his/her illness or injury and the reason he or she felt they could not report for work.
  - g) In cases of suspected abuse of sick leave, a supervisor may require a doctor's statement for any illness. Continued abuse will be cause for discipline.
- 5) Once an employee has accumulated 480 hours of sick leave, the City may thereafter at the option of the City and employee, each year, elect to buy back one-half of each year's accumulated sick leave. The compensation will be equal to the employee's usual straight time hourly rate of pay times the number of hours bought back.

#### **SICK LEAVE DONATION POLICY**

Section 4.9. Per the Personnel Rules (currently Section 5.3, paragraph 2)

#### **FAMILY CARE LEAVE (Does not apply to part-time employees.)**

Section 4.10. Per page 67 of the Personnel Rules (Family and Medical Care Leave Policy).

#### **BEREAVEMENT LEAVE (Does not apply to part-time employees)**

Section 4.11 Competitive service employees, probationary employees, members of the Administrative Services Unit, and members of the Field Services Unit are eligible for bereavement leave. Employees shall be eligible for a maximum of five (5) days bereavement leave for the death of a member of the employee's immediate family. For travel less than 300 miles, employees shall be eligible for a maximum of three (3) days of paid bereavement leave and two (2) days of unpaid bereavement leave for the death of a member of the employee's immediate family.

For travel greater than 300 miles, employees shall be eligible for a maximum of four (4) days of paid bereavement leave and one (1) day of unpaid bereavement leave for the death of a member of the employee's immediate family. Employees may substitute their

accumulated vacation/comp time leave, personal holiday leave, and/or available sick leave for unpaid bereavement days. Bereavement leave shall be completed within three (3) months of the date of death of a family member and leave days need not be taken consecutively. Immediate family is limited to a parent, step-parent, spouse, child, step-child, brother, sister, uncle, aunt, mother-in-law, father-in-law, grandfather, grandmother, grandchild, son-in-law or daughter-in-law, regardless of residence.

If an employee is required to be absent beyond the maximum number of days listed above, additional days must be charged against accumulated vacation/comp time leave.

The employee, if requested by manager or human resources, within 30 days of the first day of the leave, shall provide documentation of the death of the family member. Documentation includes, but is not limited to, a death certificate, a published obituary, or written verification of death, burial, or memorial services from a mortuary, funeral home, burial society, crematorium, religious institution, or governmental agency.

#### **MILITARY LEAVE**

Section 4.12. Military leave shall be granted in accordance with the provisions of Chapter 7, Division 2, Part I, of the California Military and Veterans' Code. All employees entitled to military leave shall give the appointing authority an opportunity within the limits of military regulations to determine when such leave shall be taken.

#### **JURY DUTY LEAVE (Does not apply to part-time employees)**

Section 4.13. Employees required to serve as a juror shall be compensated for the difference between their normal salary and the compensation for jury duty, less travel pay, during the period of such service, provided that the employee does not serve more than once in any calendar year. To be eligible for City compensated jury duty leave, employees must provide the Personnel Officer with evidence of jury duty service, including the hours and days thereof, from the Court. In the event such evidence is not provided, any time missed may be deducted from the employee's vacation time or offset from future earnings. During their jury duty leave, night shift employees will be transferred to the day shift.

Deposit in the United States mail of a first-class letter, postage paid, addressed to the employee's last known place of residence, shall be reasonable notice.

#### **ARTICLE 5. SAVINGS CLAUSE**

Section 5.1. Should any provision of this agreement, or an application thereof, be unlawful by virtue of any federal, state, or local laws and regulations, or by court decision, such provision shall be effective and implemented only to the extent permitted by law, regulation, or court decision. But in all other respects, the provisions shall

continue in full force and effect.

**RESOLUTION NO. 2023-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, ESTABLISHING A SALARY SCHEDULE AND AUTHORIZED POSITIONS FOR EMPLOYEES FOR THE FISCAL YEAR COMMENCING JULY 1, 2022, AND ENDING JUNE 30, 2024**

**WHEREAS**, Section 37206 of the California Government Code requires the City Council to prescribe the time and method of paying salaries and wages of officers and employees of the City; and

**WHEREAS**, the City Council has determined that it is necessary for the efficient operation and management of the City that rules and regulations be established prescribing sick leave, vacation, leaves of absence and other regulations for the employees and officers of the City; and

**WHEREAS**, it is necessary from time to time to establish comprehensive wage and salary schedules and to fix the rates and compensation to be paid officers and employees of the City as well as other regulations; and

**WHEREAS**, the City's Personnel Rules, governing MOUs and compensation plan for non-represented employees sets forth the Rules and Regulations regarding the payment of salaries, sick leaves, vacations, leaves of absence and other regulations related to full-time employees of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMITA DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The salary schedule (Section III) and the authorized positions and salary range schedule (Section IV) (collectively attached hereto as Exhibit A) hereby amends and replaces previously adopted authorized positions and salary schedule resolutions for the fiscal year commencing on July 1, 2022, and ending on June 30, 2024.

**SECTION 2.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force and effect in accordance with its terms.

*{signatures on following page}*



**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of November 2023.

\_\_\_\_\_  
Barry Waite, Mayor

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

DRAFT

**CITY OF LOMITA - FISCAL YEAR 2022-2024 (EXHIBIT A)**  
**SECTION IV - AUTHORIZED FULL TIME POSITIONS AND SALARY SCHEDULES**

Department	Position Title	Salary Schedule	F/T
<b>City Manager's Dept.</b>	City Councilmembers	N/A	N/A
	City Manager	N/A	1
	Assistant City Manager	74	1
	City Clerk	52	1
	Recreation & Facilities Manager	53	1
	Recreation Manager	50	1
	Senior Management Analyst	45	1
	Human Resources Manager	57	1
	Recreation Supervisor	39	1
	Deputy City Clerk	37	1
	Lead Worker Facilities	36	1
	Parking Enforcement Supervisor	34	1
	Recreation Coordinator	30	1
	Administrative Analyst	33	1
	Management Assistant	28	1
	Administrative Assistant (City Clerk's)	24	1
	Administrative Assistant (Recreation)	24	1
	Maintenance Worker I/II	24	1
	<b>Total Department</b>		<b>17</b>
<b>Administrative Services</b>	Administrative Services Director	69	1
	Senior Accountant	48	1
	Accountant (Payroll)	42	1
	Accounting Technician	27	1
	Accounting Assistant	24	2
	<b>Total Department</b>		<b>6</b>
<b>Community Development</b>	Community & Economic Dev. Director	68	1
	Associate Planner	44	1
	Assistant Planner	36	1
	Code Enforcement Supervisor	41	1
	Code Enforcement Officer	33	1
	<b>Total Department</b>		<b>5</b>
<b>Public Works</b>	Public Works Director	70	1
	Principal Engineer	61	1
	Chief Water Operator Manager	52	1
	PW Superintendent - Streets/Trees/Park	52	1
	Associate Engineer	49	1
	Management Analyst	39	1
	Engineering Technician	33	1
	PW Lead Worker Streets & Trees	36	1
	PW Lead Worker Park Maintenance	36	1
	PW Lead Worker Water Treatment	41	1
	PW Lead Worker Water Distribution	36	1
	Water Treatment Plant Operator	35	1
	Water Service Technician II	27	3
	Maintenance Worker II	24	4
	Administrative Analyst	33	1
	Water Service Technician I	23	1
	Maintenance Worker I	20	4
	<b>Total Department</b>		<b>25</b>
<b>Total City</b>			<b>53</b>

**CITY OF LOMITA - FISCAL YEAR 2023-2024 SECTION III  
SALARY SCHEDULE**

<b>SCHED. NO.</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>
6	2,745	2,882	3,026	3,177	3,336
7	2,813	2,954	3,102	3,257	3,420
8	2,884	3,028	3,179	3,338	3,505
9	2,956	3,104	3,259	3,422	3,593
10	3,030	3,181	3,340	3,507	3,683
11	3,106	3,261	3,424	3,595	3,775
12	3,183	3,342	3,509	3,685	3,869
13	3,263	3,426	3,597	3,777	3,966
14	3,344	3,512	3,687	3,871	4,065
15	3,428	3,599	3,779	3,968	4,167
16	3,514	3,689	3,874	4,067	4,271
17	3,601	3,782	3,971	4,169	4,378
18	3,691	3,876	4,070	4,273	4,487
19	3,784	3,973	4,172	4,380	4,599
20	3,878	4,072	4,276	4,490	4,714
21	3,975	4,174	4,383	4,602	4,832
22	4,075	4,278	4,492	4,717	4,953
23	4,177	4,385	4,605	4,835	5,077
24	4,281	4,495	4,720	4,956	5,204
25	4,388	4,607	4,838	5,080	5,334
26	4,498	4,723	4,959	5,207	5,467
27	4,610	4,841	5,083	5,337	5,604
28	4,725	4,962	5,210	5,470	5,744
29	4,844	5,086	5,340	5,607	5,887
30	4,965	5,213	5,474	5,747	6,035
31	5,089	5,343	5,610	5,891	6,185
32	5,216	5,477	5,751	6,038	6,340
33	5,346	5,614	5,894	6,189	6,499
34	5,480	5,754	6,042	6,344	6,661
35	5,617	5,898	6,193	6,502	6,828
36	5,757	6,045	6,348	6,665	6,998
37	5,901	6,196	6,506	6,832	7,173
38	6,049	6,351	6,669	7,002	7,352
39	6,200	6,510	6,836	7,177	7,536
40	6,355	6,673	7,007	7,357	7,725
41	6,514	6,840	7,182	7,541	7,918
42	6,677	7,011	7,361	7,729	8,116
43	6,844	7,186	7,545	7,923	8,319
44	7,015	7,366	7,734	8,121	8,527
45	7,190	7,550	7,927	8,324	8,740
46	7,370	7,739	8,125	8,532	8,958
47	7,554	7,932	8,329	8,745	9,182
48	7,743	8,130	8,537	8,964	9,412
49	7,937	8,334	8,750	9,188	9,647
50	8,135	8,542	8,969	9,417	9,888

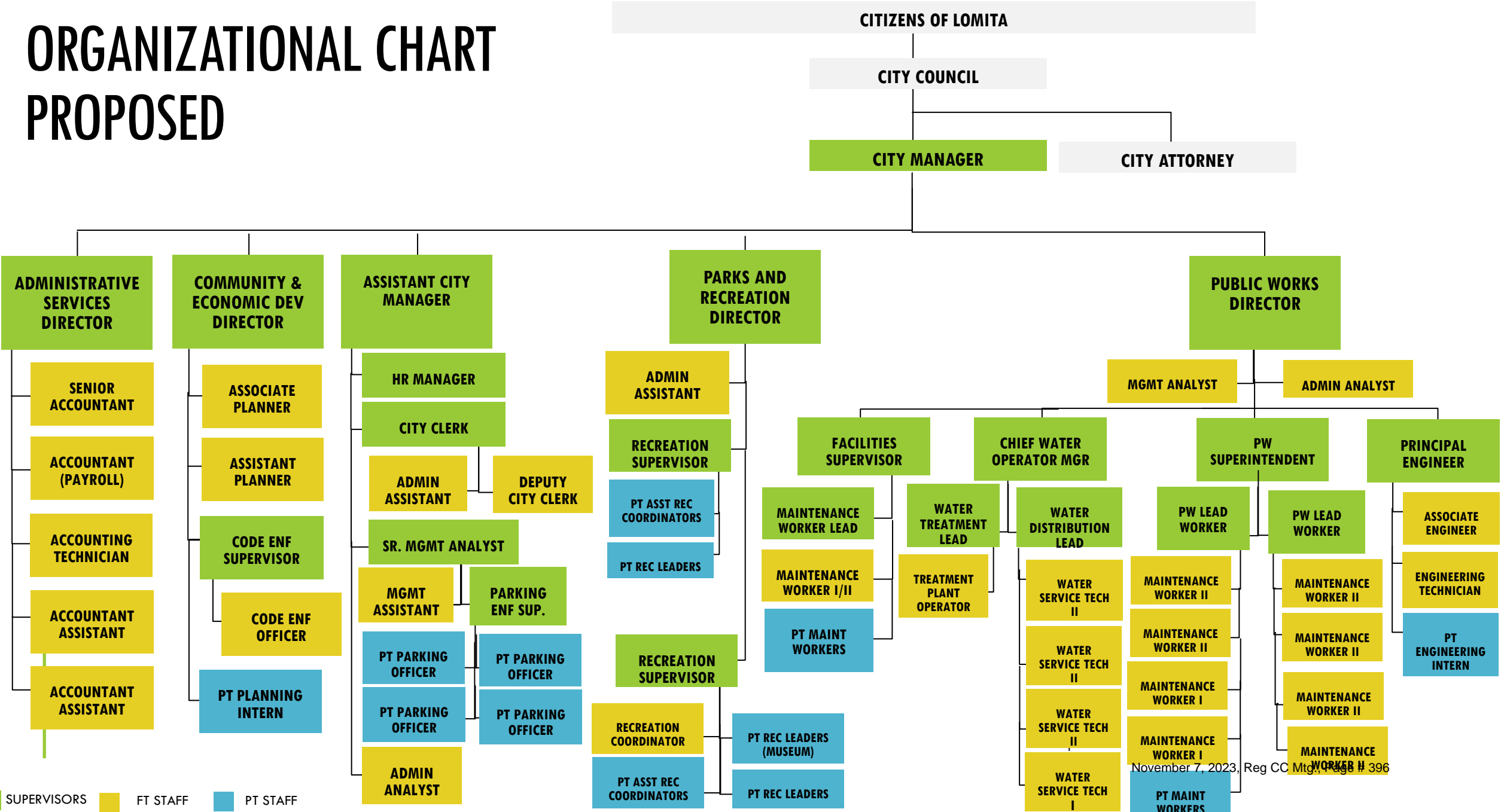
**CITY OF LOMITA - FISCAL YEAR 2023-2024 SECTION III  
SALARY SCHEDULE**

<b>SCHED. NO.</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>
51	8,338	8,755	9,193	9,653	10,135
52	8,547	8,974	9,423	9,894	10,389
53	8,761	9,199	9,659	10,142	10,649
54	8,980	9,429	9,900	10,395	10,915
55	9,204	9,664	10,148	10,655	11,188
56	9,434	9,906	10,401	10,921	11,467
57	9,670	10,154	10,661	11,194	11,754
58	9,912	10,407	10,928	11,474	12,048
59	10,160	10,668	11,201	11,761	12,349
60	10,414	10,934	11,481	12,055	12,658
61	10,674	11,208	11,768	12,356	12,974
62	10,941	11,488	12,062	12,665	13,299
63	11,214	11,775	12,364	12,982	13,631
64	11,495	12,069	12,673	13,307	13,972
65	11,782	12,371	12,990	13,639	14,321
66	12,077	12,680	13,314	13,980	14,679
67	12,379	12,997	13,647	14,330	15,046
68	12,688	13,322	13,989	14,688	15,422
69	13,005	13,655	14,338	15,055	15,808
70	13,330	13,997	14,697	15,432	16,203
71	13,664	14,347	15,064	15,817	16,608
72	14,005	14,705	15,441	16,213	17,023
73	14,355	15,073	15,827	16,618	17,449
74	14,714	15,450	16,222	17,034	17,885
75	15,082	15,836	16,628	17,459	18,332
76	15,459	16,232	17,044	17,896	18,791
77	15,846	16,638	17,470	18,343	19,260
78	16,242	17,054	17,907	18,802	19,742
79	16,648	17,480	18,354	19,272	20,235
80	17,064	17,917	18,813	19,754	20,741
81	17,491	18,365	19,283	20,248	21,260
82	17,928	18,824	19,765	20,754	21,791
83	18,376	19,295	20,260	21,273	22,336
84	18,835	19,777	20,766	21,804	22,895
85	19,306	20,272	21,285	22,349	23,467
86	19,789	20,778	21,817	22,908	24,054
87	20,284	21,298	22,363	23,481	24,655
88	20,791	21,830	22,922	24,068	25,271
89	21,311	22,376	23,495	24,670	25,903
90	21,843	22,935	24,082	25,286	26,551



# ORGANIZATIONAL CHART

## PROPOSED





**November 2023**  
**FLSA: Non-Exempt**

## **WATER SERVICE TECHNICIAN I/II**

### **DEFINITION**

Under immediate (Water Service Technician I) or general (Water Technician II) supervision, performs a variety of semi-skilled and skilled tasks related to the maintenance and repair of the City's water treatment plant and distribution system; and performs related work as required.

### **SUPERVISION RECEIVED AND EXERCISED**

Receives immediate (Water Service Technician I) to general (Water Service Technician II) supervision from assigned supervisory or management personnel. Exercises no direct supervision over staff.

### **CLASS CHARACTERISTICS**

*Water Service Technician I:* This is the entry-level classification in the Water Service Technician series. Initially under close supervision, incumbents learn and perform a variety of semi-skilled and skilled tasks related to the maintenance and repair of the City's water treatment plant and distribution system. As experience is gained, assignments become more varied, complex, and difficult; close supervision and frequent review of work lessen as an incumbent demonstrates skill to perform the work independently. Positions at this level usually perform most of the duties required of the positions at the Water Service Technician II level but are not expected to function at the same skill level and usually exercise less independent discretion and judgment in matters related to work procedures and methods. Work is usually supervised while in progress and fits an established structure or pattern. Exceptions or changes in procedures are explained in detail as they arise.

*Water Service Technician II:* This is the fully qualified journey-level classification in the Water Service Technician series. Positions at this level are distinguished from the Water Service Technician I level by the performance of the full range of duties as assigned, working independently, and exercising judgment and initiative. Positions at this level receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit.

Positions in the Water Service Technician class series are flexibly staffed; positions at the Water Service Technician II level are normally filled by advancement from the Water Service Technician I level; progression to the Water Service Technician II level is dependent on (i) management affirmation that the position is performing the full range of duties assigned to the classification; (ii) satisfactory work performance; (iii) the incumbent meeting the minimum qualifications for the classification including any licenses and certifications; and (iv) management approval for progression to the Water Service Technician II level.

### **EXAMPLES OF TYPICAL JOB FUNCTIONS (Illustrative Only)**

*Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job.*

*Positions at the Water Service Technician I level may perform some of these duties and responsibilities in a learning capacity.*

- Installs, repairs, and maintains components of the City's water system, including underground water mains, water service lines, and hydrants; excavates concrete, pavement, and soil materials; backfills trenches with appropriate materials.
- Reads water meters; installs, replaces, repairs, and inspects residential and commercial water meters; calibrates meters to departmental standards; turns water services on and off as needed.
- Reads and records data at pumping station, treatment plant, and well gauges; computes water consumption; operates computerized Supervisory Control and Data Acquisition (SCADA) system.
- Performs general maintenance of system facilities, including but not limited to, painting pumps and appurtenances and cleaning equipment.
- Investigates and repairs leaks in service assemblies; troubleshoots defects and irregularities.
- Utilizes proper safety precautions related to work performed; observes proper rigging practices and precautions in moving and hoisting heavy equipment; attends safety training sessions and seminars; responds to emergency calls during work and after normal working hours.
- Monitors water quality by taking routine water samples for testing; determines need for water treatment or flushing of water mains.
- Operates basic and heavy vehicles and equipment, including power and hand tools, trucks, equipment, and backhoes; performs preventive maintenance and light repairs on equipment; drives pick-up truck to various City facilities and other locations to transport supplies, parts, and other items.
- Sets up traffic control devices including barricades, cones, and other necessary delineation prior to the performance of maintenance or repair activities.
- Observes and complies with all City and mandated safety rules, regulations, and protocols.
- Performs other duties as assigned.

## **QUALIFICATIONS**

*Positions at the Water Service Technician I level may exercise some of these knowledge and abilities statements in a learning capacity.*

### **Knowledge of:**

- Methods, techniques, tools, and the operational characteristics of mechanical equipment used in the construction, operation, and maintenance of water systems and related facilities.
- Operation and minor maintenance of a variety of hand and power tools and vehicles, and light to heavy power equipment.
- Operations and techniques for the operation of construction equipment such as backhoes and dump trucks.
- Basic traffic control procedures and traffic sign regulations.
- Underground Service Alert (USA Dig-Alert) procedures.
- Methods and techniques for record keeping and report preparation.
- Applicable federal, state, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility.
- Hazards and proper safety precautions associated with the work.
- Mathematical calculations and conversions needed for water distribution functions.
- Traffic laws, ordinances, and rules involved in truck and heavy equipment operations.
- Purposes and safe uses of a variety of vehicles, equipment, power tools, and hand tools including motorized and hydraulic equipment.

- Principles and practices of water systems operation and maintenance.
- City and mandated safety rules, regulations, and protocols.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

**Ability to:**

- Perform construction, installation, maintenance, and repair work on water transmission and distribution systems, and related facilities and equipment, including water mains and service, water meters, and fire hydrants.
- Install and test water lines, water meters, fire hydrants, and related equipment involved in water hook-ups.
- Interpret work orders.
- Perform heavy manual labor.
- Make mathematical calculations and conversions needed for water distribution functions.
- Use and operate a variety of vehicles, hand tools, mechanical equipment, and power tools and equipment required for the work in a safe and efficient manner.
- Read and interpret basic maps, electronic maps, water system atlas, address atlas, and blueprints.
- Work safely and adhere to principles of safety when working near traffic or in other environments.
- Excavate concrete, pavement, and soil materials; backfill trenches with appropriate materials.
- Apply safe work practices including traffic control procedures, trench shoring, and confined space entry procedures.
- Troubleshoot maintenance problems and determine materials and supplies required for repair.
- Maintain accurate logs, records, and basic written records of work performed.
- Understand and follow oral and written instructions.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Use tact, initiative, prudence, and independent judgment within general policy and procedural guidelines.
- Organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

**Education and Experience:**

*Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:*

Education:

- Water Services Technician I/II: Possession of a high school diploma or G.E.D. required.



Experience:

- Water Services Technician I: One (1) year of municipal water utility experience.
- Water Services Technician II: Two (2) years of increasingly responsible municipal water utility experience.

**Licenses and Certifications:**

Water Services Technician I/II: Possession of a valid California Driver's License, to be maintained throughout employment.

Water Services Technician I:

- Possession of a valid Grade D1 Water Distribution Operator certificate issued by the California Department of Public Health, to be maintained throughout employment.

Water Services Technician II:

- Possession of a valid Grade D2 Water Distribution Operator certificate issued by the California Department of Public Health, to be maintained throughout employment.
- Possession of a valid Grade T-1 Water Treatment Operator Certificate, to be maintained throughout employment.

**PHYSICAL DEMANDS**

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; frequently reach, twist, turn, kneel, bend, stoop, squat, crouch, grasp, and make repetitive hand movement in the performance of daily duties; possible entry into confined spaces and the use of confined entry equipment; to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various City sites; and vision to inspect and operate equipment. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to operate and repair tools and equipment. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 50 pounds or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff.

**ENVIRONMENTAL CONDITIONS**

Employees work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, hazardous physical substances, and fumes, dust, and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



## HUMAN RESOURCES MANAGER

### **DEFINITION**

Under general direction, plans, organizes, coordinates, and performs a wide variety of difficult and complex professional, technical, and confidential work required to administer human resources and risk management programs, including recruitment, classification, compensation, benefits administration, Workers' Compensation, employee training and development, and employee and labor relations; performs research and analysis; provides consulting services to City departments related to all aspects of human resources programs and activities; serves as the City's Risk Manager and Americans with Disabilities Act (ADA) Coordinator; performs related work as required.

### **SUPERVISION RECEIVED AND EXERCISED**

Receives general direction from the Assistant City Manager. Exercises indirect supervision over subordinate staff relative to human resources activities.

### **CLASS CHARACTERISTICS**

This position is responsible for the coordination and administration of human resources programs and activities related to employee and labor relations, recruitment and selection, job analysis and classification, compensation, benefits administration, risk management, Workers' Compensation, and employee training and development. Incumbents regularly work on tasks which are varied and complex, requiring considerable discretion and independent judgment. Positions in the classification rely on experience and judgment to perform assigned duties. Assignments are given with general guidelines and incumbents are responsible for establishing objectives, timelines, and methods to complete assignments.

### **EXAMPLES OF TYPICAL JOB FUNCTIONS (Illustrative Only)**

*Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job.*

- Plans, organizes, and oversees the daily functions, operations, and activities of all human resources programs and risk management programs including, but not limited to, recruitment and selection, job analysis and classification, compensation, benefits administration, Workers' Compensation, leaves of absences, employee training and development, background investigations, and employee relations; participates in labor relations activities.
- Participates in the development and implementation of goals, objectives, policies, and priorities for assigned programs and the department; recommends within departmental policy, appropriate service levels; recommends and administers policies and procedures; prepares and maintains a position classification plan including class specifications and revisions thereto.
- Participates in the development and administration of human resources program and department budgets.
- Administers the City's employee benefits programs, including retirement plans, health, dental, vision, life, and long-term disability insurances, employee assistance program, and Consolidated Omnibus Budget Reconciliation Act (COBRA); acts as liaison to various third-party benefits administrators and health carriers; facilitates City-wide open enrollment for benefits; prepares open enrollment benefit materials and literature.

- Schedules and conducts new employee orientations; informs new employees of benefit programs, policies, and related enrollment information.
- Monitors leave of absence programs ensuring legal compliance; reviews and analyzes family and medical leave requests; makes recommendations and develops employer response; interprets human resources policies and procedures with regards to benefits and paid and unpaid time-off options for employees; educates employees and managers on policy and legal compliance regarding leaves of absence.
- Develops and implements sound recruitment, testing, and selection processes, including evaluating recruitment materials and sources, administering all phases of the examination process, and assisting hiring departments with the employee selection process; develops and implements background investigative policies and procedures and oversees and conducts background investigations; ensures equal employment opportunity for candidates; maintains background investigation and records management databases; tracks fingerprinting activity.
- Performs job analysis and classification studies of new and existing positions; designs and writes new and modifies existing classification specifications; conducts compensation studies for new and existing positions; determines appropriate internal and external comparators, makes recommendations, and participates in the development, implementation, and administration of compensation strategies and programs; responds to external compensation surveys. Coordinates with City consultant to update and manage classification studies.
- Prepares RFPs, requests and related documentation for various human resources needs including external recruitments conducted by HR recruiting firms, classification and compensation studies, temporary staffing needs, etc.
- Oversees and manages the City's risk management program including coordination with the City's insurance provider – California Joint Powers Insurance Authority (CJPIA).
- Coordinates the City's training activities, including identifying training needs, arranging for training presenters, working with trainers, the California Joint Powers Insurance Authority (CJPIA), and City departments; secures training sites, develops memos, flyers, emails, and voicemails, and provides visual aids and other training materials, as necessary. Ensures that the City's various safety policies are up-to-date as recommended by CJPIA
- Assists the City's designated labor negotiator with labor negotiations including providing data and analysis; meets with the City's various bargaining groups as necessary. Participates in employee and labor relations activities;
- Provides advice and counsel to department directors, managers, supervisors, and employees in the interpretation of human resources policies, procedures, and application of labor contracts; works closely with management on human resource issues which require resolution or contract clarification.
- Prepares, maintains, and processes employee action forms, employment offer letters, verifications of employment, and employee leave of absence requests; maintains personnel, medical, Workers' Compensation, and risk management files.
- Coordinates the work of a third-party workers' compensation claims administrator by reporting employee injuries, assisting in the investigation of claims, and following up with employee and medical provider regarding status of employee work injuries.
- Designated as responsible party to request information from the Department of Justice on criminal history information for background checks and from medical clinic regarding employee medical status reports.

- Functions as the liaison on risk management issues; serves as coordinator between claimants, staff, insurance companies, appraisers, third party administrators, attorneys, and third parties to claims.
- Provides highly complex staff assistance to the Assistant City Manager; prepares and presents staff reports and other necessary correspondence.
- Conducts a variety of organizational and operational studies, investigations, and special projects; recommends modifications to assigned programs, policies, and procedures, as appropriate.
- Attends to a variety of office administrative details, such as keeping informed of departmental activities, transmitting information, attending meetings, and serving on various task forces and committees.
- Identifies opportunities for improving service delivery and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.
- Performs analytical assignments and information-gathering processes; analyzes alternatives and makes recommendations.
- Prepares and proofreads a variety of technical reports, letters, memoranda, correspondence, and other written materials; independently composes correspondence and reports related to assigned area of responsibility.
- Provides information and assistance to the public regarding assigned programs and services; receives and responds to customer inquiries, complaints, and questions related to assigned areas of responsibility; reviews problems and recommends corrective actions.
- Attends and/or acts as staff liaison to various committees and/or professional associations.
- Ensures staff observe and comply with all City and mandated safety rules, regulations, and protocols.
- Responsible for updating the City's Personnel Rules as needed
- Performs other duties as assigned.

## **QUALIFICATIONS**

### **Knowledge of:**

- Principles, practices, and techniques of human resources in a public agency setting, including recruitment and selection, job analysis and classification, compensation analysis and administration, new employee orientation, benefit analysis and administration, Workers' Compensation, and risk management.
- Principles, practices, and techniques involved in public sector employee and labor relations, including negotiations and the interpretation of laws, regulations, policies, and procedures.
- Administrative principles and practices, including goal setting, program development, implementation, and evaluation, project management, and supervision of staff.
- Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs.
- Applicable federal, state, and local laws, regulatory codes, ordinances, and procedures relevant to assigned area of responsibility.
- Complex arithmetic and statistical techniques.
- Business letter writing and the standard format for reports and correspondence.
- Recordkeeping principles and procedures.
- City and mandated safety rules, regulations, and protocols.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.



- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

**Ability to:**

- Recommend and implement goals, objectives, and practices for the division.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Identify problems, research and analyze relevant information, and develop and present recommendations and justification for solutions.
- Evaluate and recommend improvements in operations, procedures, policies, or methods.
- Plan, organize, and carry out assignments from management staff with minimal direction.
- Conduct complex research projects on a wide variety of human resources topics, evaluate alternatives, make sound recommendations, and prepare effective technical staff reports.
- Prepare clear and concise reports, correspondence, policies, procedures, and other written materials.
- Effectively represent the department and the City in meetings with governmental agencies, contractors, vendors, and various businesses, professional, regulatory, and legislative organizations.
- Maintain confidentiality of sensitive personal information of applicants, employees, former employees, and other matters affecting employee relations.
- Maintain accurate files and records.
- Use tact, initiative, prudence, and independent judgment within general policy and procedural guidelines.
- Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

**Education and Experience:**

*Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:*

Education:

- Equivalent to a bachelor's degree from an accredited college or university with major coursework in public or business administration, human resources management, or a related field.

Experience:

- Five (5) years of increasingly responsible experience in human resources management. Master's degree and HR professional designation are desirable. Municipal experience is preferred.

**Licenses and Certifications:**

- Possession of a valid California Driver's License, to be maintained throughout employment.

### **PHYSICAL DEMANDS**

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; to operate a motor vehicle and visit various City sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone. This is primarily a sedentary office classification although standing in work areas and walking between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push, and pull materials and objects up to 25 pounds.

### **ENVIRONMENTAL CONDITIONS**

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



## CITY OF LOMITA CITY COUNCIL REPORT

**Item No. 7i**

**TO:** City Council

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Deborah Dixon, Senior Human Resources Analyst

**MEETING DATE:** November 7, 2023

**SUBJECT:** Resolution Amending the Part-time and Temporary Employment Policy and Compensation Plan for Fiscal Year 2023-2024

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### **RECOMMENDATION**

Adopt a resolution amending the Part-time and Temporary Employee Policy and Compensation Plan for Fiscal Year 2023-2024.

### **BACKGROUND**

The term of the current employment policy and compensation plan for Part-time and Temporary employees expired on June 30, 2023. Since then, two pieces of legislation have been passed that will affect the employment rights of the City's part-time and temporary employees. The California minimum wage law and the California Paid Sick Leave law will change on January 1, 2024.

The California minimum wage will increase from \$15.50 per hour to \$16.00 per hour for all employers on January 1, 2024. The proposed hourly rates for part-time positions are included in the amended salary schedule.

On October 4, 2023, Governor Newsom signed Senate Bill 616 which expands California's existing paid sick leave law, known as the Healthy Workplaces, Healthy Families Act of 2014. The current California paid sick leave law mandates that all employees accrue one (1) hour of paid sick leave for every 30 hours worked up to a maximum of 48 hours. The new expanded law increases the accrual cap for sick leave hours from 48 hours or six (6) days to 80 hours or (10) days. This law will go into effect on January 1, 2024.

**OPTIONS:**

1. Approve staff's recommendation.
2. Do not approve staff's recommendation.
3. Provide staff alternative direction.

**FISCAL IMPACT**

The fiscal impact would be approximately \$5,000 annually.

**ATTACHMENT**

1. Resolution Adopting the Annual Part-Time and Temporary Employment Compensation Plan for Fiscal Year 2023-2024

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

Prepared by:



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Deborah Dixon  
Senior Human Resources Analyst



**RESOLUTION NO. 2023-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, AMENDING THE PART-TIME AND TEMPORARY EMPLOYMENT POLICY AND COMPENSATION PLAN, ADOPTED IN RESOLUTION NO. 2015-34, AND ESTABLISHING AUTHORIZED POSITIONS AND A SALARY SCHEDULE FOR PART-TIME AND TEMPORARY EMPLOYEES FOR FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024**

**WHEREAS**, Section 37206 of the California Government Code requires the City Council to prescribe the time and method of paying salaries and wages of officers and employees of the City; and

**WHEREAS**, Lomita Municipal Code Title II, Administration, Chapter 14 Personnel System does not include part-time and temporary employees in the competitive service; and

**WHEREAS**, it is necessary from time to time to establish comprehensive wage and salary schedules and to fix the rates and compensation to be paid part-time and temporary employees of the City as well as other regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:**

**SECTION 1.** That these part-time and temporary classes as set forth in this Resolution, shall be designated as non-competitive classes, and shall not be eligible to participate in any benefit programs of the City unless otherwise indicated in this Resolution.

**AUTHORIZED PART-TIME AND TEMPORARY POSITIONS**

<b>Department</b>	<b>Position Title</b>	<b>Salary Schedule</b>
<b>City Manager's Dept.</b>	Parking Enforcement Officer	119
<b>Community Development</b>	Planning Intern	101
<b>CM - Facilities &amp; Recreation</b>	Asst. Recreation Coordinator	109
	Maintenance Aide	107
	Park Ranger	119
	Recreation Leader	101
	Senior Recreation Leader	103
<b>Public Works</b>	Engineering Intern	101
	Maintenance Aide	107
<b>Various</b>	PT Positions Not Listed	Varies

**SECTION 2.** That the Employment Policy for part-time and temporary employees as established by this Resolution shall be in effect immediately upon adoption.

**SECTION 3. DEFINITION OF TERMS.**

- A. Part-time shall mean those positions assigned a schedule of less than 1,000 hours per fiscal year on a re-occurring basis.
- B. Temporary shall mean a temporary appointment to a temporary assignment for a set period of time, not to exceed one year. A temporary assignment shall have a pre-determined beginning and end date, with prior approval by the City Manager or his/her designee. Employees on a temporary assignment may be allowed to work up to 80 hours in a pay period, with prior approval and authorization from the City Manager or his/her designee. In no case shall a temporary employee work in excess of 1,000 hours in a fiscal year.
- C. Dual Classification shall mean when an employee is working part-time in two different classifications. Employees working in two different classifications are limited to a combined total of less than 1,000 hours in a fiscal year. If two different departments are involved, both departments must mutually agree. It is the responsibility of the employee to inform each department of other City employment.

**SECTION 4. WAGE INCREASES.** Part-time employees are eligible for wage increases within the pay range for the class to which the employee is appointed. Wage increases shall not exceed the maximum pay rate as set forth in the pay range for the class per Exhibit A and shall be based upon any of the following:

- A. Completion of one year of work for the City and satisfactory performance as documented in the employee's annual performance review and thereafter on an annual basis subject to satisfactory performance reviews;
- B. A significant increase in the employee's duties and responsibilities justified and documented by the department head and approved by the City Manager or his/her designee.
- C. Under unusual circumstances, justified and documented by the department head and approved by the City Manager or his/her designee.

**SECTION 5. OVERTIME.** For those employees working in a classification eligible under the Fair Labor Standards Act (FLSA), work performed in excess of 40 straight-time hours in a work period shall be deemed overtime and paid at the overtime rate of 1.5 times the employee's regular rate of pay. Notwithstanding emergency situations or special occurrences, it shall be the general policy to discourage overtime work by part-time and temporary employees. All overtime must be approved by the City Manager.

**SECTION 6. SAFETY EQUIPMENT AND UNIFORMS.** Safety equipment and uniforms required by the City to be used or worn by part-time and temporary employees shall be provided or paid for by the City.

**SECTION 7. RETIREMENT PLAN.** Upon hire, the employee shall be enrolled in the International City Management Association – Retirement Corporation (ICMA-RC) PTS deferred compensation plan, the retirement plan for part-time and temporary employees. A 7.5% mandatory employee contribution will be deducted from the employee's paycheck.

**SECTION 8. HOURLY SALARY SCHEDULE.** The salary schedule and authorized part-time and temporary positions are hereby approved as indicated in Exhibit A.

**SECTION 9. PAID SICK LEAVE.** Beginning on July 1, 2015, part-time and temporary employees who work 30 days or more within a year of beginning employment and annually thereafter shall be eligible to accrue and take paid sick leave. Part-time employees shall adhere to the existing Sick Leave Policy within the Lomita Personnel Rules, with the exception of the policies listed below:

- A. Employees shall accrue sick leave at the rate of one hour of paid sick leave for every 30 hours worked.
- B. Accumulated sick leave shall be capped at 80 hours.

**SECTION 10.** This resolution will become effective immediately upon adoption.

**SECTION 11.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force and effect in accordance with its terms.

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of November 2023.

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Barry Waite, Mayor

ATTEST:

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Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

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Trevor Rusin, City Attorney



**CITY OF LOMITA - FISCAL YEAR 2022-2024**  
**PART-TIME AND TEMPORARY EMPLOYEE HOURLY SALARY SCHEDULE**

<b>Schedule No.</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>
101	16.00	16.80	17.64	18.52	19.45
102	16.00	16.80	17.64	18.52	19.45
103	16.00	16.80	17.64	18.52	19.45
104	16.15	16.96	17.81	18.70	19.63
105	16.56	17.39	18.26	19.17	20.13
106	16.97	17.82	18.71	19.64	20.63
107	17.40	18.27	19.18	20.14	21.15
108	17.83	18.72	19.66	20.64	21.67
109	18.28	19.19	20.15	21.16	22.21
110	18.73	19.67	20.65	21.69	22.77
111	19.20	20.16	21.17	22.23	23.34
112	19.68	20.67	21.70	22.78	23.92
113	20.17	21.18	22.24	23.35	24.52
114	20.68	21.71	22.80	23.94	25.13
115	21.19	22.25	23.37	24.54	25.76
116	21.72	22.81	23.95	25.15	26.41
117	22.27	23.38	24.55	25.78	27.07
118	22.82	23.97	25.16	26.42	27.74
119	23.39	24.56	25.79	27.08	28.43
120	23.97	25.17	26.43	27.75	29.14
121	24.57	25.80	27.09	28.45	29.87
122	25.19	26.45	27.77	29.16	30.62
123	25.82	27.11	28.46	29.89	31.38

AUTHORIZED PART-TIME AND TEMPORARY POSITIONS

Department	Position Title	Salary Schedule
<b>City Manager's Dept.</b>	Parking Enforcement Officer	119
<b>Community Development</b>	Planning Intern	101
<b>CM - Facilities &amp; Recreation</b>	Recreation Leader	101
	Senior Recreation Leader	103
	Maintenance Aide	107
	Assistant Recreation Coordinator	109
	Park Ranger	119
<b>Public Works</b>	Engineering Intern	101
	Maintenance Aide	107
<b>Various</b>	PT Positions Not Listed	Varies



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7j**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Carla Dillon, P.E., Public Works Director

**MEETING DATE:** November 7, 2023

**SUBJECT:** Groundwater Well Feasibility Study

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### **RECOMMENDATION**

Receive and file the final report, a New Groundwater Well Feasibility Study.

### **BACKGROUND**

The New Groundwater Well Feasibility Study was included as part of the City of Lomita CIP Master Plan 2022-2027. The purpose of the study is to evaluate and determine a suitable location for a new groundwater production well.

The Lomita Water System is somewhat unique among water agencies in that it holds significant adjudicated water rights to pump local groundwater, but currently has only one (1) groundwater source well from which to produce that groundwater. The City's only groundwater well (Well No. 5), with approximate production capability of 1,500 gallons per minute (GPM), is a main component of the Cypress Water Production Facility (CWPF). Due to the detection of benzene at Well No. 5, both the well and the CWPF have been offline since May 2019 in order to install a granulated activated carbon treatment system. During the construction period, the City has been forced to rely on more costly and less reliable water sourced from other parts of the State and the Colorado River. Well No. 5 and the CWPF are expected to be returned to service in early 2024.

In 2018, the most recent full year of production for Well No. 5, the well provided approximately 28% of total water volume delivered to City residents and customers and the remaining 72% was imported from Metropolitan Water District (MWD). The 28% pumped groundwater represents approximately 561 Acre Feet of water produced locally. In recent years, the City has discussed ways to increase its production of local groundwater and reduce its dependence on more costly and less reliable imported

water sources while maintaining and improving overall water quality throughout the City. The upgrades to the CWPF are part of these efforts and are expected to allow the City to increase groundwater production from Well No. 5. But, even with this increased local production, the City will continue to be reliant upon water imported from other sources and will not use its full allowable pumping rights.

In order to maximize the production of water from local sources and thereby increase the City's projected reliability in normal operations as well as during emergencies, and to decrease the total costs of water production, the City has explored siting a secondary source of groundwater beyond Well No. 5. A secondary production well would minimize the City's long-term reliance on imported water and provide an additional level of contingency in case of future operational impacts to Well No. 5.

The City currently holds 1,352-acre feet (ac-ft) of adjudicated groundwater rights in the West Coast Basin. In its last year of normal operations, CY 2018, Well No. 5 produced 561 ac-ft of groundwater, though in the past, CWPF blended treated groundwater with imported water at ratios averaging approximately 40%-50%, or approximately 800 to 1000 ac-ft, still well below the City's available pumping rights. Additionally, CWPF currently only supplies Zone 1 of the city's water system, approximately 66% of the city's customers. Future studies may consider the feasibility of additional local reliance efforts for Zones 2 and 3, but these efforts were not included in this study.

In February of 2023, the City awarded a contract to Stetson Engineers, Inc. (Stetson) to identify best possible well locations. In October, Stetson prepared the final report with three possible areas to consider for siting another groundwater well. All three locations are on the eastern side of the City. Stetson also provided recommendations for next steps and cost estimates. The next steps would include an exploratory program to field verify the water quality and production conditions.

### **FISCAL IMPACT**

None for this action.

### **OPTIONS**

1. Approve staff's recommendation.
2. Provide alternative direction.

### **ATTACHMENTS**

1. New Groundwater Well Feasibility Study Final, October 2023



Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

Prepared by:



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Carla Dillon, P.E.  
Public Works Director

# **NEW GROUNDWATER WELL FEASIBILITY STUDY FINAL**

**PREPARED FOR:  
CITY OF LOMITA**

**OCTOBER 2023**

**PREPARED BY:  
STETSON ENGINEERS INC.**



861 Village Oaks Drive, Suite 100 • Covina, California 91724  
Phone: (626) 967-6202 • Fax: (626) 331-7065 • Website: [www.stetsonengineers.com](http://www.stetsonengineers.com)  
Northern California • Southern California • Arizona • Colorado • Oregon

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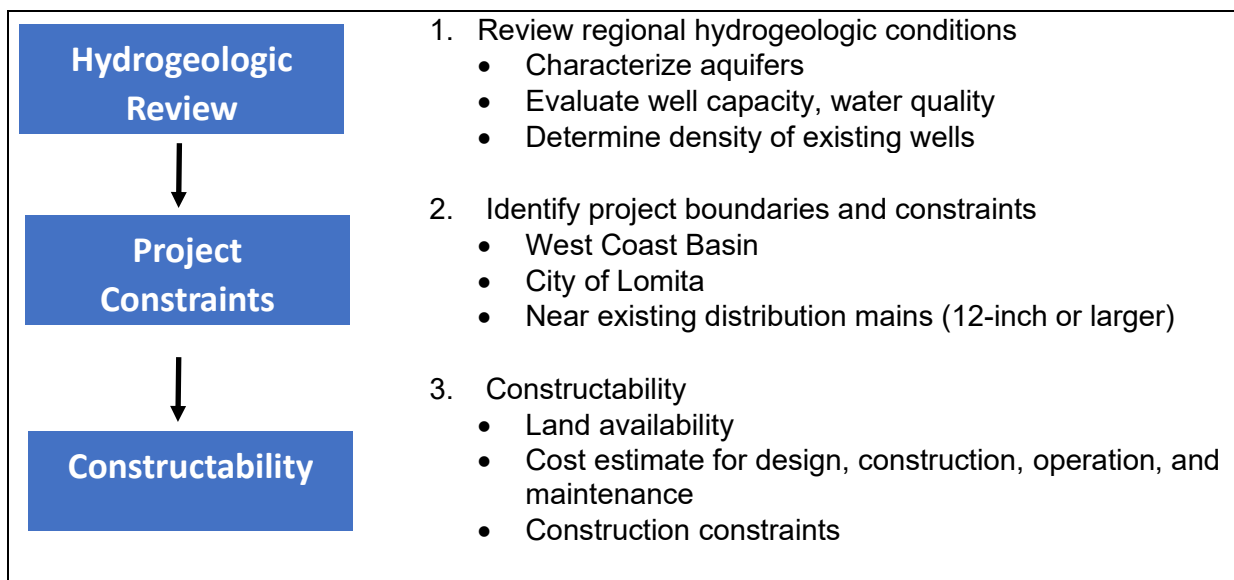
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## SECTION 1 INTRODUCTION

Currently, the City of Lomita (City) has groundwater rights of 1,352 acre feet (AF) in the West Coast Basin. Due to the detection of benzene, the City's only groundwater source well, Well No. 5, has remained offline since May 2019. Well No. 5 is anticipated to resume operation in late 2023. In calendar year 2018, Well No. 5 produced 561 acre-feet of groundwater. To form a basis of a long-term reliable water supply, the City is considering developing a new municipal water supply well within the City limits or in neighboring cities in the West Coast Basin (Study Area).

Stetson has prepared this Feasibility Study for a New Groundwater Production Well in the Study Area. The general methods utilized to perform the study are shown schematically in **Figure 1**. The purpose of this report is to summarize the findings of the feasibility study regarding potential well locations in the Study Area.

**Figure 1 New Groundwater Well Feasibility Study Flow Chart**



The first part of this study reviews the geology and hydrogeology of the West Coast Basin in the vicinity of the City. Next, project boundaries and constraints are identified to determine the initial target area to be considered for potential sites. This target area is refined into a smaller, final target area by assessing hydrogeologic conditions, distance from existing infrastructure, and other project constraints. The study will conclude with recommendations of three general areas for a well site in the West Coast Basin.

## SECTION 2 – HYDROGEOLOGIC REVIEW

The City is located in the southwestern part of Los Angeles County, 26 miles south of downtown Los Angeles. The City is bounded by the City of Torrance to the north and west, the Harbor Region of Los Angeles to the east, the City of Rolling Hill Estates to the southwest; and the City of Rancho Palos Verdes and an unincorporated Los Angeles County area to the southeast. The City's limits along with the Skypark Commercial Properties, nested monitoring well Lomita #5 and the City's groundwater production Well #5 are shown in **Figure 2**.

This section summarizes hydrogeologic conditions in the Study Area as indicated in **Figure 2**. Areas that have favorable hydrogeologic conditions within City limits and neighboring cities in the West Coast Basin will be identified. Favorable hydrogeologic conditions for siting a productive extraction well include:

- Potential for high well capacity
- Water quality that requires minimal or no treatment
- Relatively shallow static water level or piezometric surface
- Adequate distance from existing extraction wells to reduce well interference

The Water Replenishment District of Southern California (WRD) in cooperative with the United States Geological Survey (USGS) has constructed 50 deep, nested monitoring wells throughout the Central and West Coast Basins. The nested monitoring wells include four to six small diameter casings installed at different depths in the same borehole. WRD's database of well construction, water level, well production, and water quality for all monitoring wells and production wells throughout the Central and West Coast Basin was utilized for this study. In addition, the City provided lithology well logs for Lomita #2 and Lomita #5.

Borehole geophysical logs, including logs for the Lomita #1, Carson #2, Madrona Marsh and Wilmington\_2 wells, were obtained from the USGS GeoLog database:

<https://webapps.usgs.gov/GeoLogLocator/#/>.

Water level, water quality, well construction and well production reports for public water wells within the WRD service area were downloaded from the link:

[https://gis-apps.wrd.org/Html5Viewer/Index.html?viewer=Well\\_Search.Well\\_Search](https://gis-apps.wrd.org/Html5Viewer/Index.html?viewer=Well_Search.Well_Search).

Well completion reports (lithology logs) for all wells within and in the immediate periphery of the Study Area were downloaded from the California Department of Water Resources' (DWR's) web mapping application:

<https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Completion-Reports>.

Since part of the Study Area overlays active and abandoned oil fields, locations, lithology and borehole geophysical logs are obtained from the California Geologic Energy Management Division's (CalGEM) Well Finder program:

<https://www.conservation.ca.gov/calgem>.

The above data provides key insights into important hydrogeological conditions including underlying aquifer structure, specific capacity, and water quality.

## 2.1 Regional Geology

The Los Angeles physiographic basin is divided into two distinct groundwater basins by the Newport-Inglewood uplift (Poland et al., 1959; Yerkes et al., 1965). On the northeast side is the Central Basin; and on the southwest is the West Coast Basin. Located in the southwestern part of the West Coast Basin, the Study Area is bordered by the Torrance plain to the north, the Newport-Inglewood uplift to the northeast and the Palos Verdes Hills to the south and southwest (**Figure 3**).

Major structures in the study area include the buried northwest-trending anticlinal arches in the basement rock, the southwest-dipping Palos Verdes Fault, and the west-northwest-trending oblique-slip Pacific Coast Highway Fault. The Pacific Coast Highway Fault was identified from borehole and gravity data and the north side was inferred to have a maximum down throw of approximately 800 feet (Paulinski et al., 2021).

In the Study Area, thick Tertiary and Quaternary marine and continental sediments have been deposited on a basement of pre-Tertiary metamorphic and igneous rocks (Poland et al., 1959). The basement rocks are exposed on the north slope of the Palos Verdes Hills in the southwestern corner of the Study Area. These rocks have been encountered in many oil wells drilled throughout the whole Study Area at an elevation between 5,000 and 14,000 feet below mean sea level and generally slope northeast (Yerkes et al., 1965). These basement rocks are pre-late Cretaceous in age. These basement rocks and the overlying late Cretaceous to pre-Pliocene deposits do not contain productive aquifers.

Almost half of the Quaternary deposits in the study area are coarse-grained gravel and sand of the Pleistocene age. These coarse deposits are almost entirely of littoral or shallow marine origin. Overlying the coarse deposits are fine-grained deposits of sand, silt, sandy clay, and clay. The fine-grained deposits are of lagoonal and continental origin, but to a lesser extent of marine and littoral origin (Poland et al., 1959).

## 2.2 Cross Section

More than 1,000 lithologic logs, well completion reports, and borehole geophysical logs were reviewed and analyzed with approximately 25 well logs selected to create three cross sections: A-A' through C-C'. An oblique view of the land surface is included in each cross-section. **Figure 3** shows the extent and location of these three cross sections. Patterns and color fills are used to illustrate lithology. Horizontal hatched lines indicate screen interval. Resistivity logs are displayed in blue curves. Red-dashed lines indicate



faults and black arrows point to the relative movement direction of the faults. Question marks show areas of questionable interpretation.

Cross section A-A' (**Figure 4**) trends southwest to northeast. Wells No. 3705507, 3705645, 3717336 and 3717073 are oil and gas wells drilled to depths of 4,212, 3,395, 4,066 and 4,346 feet below ground surface (bgs), respectively. Only the shallow segment (<1,600 feet of depth bgs) of the well logs are shown on the cross section. At Well No. 3705507, coarse-grained gravel and sand dominate the depth interval between 100 and 380 feet bgs. Following a suite of sandy shale, shale, and shells at a depth from 380 to 1,014 feet bgs is a coarse-grained layer having a thickness of approximately 44 feet. Underneath this coarse-grained layer is an assemblage of shale dominated deposits from 1,058 to 1,280 feet bgs. Between the depth of 1,280 and 1,594 feet bgs is an alternative layer of brown shell, sand, shale, gravel, and sandy shell. The bottom section of this borehole consists of brown shale.

Located at 1,320 feet to the northeast is another oil and gas well (3705645), where beneath the surface layer, a thick clay layer was deposited between the depth of 16 and 85 feet bgs. From 85 to 360 feet bgs, fine to coarse-grained sands are encountered. The following 89 feet is composed of blue clay with layers of sand and clayey sand. The section between 449 and 543 feet bgs consists of sand with a thin layer of shell. Interbedded sticky blue clay and fine sand can be found from 543 to 655 feet bgs. Fine sand dominates the depth interval from 655 to 1,215 feet bgs. The bottom section consists of two shale and sandy shale layers with a thick sand layer sandwiched in between.

The center of cross section A-A' is dominated by coarse-grained sand and gravel. Nested monitoring well Lomita #1 (100820) was drilled by the USGS in cooperation with WRD to a depth of 1,340 feet bgs. At 100820, gravelly, clayey fine sands are exposed at land surface to a depth of 20 feet bgs. From 20 to 60 feet bgs, sandy clays and fine sands are encountered. Following a suite of sand, gravelly sand, and silty sand from 60 to 340 feet bgs is a thick layer of very coarse sandy granular to pebble gravels with wood fragments from 340 to 620 feet bgs. The bottom section consists of alternative layers of silty sand and sandy silt. Large resistivity spikes in the geophysical logs correlate with coarse-grained deposits from 340 to 620 feet bgs.

Separated at less than 300 feet apart, both the lithology log at Well No. 3717073 and resistivity log at Well No. 3717336 are shown on cross section A-A'. At Well No. 3717073, coarse grained sand and boulders exposed at land surface to a depth of 195 feet bgs. From 195 to 220 feet bgs, the section consists of blue clay and gravel. Coarse-grained deposits dominate the depth interval from 220 to 950 feet bgs. Underneath a 10-foot layer of sand and shale, the material grades up to coarse sand and boulders from 960 to 1,437 feet bgs. The bottom section is composed of sticky clay, shale, sandy shale and shell. In Well No. 3717336, the resistivity log indicates high resistivity values, which generally correlates to coarse-grained deposits, from 270 to 660 feet bgs.

At the eastern end of cross section A-A', the resistivity log for well 101787 indicates a high resistivity value section, which generally correlates to coarse-grained deposits, from 220 to 910 feet bgs.

Trending northwest-southeast, cross section B-B' (**Figure 5**) is roughly perpendicular to cross section A-A'. Three deep oil and gas well logs and 5 shallow well logs are included in cross section B-B'. At the northwestern end, the geology consists of sand and gravel from land surface to a depth of 940 feet bgs, followed by a thick layer of blue shale from 940 to 1,657 feet bgs. The bottom section is composed of hard sand.

Cross section B-B' slices through the northwest corner of Skypark Properties. The middle part of cross section B-B' is a heterogeneous unit dominated by sandy silts and silty sands with a few clay lenses. Reportedly, Lomita #5 is screened in the Silverado aquifer. The lithology log at Lomita #5 indicates coarse-grained deposits from 350 to 660 feet bgs. South of the Palos Verdes Fault line, Well No. 1097997 was drilled to a depth of 220 feet. Here, sand and gravel are present from land surface to a depth of 94 feet bgs. The bottom section consists of black sandy clay. At the southeastern end of cross section B-B', Well No. 717414A was drilled to 65 feet bgs and below a surface fill of 10 feet, brown clay was deposited.

Cross section C-C' is roughly parallel to cross section B-B'. Deep boreholes are concentrated in the center. Both Well No. 3717213 and Well No. 3717926 are oil and gas wells. At Well No. 3717213, the lithology log indicates sand and streaks of shale from land surface to a depth of 581 feet bgs. The bottom section was logged as sand and shale to a total depth of 1,650 feet bgs.

Both lithology and resistivity logs at Lomita #1 have been discussed in the above section. Deposits at Well No. 3717926 consist of sand from land surface to 50 feet bgs. Underneath is a thick layer of red clay. The middle section, from 110 to 1,013 feet bgs, is dominated by coarse-grained sand, gravel and boulders. The bottom section, from 1,013 to 1,642 feet bgs, is composed of shale and sandy shale with streaks of hard sand.

## 2.3 Hydrogeologic Units

Previously, the Central and West Coast Basins were grouped into five hydrogeologic units: the Recent, Lakewood, Upper San Pedro, and Lower San Pedro Aquifer systems and the non-transmissive Pico unit by Poland et al. (1959), the California Department of Water Resources (1961) and later slightly modified by Reichard et al. (2003). These aquifer systems are summarized in **Table 1**.

**Table 1**  
**Geologic Formation, Aquifers, and Properties within the West Coast Basin**  
**(Modified after Reichard et al., 2003)**

Age	Formation	Aquifer	Systems	Thickness (ft)
Holocene	Active dune sand	Semi-perched	Recent Aquifer System	varied
	Alluvial sediments and marine deposits	Gaspur/Ballona		
Upper Pleistocene	Palos Verdes sand	Gardena Gage (200-foot sand)	Lakewood Aquifer System	150-400
	Unnamed Upper Pleistocene (Poland et al., 1959)			
Lower Pleistocene	San Pedro Formation	Lynwood Silverado Sunnyside	Upper San Pedro Aquifer System	500-700
		(Lower San Pedro)	Lower San Pedro Aquifer System	>600
Upper Pliocene	Pico Formation	<i>Does not contain productive aquifers</i>		>1,000

Poland et al. (1959) reported that the upper division of the Recent Aquifer was tapped by a very few domestic wells because it is composed chiefly of fine texture. Though the lower division (Gaspur Aquifer) is highly permeable, it has been contaminated by sea water intrusion.

According to Poland et al. (1959), the Pleistocene deposits are chiefly unconsolidated and consist of cross-bedded sand, gravel, silt, and clay. The upper Pleistocene deposits (Lakewood Aquifer System) vary considerably in lithology and the upper half is generally fine grained, while the lower half is chiefly sand (Poland et al., 1959). Termed as the Palos Verdes sand by Poland et al. (1959), it is continental in origin and its base is marked by a shell layer. Ranging in thickness from a few inches to less than 15 feet, the Palos Verdes sand generally consists of coarse-grained sand and gravel. Due to its thickness and depth of deposition, the Palos Verdes sand has little importance as an aquifer.

The lower section of the upper Pleistocene deposits is a productive aquifer in the study area. It is noted that the Lakewood Aquifer System is in physical and hydraulic continuity with the underlying San Pedro formation. Based on a shift in the spontaneous potential (SP) geophysical log and a change in the character of both the gamma and resistivity logs, Reichard et al. (2003) identified the boundary between the Lakewood Aquifer System and the Upper San Pedro Aquifer System.

The San Pedro formation is of early Pleistocene age. Poland et al. (1959) divided the San Pedro formation into the upper San Pedro sand and two basal members. In the type area in and near San Pedro, the San Pedro sand mainly consists of stratified and cross-bedded

sand. The top basal member is composed of brownish to yellowish sandy silt and silty sand. The underlying basal member consists chiefly of marl and calcareous sand.

In the West Coast Basin, the Lynwood and Silverado Aquifers are the lowermost aquifers within the Upper San Pedro Aquifer system (Poland, 1959; DWR, 1961; Reichard et al., 2003). As indicated by upward-increasing resistivities, the Lynwood Aquifer is identified as an upward-coarsening sequence (Reichard et al., 2003). The Silverado Aquifer produces the most water in the study area. Reichard et al. (2003) reported that the resistivity log for the Silverado aquifer indicates a fining-upward package.

Except for the southwest corner of the study area (Palos Verdes Hills), the Silverado aquifer underlies throughout. Its thickness varies from less than 100 feet along the Palos Verdes fault to more than 700 feet in the southeast corner of the area (**Figure 7**). Poland et al. (1959) reported that with an average thickness of approximately 500 feet, the upper 300 feet of the aquifer is highly permeable clean sand and gravel, while the lower 200 feet is chiefly coarse sand.

Recently, Paulinski et al. (2021) developed a groundwater-simulation model in the Los Angeles Coastal Plain, Los Angeles County, California, where 15 chronostratigraphic units were defined. These chronostratigraphic units are mapped and defined based on bounding unconformities, while previous hydrogeologic units were defined based on lithologic characteristics and inferred depositional environments (Paulinski et al., 2021). Without delving into much detail how the chronostratigraphic units were defined, depth from land surface to the base of water-bearing units (base of Long Beach C chronostratigraphic unit) is digitized and shown in **Figure 8**. It shows that the bottom of water-bearing zone varied in depth from 800 feet to over 950 feet throughout the study area.

## 2.4 Well Capacity and Specific Capacity

In order to evaluate the production capacity of existing wells in the selected areas in the West Coast Basin, the monthly production rates of known active and inactive wells were gathered from the WRD Website (<http://gis.wrd.org/wrdmap/index.asp>). Well identification (ID) and maximum annual production rate of existing wells are summarized in **Table 2**. These well locations are shown in **Figure 9**. Nested monitoring well Lomita #1 is included for reference. The symbol size and color on **Figure 9** indicates maximum annual production rate of each production well, the larger the symbol size and the darker the color shade, the higher the production rate. Among the 12 production wells investigated, Well Nos. 200648, 200649, 200671, 200806, 201100 and 201946 are inactive. The maximum annual production rate among these wells for which records are available is 4,074 acre-feet per year (AFY), which equates to a constant pumping rate of 2,526 gallons per minute (gpm).



Specific capacity is short term sustainable discharge divided by the drawdown yielding the discharge (Q/Sw). The units of specific capacity are gallons per minute per foot of drawdown (gpm/ft). A high specific capacity value indicates a relatively productive well with less drawdown. In general, areas with higher specific capacity are preferable to site a production well because they will permit greater production rates and lower associated pumping costs.

**Table 2**  
**Maximum Annual Production of Wells in the West Coast Basin**  
**near the City of Lomita**

State ID	WRDID	Maximum Production Rate (AFY)	Record Period	Water Quality	Owner	Status
4S/13W-31E01	200648	4,074.15	1970-2020	No		Inactive
4S/13W-31N03	200649	2,539.2	1979-2007	No	Los Angeles	Inactive
4S/13W-31N04	200650	2,730.27	1990-2022	No	Los Angeles	Active
4S/14W-14K01	200671	2,655.24	1997-2001	Yes	Torrance	Inactive
4S/14W-35E06	200675	436.4	1970-2022	Yes	Rolling Hills Estates	Active
4S/14W-35E07	200676	653.1	1978-2021	Yes	Lomita	Active
4S/14W-35F02	200677	128	1970-2022	Yes	Rolling Hills Estates	Active
4S/14W-28J01	200806	25.92	1970-1974	No	Torrance	Inactive
4S/13W-31P01	201100	1,919.81	1970-1975	No	Los Angeles	Inactive
4S/14W-24A01	201946	20.74	1970-1972	No	West Carson	Inactive
4S/13W-31P03	203174	2,605.75	2012-2022	No	Los Angeles	Active
4S/14W-34H02	203993	289	2019-2022	No	Rolling Hills Estates	Active

WRD estimated the specific capacity for 328 wells in the study area. **Figure 9** is a map of specific capacity in the general area of the City of Lomita, which indicates that the southwest area of the City of Lomita has the highest specific capacity value. The map shows that the northern 75% of the City, from just south of the Pacific Coast Highway to the northern City limit has a specific capacity larger than 100 gpm/ft. A zone of higher specific capacity value (> 200 gpm/ft) is located to the southeast of the City limits.

## 2.5 Groundwater Quality

The City's only production well, Lomita #5, was offline due to detection of VOC contamination (TCE, PCE) a few years ago. The City conducted a study that evaluated Skypark Commercial Properties' (SCP) impact on groundwater contaminants migrating to Lomita Well #5. The study concluded that the benzene impacting Lomita Well # 5 originated from a near surface source and the chlorinated volatile organic compounds (cVOCs) could potentially impact downgradient aquifers. It was noted that groundwater flow and the contamination plume outside of the SCP area have not been identified.

Water quality and well location data for more than 538 monitoring wells and production wells (**Figure 10**) within the Study Area were downloaded from the Groundwater Ambient Monitoring and Assessment (GAMA) Program website at: <https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/>.

Note that except the two nested monitoring wells Lomita #1 (WRD 100818, 100819, 100820, 100821, 100822, 100823) and Carson #2 (WRD 101787, 101788, 101789, 101790, 101791), all the monitoring wells within the Study Area have a depth of less than 200 feet, while most production wells were perforated deeper than that depth. Including well construction data, 8 constituents (Arsenic, Chloride, Iron, Manganese, TDS, Color, TCE and PCE) have been reviewed and analyzed. All TCE and PCE concentrations were below their respective Detection Limit for purposes of reporting (DLR), which is 0.5 micro gram per liter.

**Table 3**  
**Water Quality Data from Selected Production Wells and Monitoring Wells**

Site	Well ID (Map Label)	As (mg/L)	Cl (mg/L)	Fe (mg/L)	Mn (mg/L)	TDS (mg/L)	Color (ACU)	TCE (mg/L)	PCE (mg/L)
Chandler_1	100080	6.9	68.4	26	1500	650	5	<0.5	<0.5
Chandler_2	100081	1.6	221		60	1,740	5	<0.5	<0.5
Chandler_3_1	100082	5.2	195	350	140	740	15	<0.5	<0.5
Chandler_4	100084	1.7	111	120	18	580	3	<0.5	<0.5
Lomita #1	100818	16	860	550	520	2,500	18	<0.5	<0.5
	100819	14	800	460	450	2,300	25	<0.5	<0.5
	100820	8.9	440	440	440	1,200	30	<0.5	<0.5
	100821	7.5	490	430	530	1,600	35	<0.5	<0.5
	100822	16	1100	740	520	2,900	10	<0.5	<0.5
	100823	3.6	213		95	980		<0.5	<0.5
Carson #2	101787	1.2	23	45	4	278	45	<0.5	<0.5
	101788		23	11	32	322	25	<0.5	<0.5
	101789	1.3	24	150	29	314	40	<0.5	<0.5
	101790		28	25	31	290	10	<0.5	<0.5
	101791	1.7	23	63	67	340	10	<0.5	<0.5
Border Ave. Well #7	200671		153	261	44	512	15	<0.5	<0.5
Lomita Well 5	200676	2.5	212	1630	90.3	820	40	<0.5	<0.5
<b>MCL</b>		<b>10</b>	<b>250</b>	<b>300</b>	<b>50</b>	<b>500</b>	<b>15</b>	<b>5</b>	<b>5</b>

The groundwater quality within the Study Area is generally good, except for high TDS, manganese, iron, arsenic and color at Lomita #1 and shallow contamination from the SCP. Total dissolved solids (TDS), arsenic, and general mineral concentrations are documented as the most common water quality problems by the USGS and WRD (<http://gis.wrd.org/wrdmap/index.asp>). A few selected constituents of groundwater quality data for production wells and monitoring wells are shown in **Table 3**. Locations of these wells are shown in **Figure 11**. The following section provides a narrative summary of the selected constituents listed in **Table 3**.

- Arsenic concentrations ranged from 1.2 to 16 micrograms per liter (µg/L). Three sample results at Lomita #1 (100818, 100819 and 100822) are above the State MCL of 10 µg/L for this constituent. The detected arsenic concentrations at all the other wells are below the State MCL of 10 µg/L.
- Chloride was detected in concentrations ranging from 23 to 1,100 mg/L. All samples at Lomita #1 (100818 through to 100822) were detected to have a chloride concentration above the State Secondary MCL of 250 mg/L for this constituent. The detected chloride concentrations are below the State Secondary MCL of 250 mg/L at all other well locations.
- Iron concentrations ranged from 11 to 1,630 µg/L. Almost half of the sample results are above the State Secondary MCL of 300 µg/L for iron.
- Manganese was detected in concentrations ranging from 4 to 1,500 µg/L. Ten out of 16 sample results are above the State Secondary MCL of 50 µg/L for manganese.
- TDS concentrations ranged from 278 to 2,900 mg/L. Within the City boundary, high TDS values were measured at Lomita #5 and the nested monitoring well Lomita #1 in Lomita Park.
- Color was detected ranging from 3 to 40 units. Note that the State Secondary Standard for color is 15 Units.

To avoid pumping poor quality water from the shallow aquifer, it is recommended the proposed well be sited an adequate distance from the contaminated SCP area or located in an area that has a groundwater flow barrier (fault) between the site and the SCP. Isolated aquifer zone testing is recommended in the pilot hole to test groundwater quality when a well is constructed.

## **2.6 Water Level**

A high groundwater level or piezometric surface requires a lower lift for a well pump which decreases the cost associated with production. Each aquifer can have an independent static water level. To evaluate water levels in each aquifer, the USGS has installed nested monitoring wells at several locations in the West Coast Basin. Nested monitoring wells consist of two or more casing strings within the same borehole separated by impermeable seals. The screened interval of each casing string is designed to obtain water from different aquifers or water-bearing zones.



**Table 4 Well Construction Data**  
(USGS, 2002; WRD; <https://gis-apps.wrd.org/>)

Name	WRD_ID	Land Surface Elevation (ft amsl)	Depth to Top of Perforation (ft)	Depth to Bottom of Perforation (ft)	Aquifer System
Lomita-1 #1	100818	79.48	1,240	1,260	Lower San Pedro
Lomita-1 #2	100819	79.48	700	720	Upper San Pedro
Lomita-1 #3	100820	79.48	550	570	
Lomita-1 #4	100821	79.48	400	420	
Lomita-1 #5	100822	79.48	220	240	Lakewood
Lomita-1 #6	100823	79.48	100	120	
Carson-2 #1	101787	43.04	1,230	1,250	Lower San Pedro
Carson-2 #2	101788	43.04	850	870	Upper San Pedro
Carson-2 #3	101789	43.04	600	620	Upper San Pedro
Carson-2 #4	101790	43.04	450	470	Upper San Pedro
Carson-2 #5	101791	43.04	230	250	Lakewood
Torrance Tank Farm Well	201862	74.3	188	300	
Rolling Hills Estates 2	200675	180.3	300	600	

There are two USGS nested wells located in the study area. Nested monitoring well Lomita #1 is in Lomita Park, City of Lomita, and nested monitoring well Carson #2 is in Veterans Park in Carson. In addition, the Torrance Tank Farm well and Rolling Hills Estates 2 well are also used as monitoring wells. Well construction data for these wells are summarized in **Table 4**.

Analysis of lithology and downhole geophysical logs at Lomita #1 shows that the Upper San Pedro aquifer system (Lynwood and Silverado aquifers) from 400 to 1,200 ft bgs is well defined at the well location. If a production well is proposed near Lomita #1, the target depth would be 1,200 ft bgs and the screen interval would be from 400 ft to 1,200 ft bgs.

The earliest water level observation at the Torrance Tank Farm Well (WRD-201862) dates back to the late 1940s. WRD has regularly monitored the groundwater levels and water quality of these wells since August 2000. Hydrographs for Lomita #1 and Carson #2 are summarized in **Figure 12** and **Figure 13**, respectively.

As shown in **Figure 12**, it appears that the groundwater levels in the individual piezometers at Lomita #1 were generally grouped at three depths before 2008, where water levels in the shallow monitoring wells Lomita\_1\_5 were among the highest, water levels in the deep monitoring wells Lomita\_1\_1 the lowest, while water levels in the other 4 piezometers were in between. After 2008, however, the highest water levels are observed at the two shallow wells Lomita\_1\_5 and Lomita\_1\_6 and at the mid-level well Lomita\_1\_3. A slight separation of water levels is observed between Lomita\_1\_2 and Lomita\_1\_4. The groundwater levels in all the piezometers rose steadily from 1999 to 2010 and then remained stable until 2015. Following a period of steady rise, a slight water level drop has been observed since 2022.

At Carson #2, water levels are generally grouped at four depths, and a downward gradient is observed. The lowest water levels are observed in the lowest monitoring well Carson\_2\_1. Groundwater levels in the two medium level monitoring wells Carson\_2\_2 and Carson\_2\_3 are almost identical and are consistently about 5 feet higher than in the lowest monitoring well.

At Carson #2 (**Figure 13**), water levels in all aquifers rose steadily from 2000 to 2006 and stayed stable for three years. This was followed by a continuous water level rise from 2009 to 2020. Water levels have dropped slightly since 2021.

Contours of equal groundwater elevation are shown in **Figure 14**. Groundwater levels are below mean sea level throughout the study area. One groundwater mound is centered in the SCP area. Within the City's boundaries, groundwater flows east, southeast, and south. **Figure 14** shows that along the eastern City boundary groundwater levels range from -26 ft above mean sea level (amsl) in the northeastern corner and its surrounding area to -46 ft amsl at the intersection of 263rd Street and South Western Avenue. Land surface elevation in the northeastern corner is approximately 72 ft amsl. To the south at the intersection of 263rd Street and South Western Avenue, land surface elevation is approximately 160 ft amsl. Thus, the approximate depth to groundwater water in this area is expected to be in the range of 98 ft bgs in the north to 206 ft bgs in the south.

## 2.7 Well Interference

A cone of depression is a cone-shaped lowering of the water table centered around a well that typically occurs when a well is pumped. When two wells are close together, their cones of depression may intersect. This intersection is known as well interference, which increases the drawdown in both wells. Well interference is possible in confined and unconfined aquifers. For some wells, this additional drawdown may not affect well yield, but will lead to higher pumping costs because the water must be lifted a greater distance. For other wells, the additional drawdown may lower the water level in the well below the pump intake causing the well to go "dry". To minimize well interference, new wells should be sited at an adequate distance from existing production wells to minimize well interference.

The Theis equation is a widely used method for estimating the drawdown at a distance from a production well given certain properties of an aquifer. **Figure 9** indicates that the majority of the Study Area has a specific capacity value of more than 100 gpm/ft. To estimate transmissivity of the aquifer, an equation from Driscoll (1986) for unconfined aquifers is used;  $T = 1,500 (Q/S_w)$ , where  $T$  is the transmissivity in gallons per day per foot (gpd/ft),  $Q$  is the constant discharge rate in gallons per minute (gpm), and  $S_w$  is the drawdown in the pumped well after one day in feet. Transmissivity is estimated to be 150,000 gpd/ft. Assuming a storage coefficient of 0.15 and a flow rate of 2,500 gpm for a period of one year and using the Theis equation, the calculated drawdown at a distance of 3,000 feet from the proposed well is approximately 5 feet. Thus, to minimize drawdown

interference to less than 5 feet, the proposed well should be located at a distance of at least 3,000 feet from any existing production wells.

## **2.8 Summary of Hydrogeologic Review**

Analysis of lithology and downhole geophysical logs of nested monitoring wells, deep oil and gas wells and groundwater production wells shows that the Lynwood and Silverado Aquifers are well defined in the majority of the Study Area and the depth interval of the target water bearing zone is from approximately 400 ft to over 1,200 ft bgs. These are the target aquifers for the proposed well.

The northwest trending Palos Verdes fault and the Pacific Coast Highway fault are inferred to have vertical separation of up to 800 ft. It is postulated that these two fault segments are a groundwater flow barrier.

The City conducted a study that evaluated Skypark Commercial Properties' impact on groundwater contaminants migrating to Lomita Well #5. The study concluded that the benzene impacting Lomita Well #5 originated from a near surface source and the chlorinated volatile organic compounds (cVOCs) could potentially impact downgradient aquifers. The groundwater level contour map shows that water levels are below mean sea level throughout the study area and one water mound is centered in the SCP area. Groundwater flows east, southeast, and south within the City's boundaries.

Along the eastern City boundary, water level ranges from -26 ft amsl in the northeastern corner and its surrounding area to -46 ft amsl at the intersection of 263rd Street and South Western Avenue. Land surface elevation in the northeastern corner is approximately 72 ft amsl. To the south at the intersection of 263rd Street and South Western Avenue, land surface elevation is approximately 160 ft amsl. Thus, the approximate depth to groundwater in this area is expected to be in the range of 98 ft bgs in the north to 206 ft bgs in the south.

The groundwater quality within the Study Area is generally good, except for high TDS, manganese, iron, arsenic, benzene, and color at Lomita #1 and shallow contamination from the SCP. To avoid pumping poor quality water from the shallow aquifer, it is recommended the proposed well be sited an adequate distance from the contaminated SCP area or located in an area where there a groundwater flow barrier (fault) exists between the well site and the SCP area. Isolated aquifer zone testing is recommended in the pilot hole, if a production well is constructed, to test groundwater quality.

## SECTION 3 – CONSTRUCTABILITY

Section 2 identified favorable areas for well siting from a purely hydrogeologic perspective. This section focuses on discussions of logistical considerations for the construction of a new well aside from hydrogeologic conditions. The following criteria are considered:

- Land availability for potential well sites
- Potential pipeline alignment and connection between proposed well sites and the existing distribution system
- Estimated costs for the proposed well sites for design, construction, and operation and maintenance

### 3.1 Land Availability

During well construction, one drill rig with trailer, two mud tanks, one air compressor and an electricity generator are set up at the well site (**Figure 15**). In addition to the space for temporary storing construction materials, such as casing, gravel and bentonite etc., a working area is required. In practice, a minimum size for well construction must be no less than 50 feet by 100 feet, approximately 1/8 of an acre. Although the actual area needed for a well site would be much smaller, purchase of this area of land would allow for future maintenance and installation of treatment facilities if needed or improvements to the site which provide benefit to the surrounding community such as a small park or picnic area.

Based on the above hydrogeological analysis, three areas were identified to have favorable hydrogeologic conditions. As shown in **Figure 16**, the three areas ranked based on hydrogeologic conditions:

- Area 1 includes the northeastern corner of the City and the Walnut Sump in the City of Torrance. The Walnut Sump site was identified as a potential well site, although it is outside of the City. The Walnut Sump is a stormwater basin (23845 Walnut St, Torrance, California). At present, it is inactive. Four ultimate receiving waters of Torrance storm drainage can be found at: <https://www.torranceca.gov/home/showpublisheddocument/59759/637290191271470000>
- Area 2 is an elongated area along the eastern City boundary between the Pacific Coast Highway to the south and 247th Street to the north.
- Area 3 includes Lomita Park and its vicinity.

Rationale for ranking Area 1 (**Figure 16**) is as follows:

- Medium high productivity
- TDS concentration could be below 500 mg/L



- Fault line as a downgradient barrier from the SCP (**Figure 3**)

Area 2 (**Figure 16**) is ranked second. Rationale for ranking this area is as follows:

- High productivity
- TDS concentration could be below 500 mg/L
- Distance downgradient from the SCP. Being a sufficient distance downgradient from the SCP provides some protection from contaminated groundwater at the SCP but the fault in the northeaster portion of the City (**Figure 3**) potentially provides greater protection, which is why the northeast corner area of the City is ranked higher than this eastern boundary area.

The third ranked potential area is Lomita Park (Area 3). Rationale for ranking this area is as follows:

- Medium high productivity
- TDS concentration could be higher than 1000 mg/L
- Distance downgradient from the SCP

### 3.2 Theoretical Well Yield Capacity

It is estimated that a 16-inch diameter well drilled to a depth of 1,250 feet below ground surface in any of the three recommended areas would be able to yield 2,500 gpm.

### 3.3 Design and Constructability Constraints

Potential construction constraints that should be considered and avoided or minimized at any potential well site include insufficient space for well drilling equipment for construction and future maintenance of well, presence of overhead power lines, proximity of residences or other nearby land uses that may be sensitive to construction or operations noise, conflicting underground utility lines, and access issues. Sites with fewer constraints would be assigned higher scores.

**Table 5**  
**Well Design and Construction Cost Estimate**

Well Size (inch)	Well Depth (foot)	Casing	Well Construction	Design & CMS	Total
16	1,250	HSLA	\$1,500,000	\$300,000	\$1,800,000
16	1,250	Stainless Steel	\$2,812,500	\$562,500	\$3,375,000

The design and construction cost (**Table 5**) is estimated based on recently completed well construction projects. High-strength low-alloy steel (HSLA) is a type of alloy steel that provides better mechanical properties or greater resistance to corrosion than carbon steel. Design and construction management services (CMS) are assumed to be 20% of the total cost of the well construction.

### 3.4 Estimated Life Cycle

The projected service life of water distribution system facilities can vary depending on the equipment type (i.e., well casings, pipelines, storage reservoirs, pumps, etc.). The California Public Utilities Commission's (CPUC) "*Standard Practice for Determination of Straight-Line Remaining Life Depreciation Accruals*", provides average ranges of equipment service life for different types of utilities, including water systems. These service life ranges are based upon factors such as the future effect of wear and tear, decay, action of the elements, inadequacy, and public requirements.

Based upon these CPUC ranges, the initial service life for a well casing is estimated to be 40 years and the initial service life for a well pump is estimated to be 25 years. These initial service life estimates are only applied to new equipment. Service life estimates can change once the equipment is in operation. The CPUC relies on various "Iowa Curves", or Survivor Curves, to determine the remaining service life of equipment that has been in operation. The remaining service life estimate is based on the age of the facility divided by the initial service life estimate and applying that percentage to the corresponding survivor curve tables to obtain the percentage of probable life remaining. The percentage of probable life remaining is multiplied by the initial service life estimate to estimate the remaining service life. Iowa Curves are also used to determine the remaining service life of operating equipment that has already exceeded its original estimated service life. For example, a 50-year-old well casing has exceeded its initial service life estimate of 40 years. However, if the well casing is currently still in relatively good operating condition, the Iowa Curve analysis will show that the well casing will have an estimated additional 9 years of service life remaining.

An important factor in determining the service life of a well casing is the ability of the casing to resist corrosion, which can cause holes to develop in the well casing and cause screen/perforation slot sizes to increase, allowing sand, fines, and gravel pack to enter the well. Typically, the area of a well casing most vulnerable to corrosion lies between the static water level and pumping level, due to the alternating wet and dry conditions. Greater than average corrosion occurs in this area for steel casing. Doubling the wall thickness may extend the life of a well casing four or more times. The use of copper bearing material in a well casing can increase corrosion resistance by approximately two times.

Although a standard method has not been developed to determine the life of a well based on water quality constituents, it is generally accepted that the presence of bicarbonate retards corrosion and chloride accelerates corrosion. Groundwater containing calcium

carbonate (alkaline waters), which is present in the City's wells, tends to encrust, rather than corrode, which promotes well casing longevity. Because encrustation tends to reduce production capacity, it must be removed periodically to restore the production capacity of the well.

Well casings should be inspected with video equipment (i.e., video logging or surveying) whenever the pump is pulled to visually inspect the need for remedial work. Several maintenance and rehabilitation techniques can maintain or restore the well casing effectiveness including redevelopment (sand pumping, swabbing, air lift pumping, and surging and backwashing), chemical redevelopment (acid treatment and dispersing agents), mechanical redevelopment (wire brushing and high-pressure water jetting), screen cleaning (vibratory explosives), structural repairs (liners, complete relining, and screen replacement), and well deepening. The appropriate technique can be determined from the video survey.

A major cause of deterioration in well pump performance is damage resulting from cavitation, pumping of air or sand, encrustation, corrosion, rust, normal wear, or any combination of these conditions. Cavitation occurs when gas bubbles in the water collapse under high pressure, which can cause severe vibration of pump components. Air intrusion reduces pump capacity and efficiency due to the volume the air occupies. Sand pumping wears down the impeller, bearings, and pump bowl, making them less efficient. Encrustation can plug the impellers, bowls, and even the pump head. Corrosion of the impellers, bowls, or column pipe may increase the wear and failure of pump components. Rust on pump components can increase friction losses and decrease operating efficiency.

Refurbishment and replacement can be considered maintenance options to increase the service life and efficiency of a well or well pumps. Replacement consists of replacing the existing pump and/or motor. Refurbishment activities include motor repairs, rebuilding of the motor, head shaft replacement, trimming the pump impellers, and re-setting of bowl depth (to prevent pumping of air or sand).

### **3.5 Permitting Requirements and Regulations**

A preliminary listing of required approvals and permits is shown in **Table 6**. If needed, treatment facilities may trigger additional permitting requirements. In addition, easements may be required. Potential environmental impacts must be reviewed prior to construction, including aesthetics and noise during construction.

**Table 6**  
**Preliminary List of Required Permits and Approvals**

Permit	Agency
NPDES Permit for Well discharge	California Regional Board
Permanent and Temporary Discharge Permits	LA County Flood Control District
Well Construction Permit	LA County Department of Public Health, Environmental Health Division
Drinking Water Source Assessment -50-foot Radius Map -Minimum Horizontal Distance Table -Permit Amendment	State Water Resource Control Board-Division of Drinking Water

### 3.6 Operation and Maintenance Considerations

Integration of the well with distribution system and potential impacts to neighbors are among the operation and maintenance considerations for this well feasibility study.

Integration With the Distribution System – Since the potential new well will be delivering water to the City’s distribution system, higher scores should be assigned to potential well sites located near existing reservoirs and larger diameter pipelines. Segments of 10-inch diameter pipeline and interconnection WB-7 are located in Area 3, therefore, a higher objective priority was given to Area 3. While Area 2 has the medium range priority, the lowest priority was given to Area 1, where some of this area is located outside of City limits, which would require additional pipe construction to connect to the water system, and the existing distribution system consists of segments of 6-inch diameter pipeline in the area within City limits.

Impacts to Neighbors – Among the three areas, Area 2 is a built out residential area. Operation and maintenance of a groundwater production well in this area would cause a higher impact to neighbors. If a well is located in Area 3, much less impact would be caused to neighbors.

The cost of energy to pump water from a well is calculated using the following equation:

$$\text{Energy cost per hour} = \frac{(gpm) \times (TDH) \times (0.746) \times (\text{electricity cost in \$ per kWh})}{(3960) \times (\text{pump efficiency}) \times (\text{motor efficiency})}$$

**Table 7** summarizes operating cost based on assumptions listed in the table. Assuming a flow rate of 2,500 gpm, a total discharge amount of 11.05 acre-feet per day (AF/day) is calculated. It is assumed that the static water level is 150 ft bgs and pumping water level is 200 ft bgs. Thus, a 50-feet of drawdown is calculated. A well’s specific capacity equals

the flow rate (2,500 gpm) divided by the water level drawdown (50 feet). A system pressure of 90 psi is assumed. The total dynamic head (TDH) is calculated by converting the system pressure to head in feet and adding the pumping water level. The City's electricity bill dated 05/09/2023 indicates the per kilowatt-hour rate is \$0.14104 and the monthly customer charge is \$10.82. For future operation, a per kilowatt-hour rate of \$0.15 is assumed. Assuming the wire to water efficiency is 0.63, energy cost per hour of operation is calculated using the formula described above and the calculated amount is \$45.75.

Assuming the well is pumping two thirds of the time during the year; Southern California Edison (SCE) monthly customer charge is \$10.82; O & M labor cost is 60\$/Hr; and total annual O & M labor is 600 hours, including the electricity cost of operation, the customer charge and operation and maintenance, the total annual cost is \$303,310. The total amount of water pumped would be 2,688 AF. The cost per acre-foot to pump water would be \$112.80.

**Table 7  
Operation Cost Estimate**

Flow Rate (gpm)	2,500
Static Water Level (ft bgs)	150
Pumping Water Level (ft bgs)	200
Drawdown (ft)	50
Specific Capacity (gpm/ft)	50
System Pressure (psi)	90
TDH (feet)	408
Electricity (\$/KWHr)	0.15
SCE Monthly Customer Charge	\$10.82
Wire to Water Efficiency (-)	0.63
Cost per Hour of Operation	\$45.75
AF/day	11.05
O & M Labor Cost (\$/Hr)	60
O & M Labor (Hr/Yr)	600

### 3.7 Treatment Technology Recommendations

Review and analysis of existing water quality data indicates that the following five (5) constituents are of concern:

- TDS
- Arsenic
- Manganese
- Iron
- Color



In general, less TDS is expected in the north-northeast area, while high TDS is expected to the south-southwest area. Colored water comes from depth. Arsenic, manganese and iron concentration varies from location to location, though correlated to TDS to a certain degree. Related treatment technologies are summarized below:

Conventional treatments will remove a variety of secondary contaminants. Coagulation (or flocculation) and filtration removes metals like iron and manganese, and arsenic. Aeration removes odors, iron, and manganese. Granular activated carbon will remove most of the contaminants which cause odors, color, and foaming.

Non-conventional treatments like distillation, reverse osmosis, and electrodialysis are effective for removal of chloride, total dissolved solids, and other inorganic substances. However, these are expensive technologies and may be impractical for smaller systems.

Source: <https://www.epa.gov/sdwa/secondary-drinking-water-standards-guidance- nuisance-chemicals>

As can be seen by the above general descriptions of conventional and non-conventional treatment processes, the appropriate treatment technology depends on which constituent of concern or combination of constituents of concern are present. The following general recommendations for selected combinations of the potential constituents of concern are provided.

### **Arsenic, Iron and Manganese**

If arsenic and/or Iron and Manganese are present, a coagulation and filtration treatment process is recommended. Including wellhead equipping, a well site having a size of 50' by 100' would be able to accommodate an arsenic treatment system. If treatment of manganese is needed, additional space of 1,800 square feet is required.

### **TDS and Any of the Other Constituents for Concern**

If TDS is present at elevated amounts, reverse osmosis treatment is recommended. It is estimated an area of 2,000 square feet would be required to construct a reverse osmosis treatment system for a flow rate of 2,500 gpm. If any of the other constituents of concern are present in combination with TDS, additional treatment may be required.

## SECTION 4 – CONCLUSIONS AND RECOMMENDATIONS

Based on the above hydrogeological analysis, three areas were identified to have favorable hydrogeologic conditions. These three areas in ranking order are listed as follows and shown in **Figure 16**.

- Area 1 includes the northeastern corner of the City and the Walnut Sump in the City of Torrance. The Walnut Sump site was identified as a potential well site, although it is outside of the City. The Walnut Sump is a stormwater basin (23845 Walnut St, Torrance, California). At present, it is inactive. Four ultimate receiving waters of Torrance storm drainage can be found at: <https://www.torranceca.gov/home/showpublisheddocument/59759/637290191271470000>
- Area 2 is an elongated area along the eastern City boundary between the Pacific Coast Highway to the south and 247th Street to the north.
- Area 3 includes Lomita Park and its vicinity.

### **Recommended field testing needed at each site**

As discussed in the above sections, there are potential water quality concerns in all three areas. An exploratory program is recommended, wherein an exploratory borehole would be drilled to a depth of 1,250 feet bgs and three isolated aquifer zone tests would be conducted in the drilled borehole to determine the site-specific productivity and water quality characteristics in either all three areas or in the area ranked most favorable. A planning level cost estimate is summarized in **Table 8** for the drilling of an exploratory borehole and three isolated aquifer zone testing in the drilled borehole. If test results indicate both productivity and water quality are acceptable, the City may continue to complete the exploratory borehole into a production well. If the test results indicate otherwise, the City may abandon the borehole or convert it into a monitoring well.

**Table 8**  
**Planning Level Cost Estimate**

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Mobilization and demobilization	1	LS	\$100,000	\$100,000
2	Conductor Casing	1	LS	\$25,000	\$25,000
3	Exploratory Borehole	1,200	VF	\$100	\$120,000
4	Geophysical logs	1	LS	\$5,000	\$5,000
5	Isolated aquifer zone testing	3	Zone	\$25,000	\$75,000
<b>TOTAL</b>					<b>\$325,000</b>

In addition, all three areas are located in a seismic hazard zone for liquefaction potential as mapped by the State of California. Prior to designing any improvements at a well site, at least one (1) boring to at least 50 feet below the existing grade would need to be drilled at each site as part of a geotechnical evaluation of the sites. Prior to drilling, Dig Alert or approved equivalent shall be called to locate known municipal and private utilities, easements, or piping in the area of the proposed drilling.

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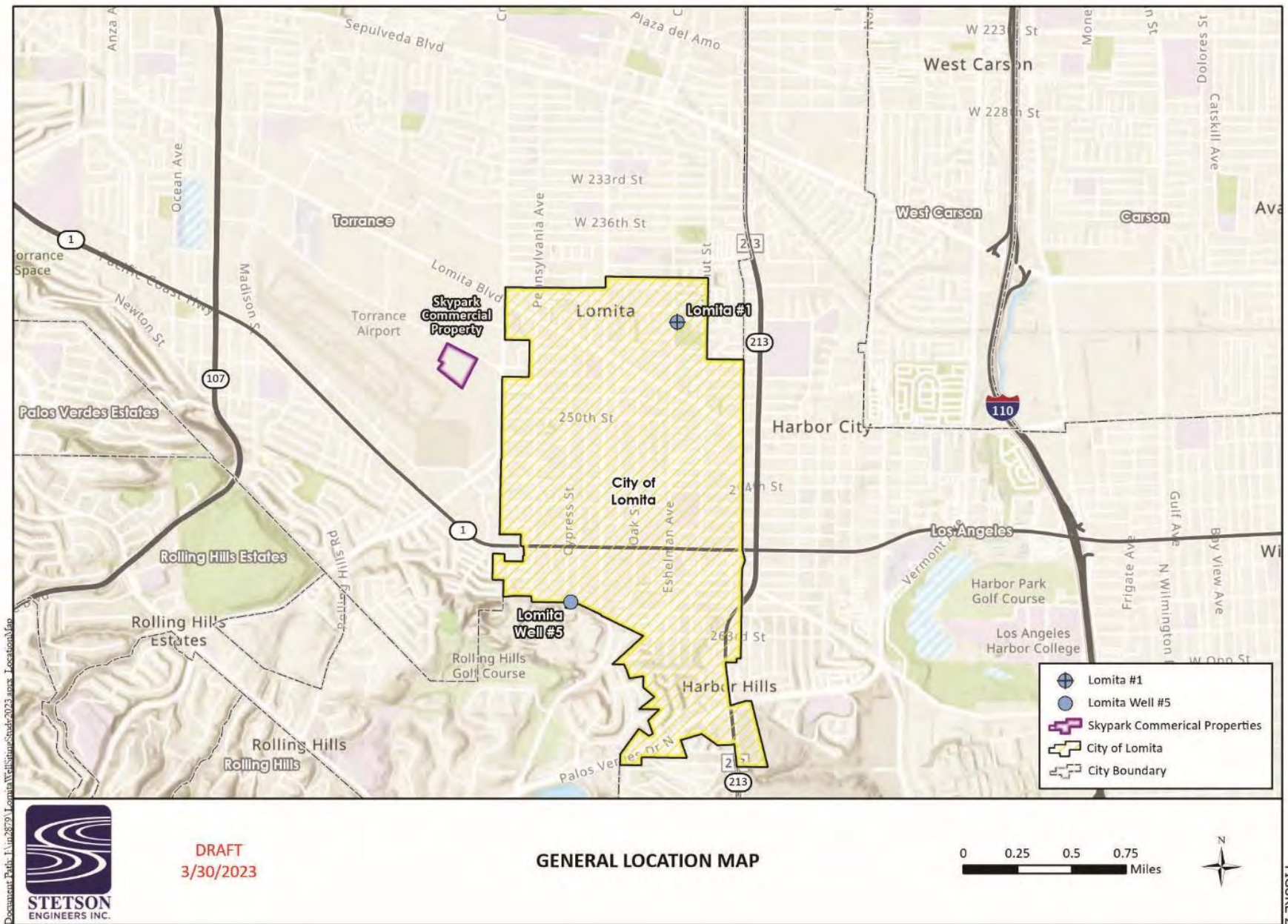
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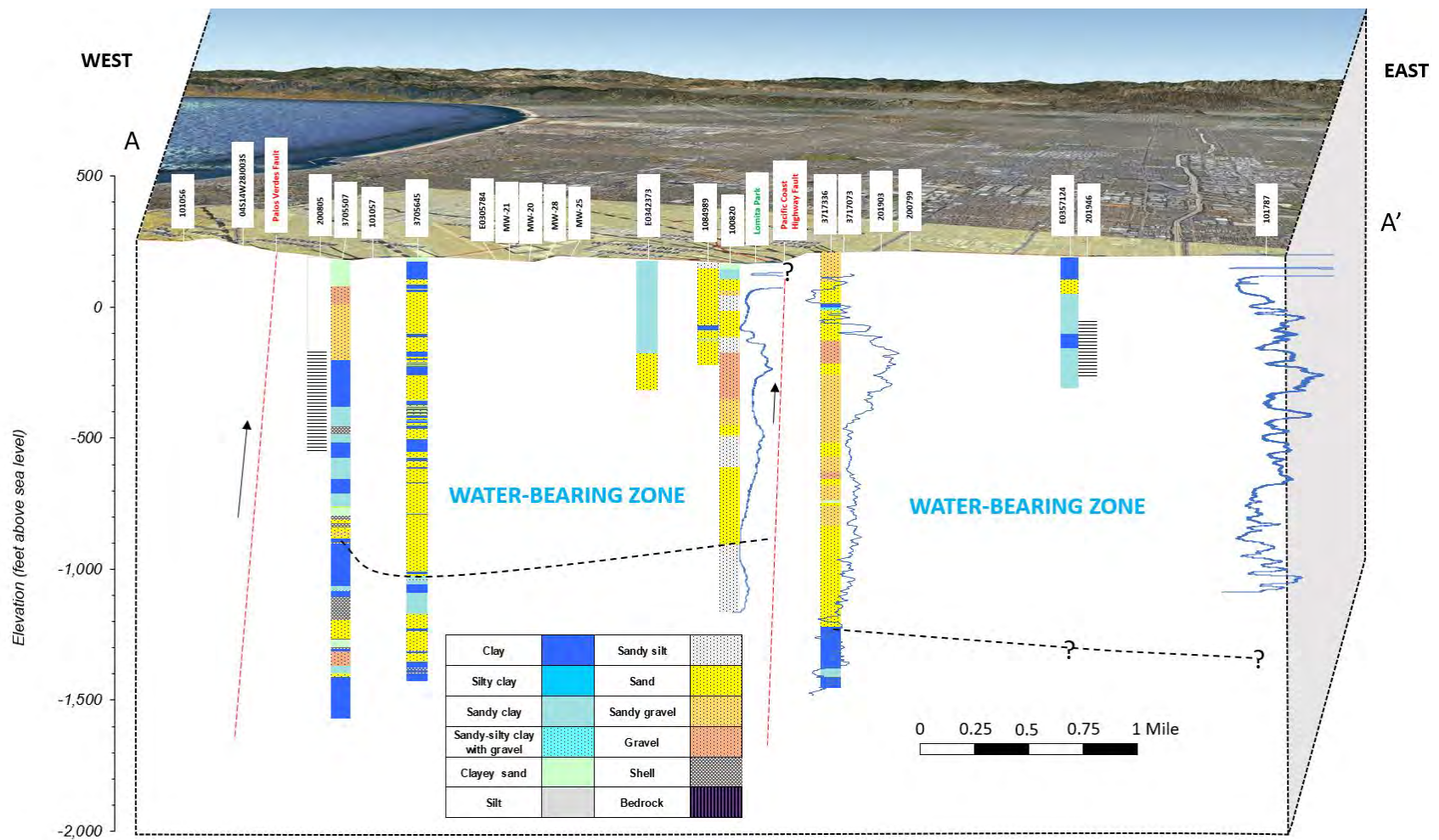
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**Figure 4 Cross Section A-A'**

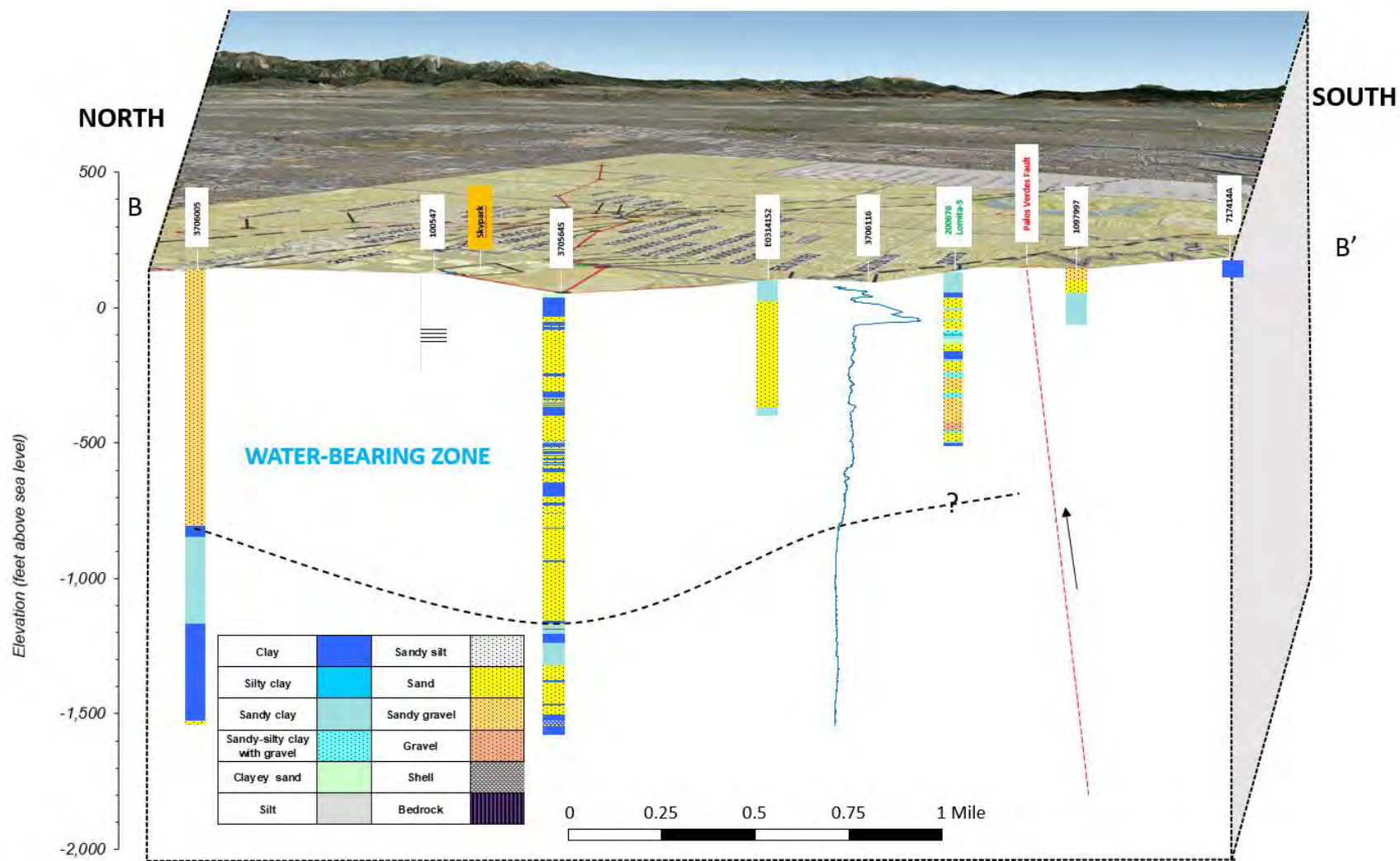


Figure 5 Cross Section B-B'

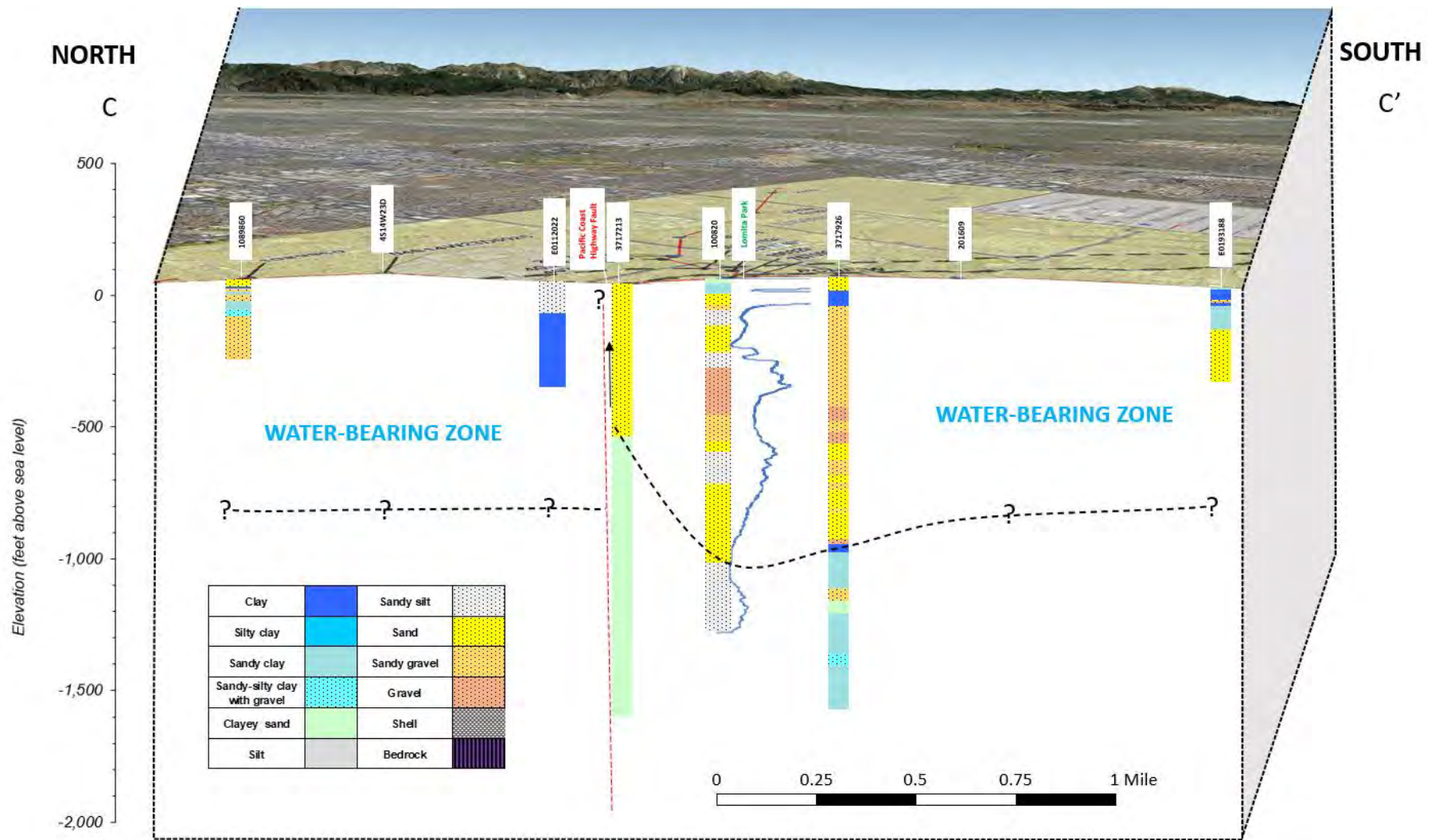


Figure 6 Cross Section C-C'





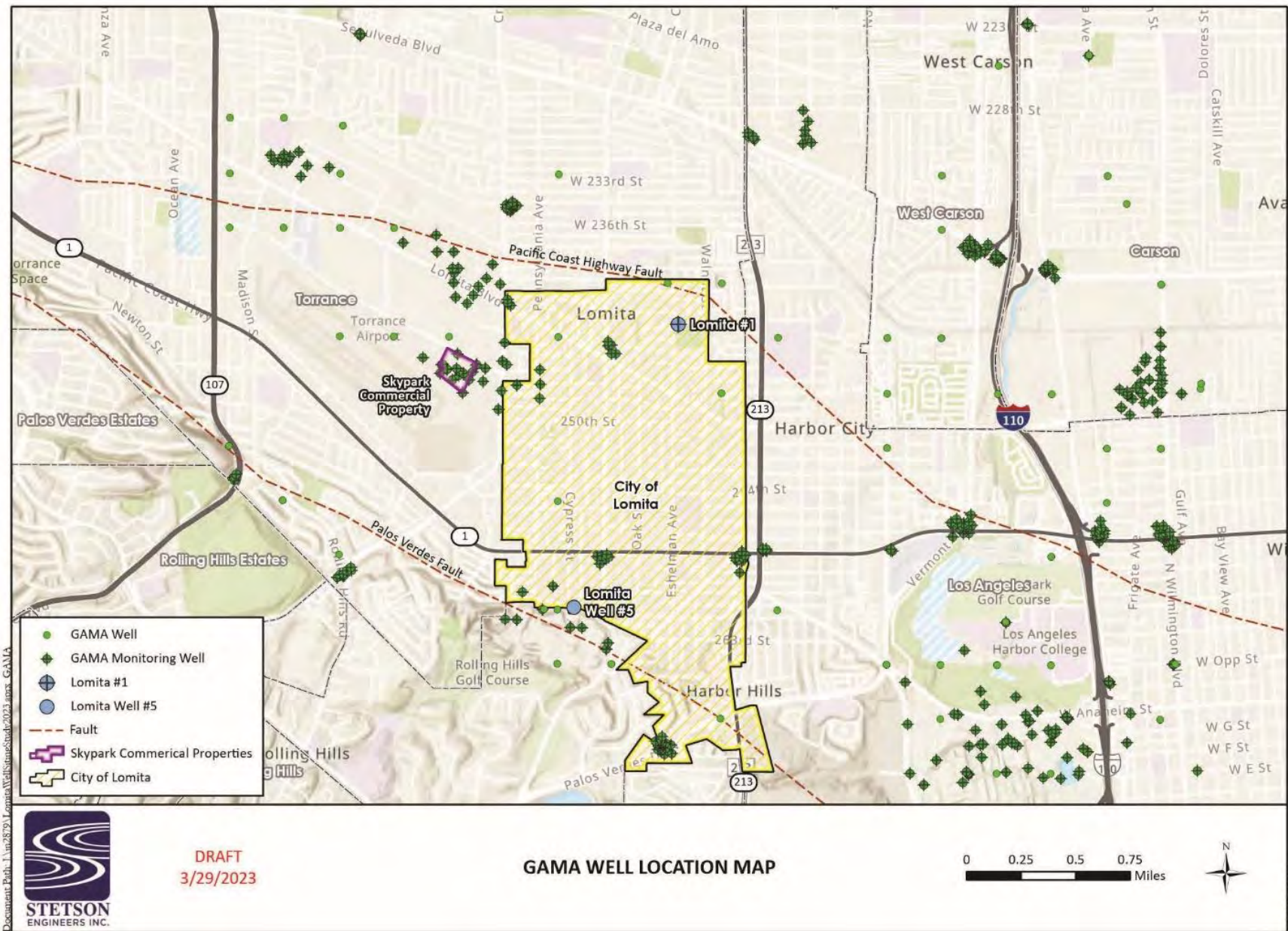




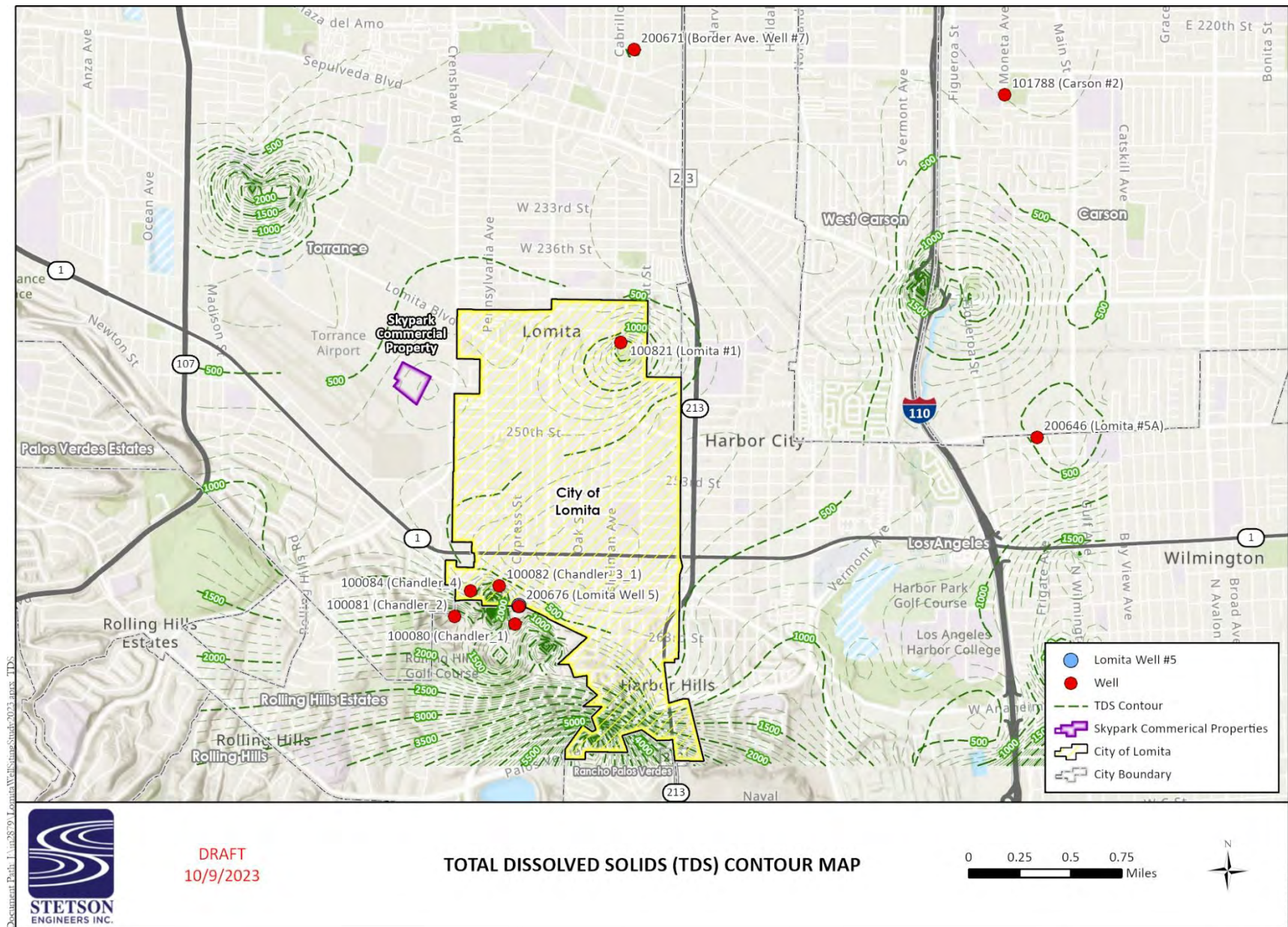




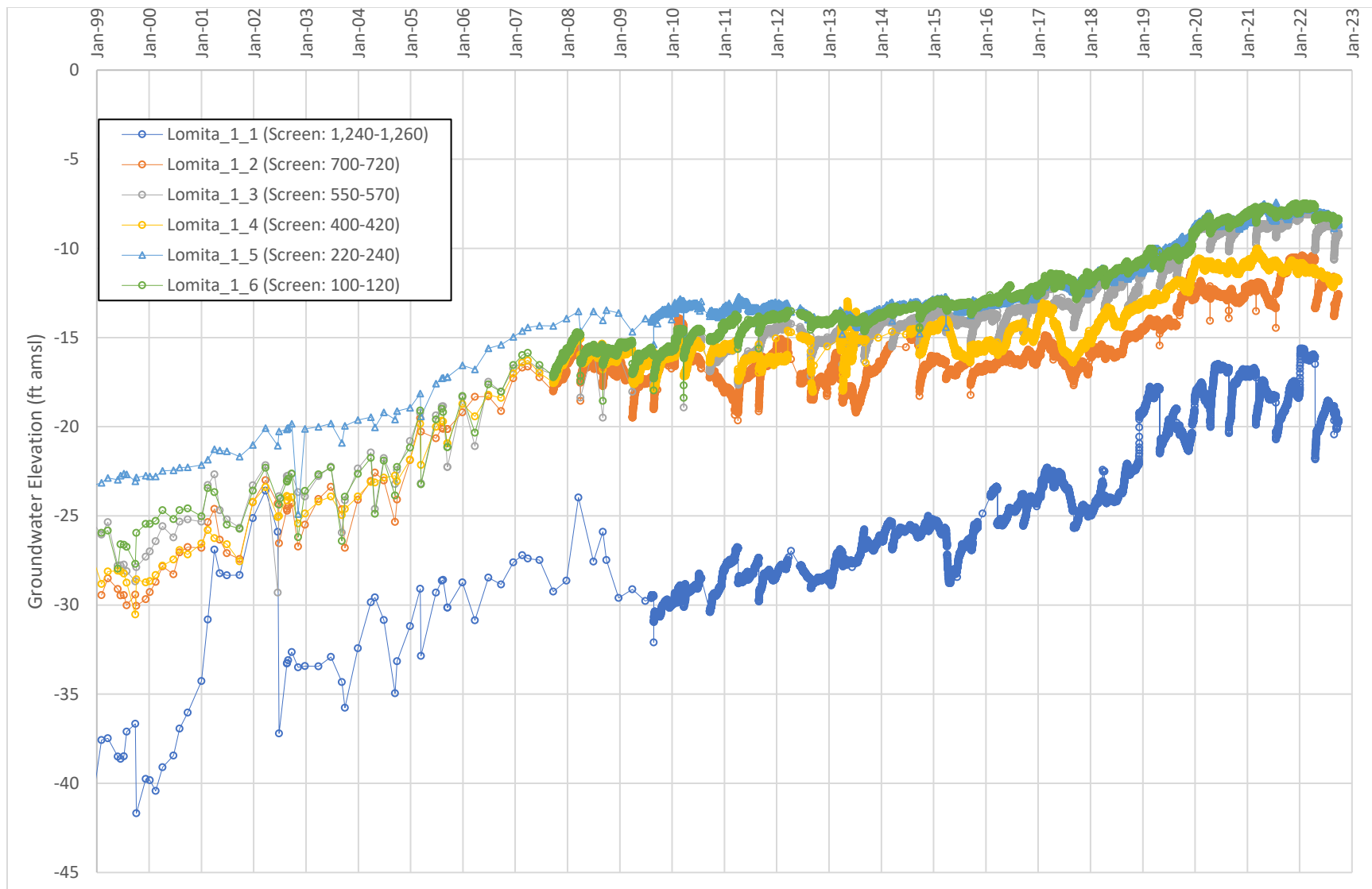




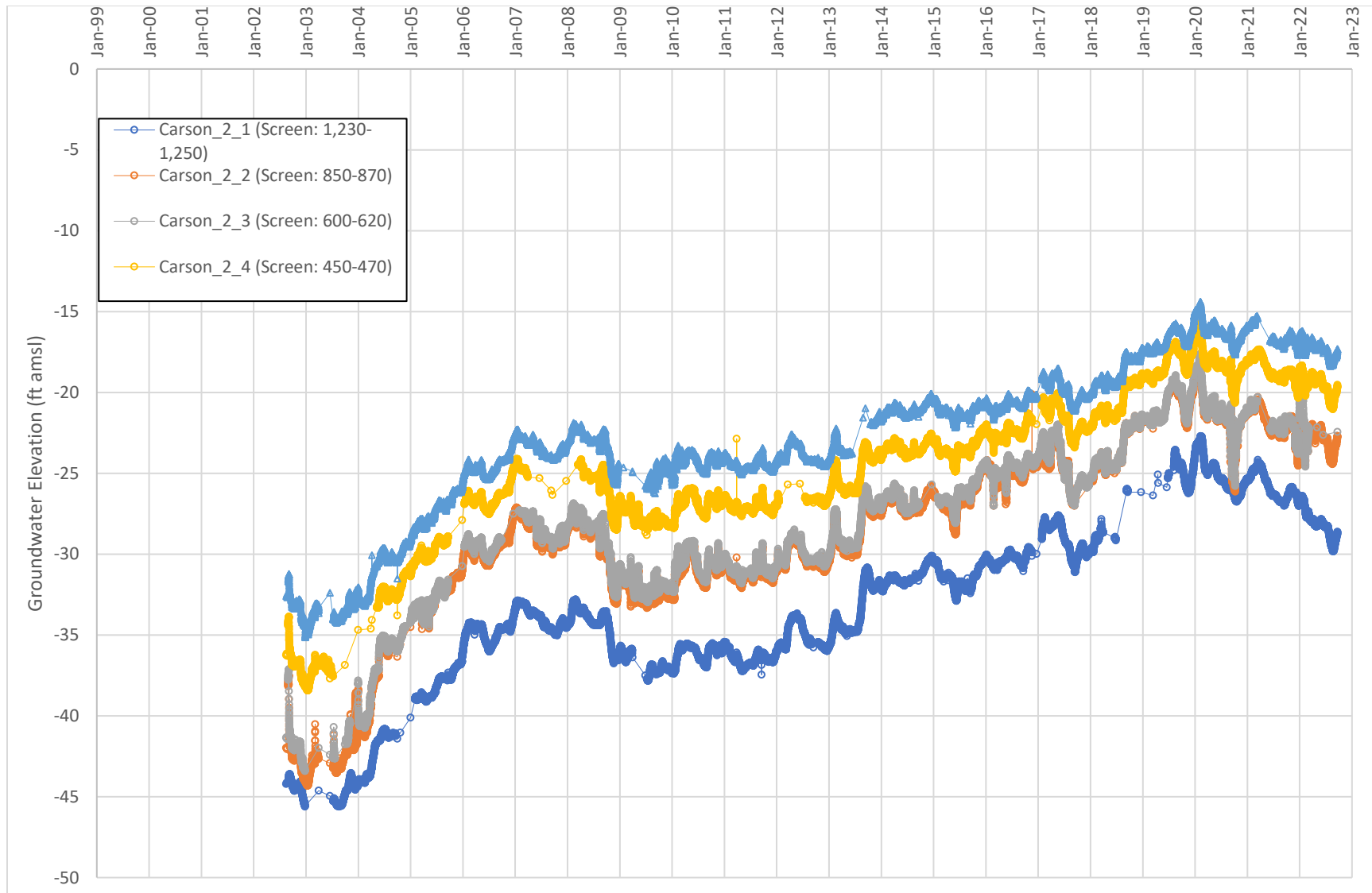




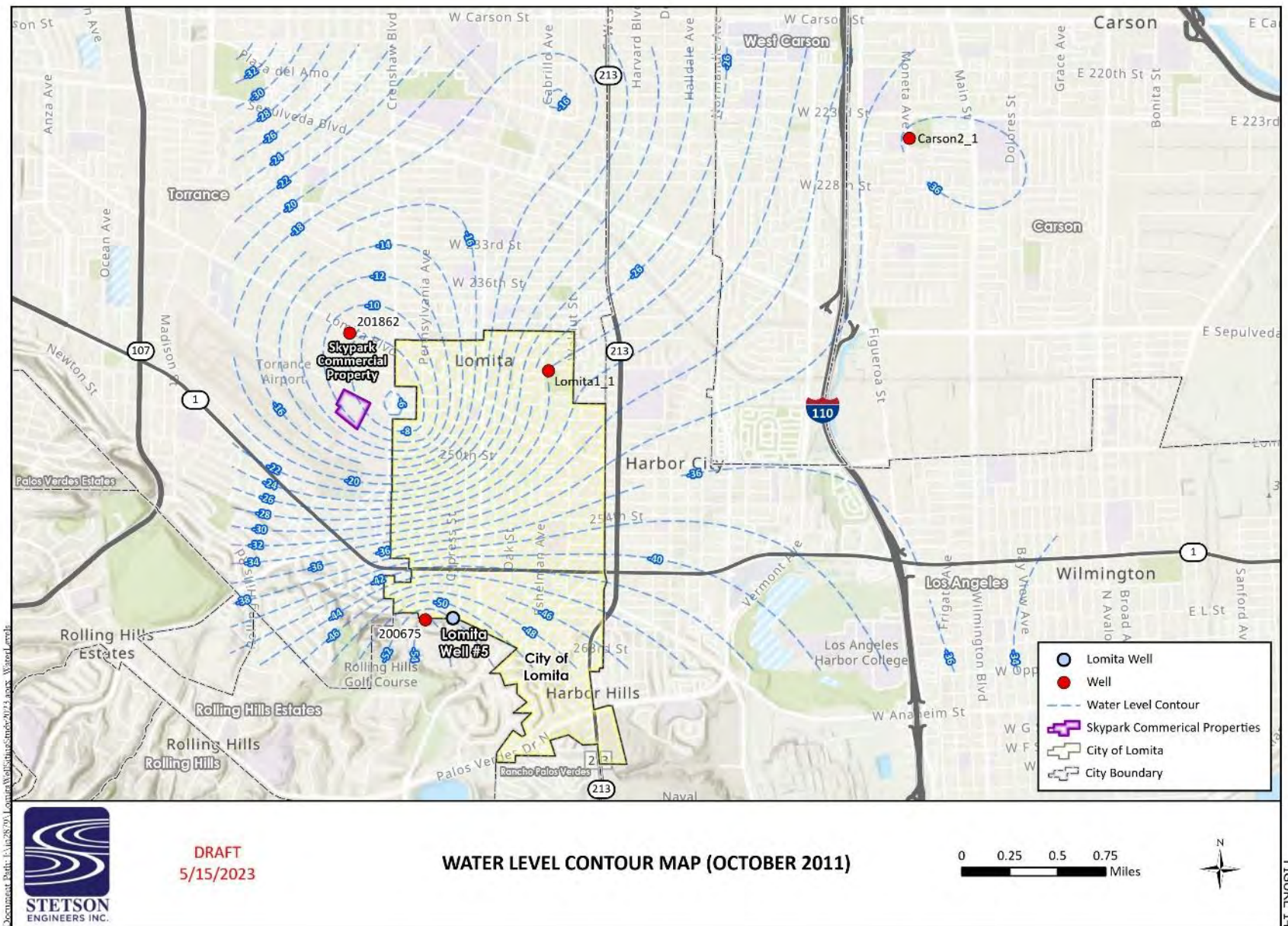




**Figure 12 Hydrographs for Lomita #1**  
**(WRD 100818, 100819, 100820, 100821, 100822, 100823)**



**Figure 13 Hydrographs for Carson #2**  
**(WRD 101787, 101788, 101789, 101790, 101791)**



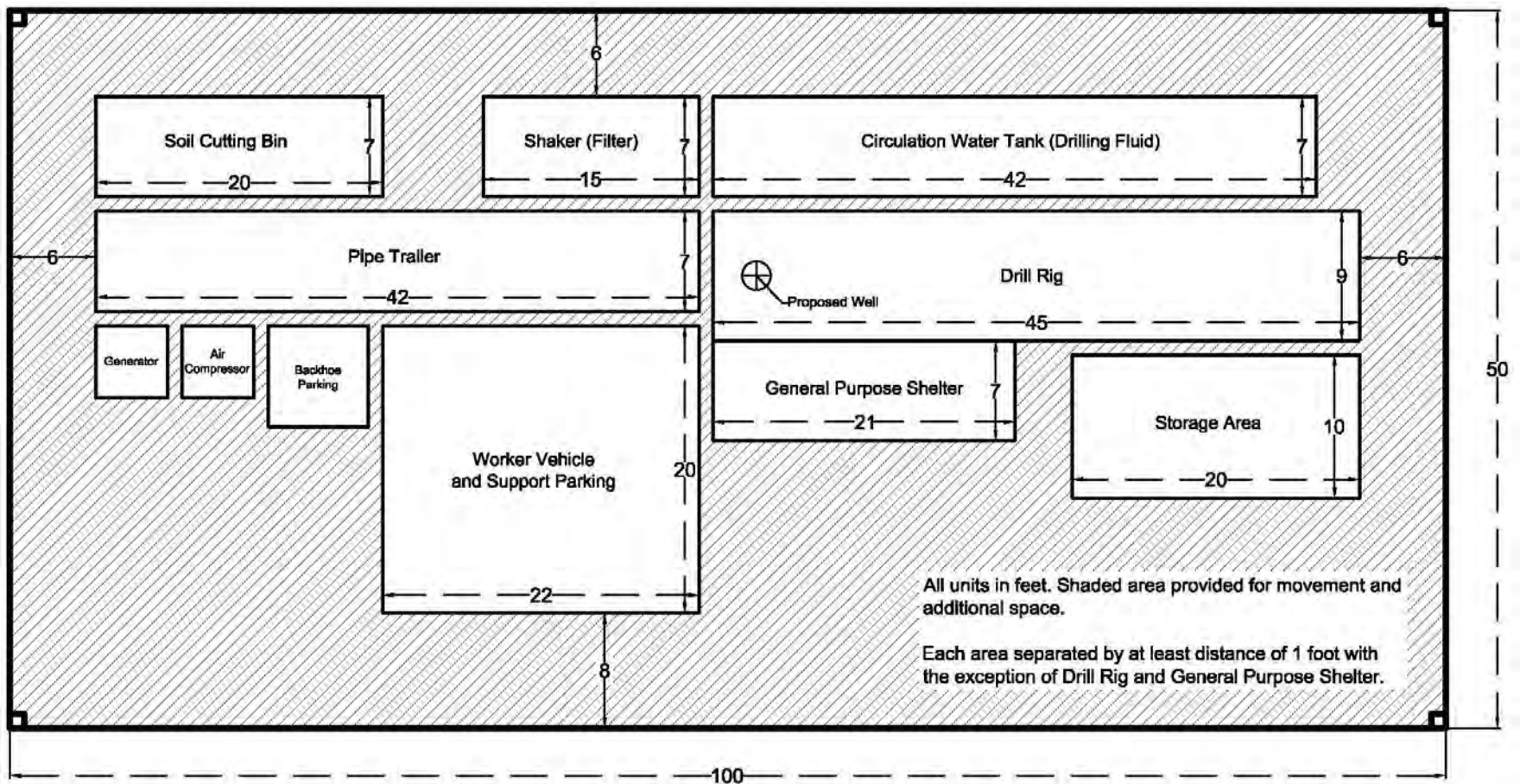
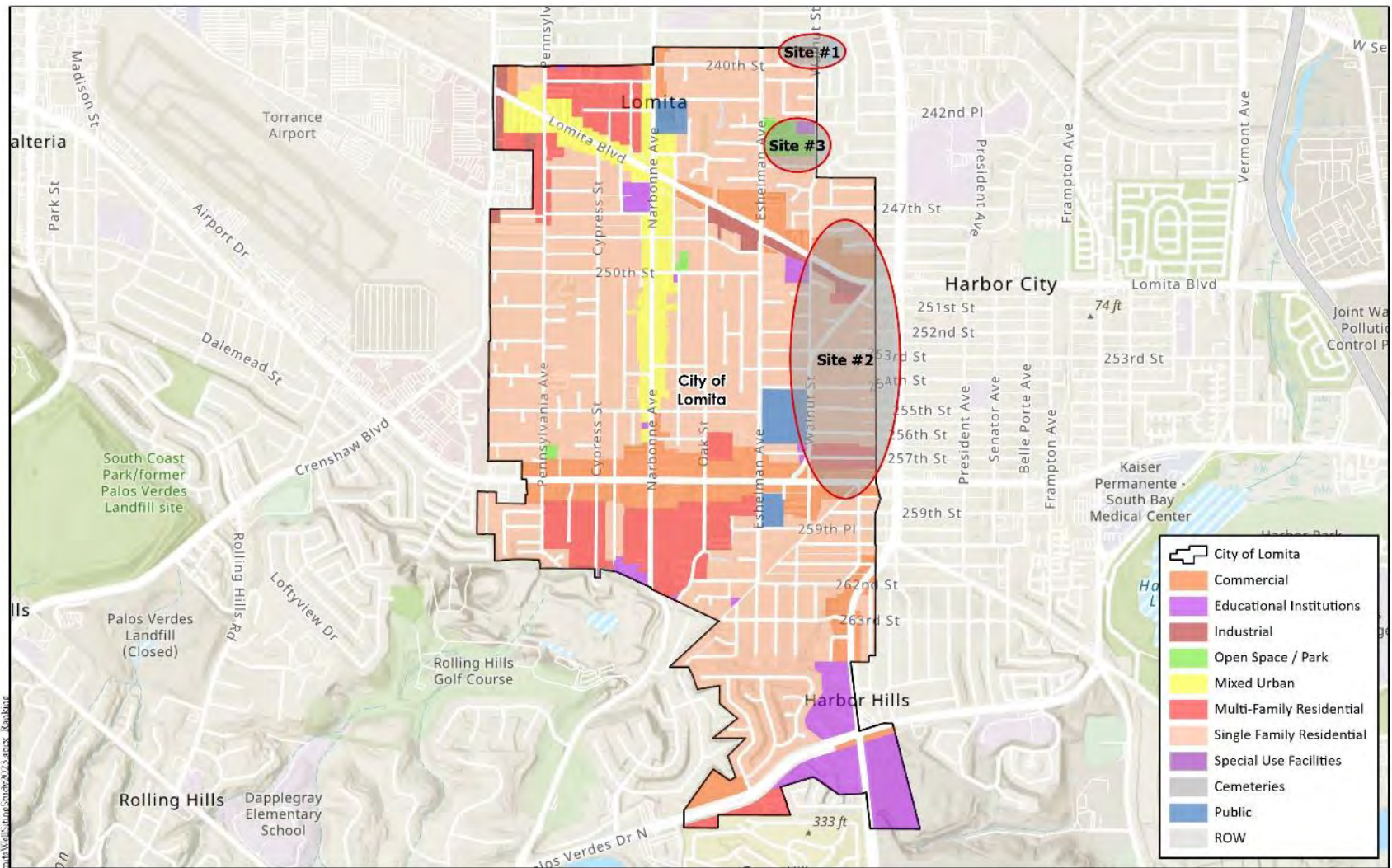


Figure 15 Schematic Site Layout of Well Construction





**DRAFT**  
**5/15/2023**

### RANKING OF POTENTIAL WELL SITES

0 0.25 0.5  
Miles



Source: LA County

FIGURE 16



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 7k**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Janpier Adamzadeh, Management Assistant

**MEETING DATE:** November 7, 2023

**SUBJECT:** ARPA Job Creation Program Application for Retro Reload Façade Improvement

---

### **RECOMMENDATION**

1) Approve one (1) application under the City's ARPA Business Assistance Programs; 2) Authorize the City Manager to make minor amendments as may be necessary with approval of the City Attorney, and 3) Authorize the City Manager to execute agreements with approved applicants for funding.

### **SUMMARY**

On September 6, 2022, City Council approved amendments to the City's Business Assistance Programs that provide relief related to fiscal impacts incurred by small businesses due the COVID-19 pandemic and assist local businesses in the recovery process. The City Council approved and allocated ARPA funds to the following programs:

Program	Original Allocation	Revised Budget	Remaining Funding (Pending Application Approval)
Job Creation & Business Incentive	\$500,000	\$50,000	\$50,000
Façade Improvement	\$250,000	\$200,000	\$25,000
Workforce Development	\$100,000	\$100,000	\$0
<b>Total</b>			<b>\$480,000</b>

The Façade Improvement program awards up to \$25,000 for the renovations and upgrade to a business' façade. Staff recommends approving the Façade Improvement application for Retro Reload which has been deemed to be eligible and complete. Following reduced sales due to store closure in the pandemic, the improvements to the exterior will provide the opportunity to display more merchandise and showcase inventory with elevated visual appeal and enhance the Downtown area.

Staff guided the applicant through the application process in compliance with the City's approved codes, guidelines, and procedures related to the Job Creation program. The business is prepared to sign the agreement for funding under the program. Upon approval and authorization from the Council, City staff will work with the applicant to execute the agreements allowing the projects to proceed.

**OPTIONS:**

1. Approve the application and authorize the City Manager to execute the agreement.
2. Do not authorize the City Manager to execute the agreement.

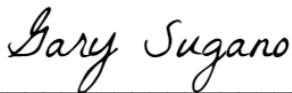
**FISCAL IMPACT**

The funds received for the American Rescue Plan will be utilized to complete these approved programs.

**ATTACHMENTS:**

1. Retro Reload Façade Application

Reviewed by:



Gary Y. Sugano  
Assistant City Manager

Approved by:



Ryan Smoot  
City Manager

Reviewed by:



Brianna Rindge  
Director of Community & Economic Development

Prepared by:



Janpier Adamzadeh  
Management Assistant



# Facade Improvement Program Application Packet

## CITY OF LOMITA



### FAÇADE IMPROVEMENT PROGRAM SUMMARY

The Lomita Façade Improvement Loan Program is designed to assist local businesses recover from the COVID-19 pandemic and revitalize commercial areas within Lomita. Using federal American Rescue Plan Act (ARPA) funds, the City of Lomita will make available façade improvement forgivable loans of up to \$25,000 to business sectors hit hard by the pandemic, which include restaurants, retail, brewery, bar, bakeries, coffee shops, salons, barbershops, gyms, fitness studios, child day care centers and nonprofit uses within buildings located in the City of Lomita's commercial zones. Applicants found to be in compliance with all of the Program Guidelines during the two-year loan term will have the loan become 100% forgiven.

Applications are now being accepted at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA. If there are any questions, please call Juan Ibarra, Administrative Analyst at 310-325-7110 ext. 107 or email [j.ibarra@lomitacity.com](mailto:j.ibarra@lomitacity.com).

#### Please submit the following documents with this application:

- ☒ Completed Façade Improvement Program Application with attachments
- ☒ A letter explaining how the business/nonprofit was negatively impacted by the effects of COVID-19. Negative impacts include full or partial closure of a business during the pandemic, change of location to a smaller tenant space, a reduction in size of an existing tenant space, loss of a tenant, or a reduction in work force or operating hours
- ☒ Documentation that the business experienced negative impacts because of the pandemic.
- ☒ Letter of introduction with request for funds, proposed improvements that the award would apply towards
- ☒ One photo displaying a closeup of the storefront in its current condition and one photo displaying the entire building façade with the adjacent buildings on either side
- ☐ One set of proposed elevation plans printed in color. The plans can be conceptual in nature.
- ☒ Internal Revenue Service Tax Return Verification Form (IRS Form 4506) year 2020
- ☒ Copy of Applicant(s) valid government-issued photo identification
- ☒ Copy of Fictitious Business Filing
- ☐ Copies of the Applicable Licenses and Permits, Articles of Incorporation or Partnership Agreement, Limited Liability Company Article of Incorporation N/A for sole proprietorship), Document which specifies what person/s in a corporation or partnership is authorized to sign documents and assume debt on behalf of the business (N/A for sole proprietorship)
- ☒ Copy of current/proposed lease on business premises indicating a minimum lease agreement term of two (2) years; or in the case of an agreement with term set to end within the subsequent year, written commitment to extend said agreement, or property ownership documentation.



# Facade Improvement Program Application Packet

## CITY OF LOMITA



LOCATION of FAÇADE IMPROVEMENT		
Address 24630 Narbonne Ave. Lomita, CA 90717	Assessor's Parcel No.	
APPLICANT'S INFORMATION		
Applicant's Name Retro Reload	<i>Applicant's name must be the same as the Borrower(s) name(s) and must be consistent throughout the loan package and exactly as filed on the Fictitious Trade Style or as filed on the Articles of Incorporation.</i>	
Individual's Name, if different Cesilia Bracamontes	Mobile Phone No. 310-488-0985	
Street Address 24630 Narbonne Ave.	City, State Lomita, CA	Zip 90717
Borrower's Mailing Address 24630 Narbonne Ave.	City, State Lomita, CA	Zip 90717
Tax ID Number or SSN 81-3318398		UEI No: C7PVEUSG3223
Email Address retroreloadbuyer@gmail.com		
How did you learn about this program? City of Lomita		
(CHECK ALL THAT APPLY)		
<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Sole Business Owner
<input type="checkbox"/> Corporation	<input type="checkbox"/> LLC	<input type="checkbox"/> Business Partner
		<input type="checkbox"/> Subchapter "S" Corp.

COMPANY OWNERSHIP (list below all owners, principals, and officers)		
Name	Title	% of ownership
Cesilia Bracamontes	Owner	100%

# Facade Improvement Program Application Packet

## CITY OF LOMITA



MISCELLANEOUS	
If answered "yes", provide detail. Attach separate sheet if necessary	
Has your business ever filed bankruptcy or defaulted on any debts?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Is the business a part to any claim or lawsuit?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Does the Business owe any taxes for years prior to the current year?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Did the business previously receive the City's Job Create & Business Incentive Program or the CDBG grant administered by LA County in 2022?	Yes <input type="radio"/> No <input checked="" type="radio"/>
If required by the Loan Review Committee, what will be used collateral to secure the forgivable loan award? <b>work van</b>	

AFFILIATES		
(List below all business concerns in which the applicant company or any of the individuals listed in the ownership section above have any ownership. Attach current financial statements.)		
Company name	Owner (applicant company or individuals))	% of ownership

PROPERTY OWNER INFORMATION	
Property Owner's Name (as it appears on deed): <b>LHH, LLC.</b>	Email <b>owenjoanna@gmail.com</b>
Address <b>24630 Narbonne Ave. Lomita, CA 90717</b>	Mobile Phone No. <b>[REDACTED]</b>
Is the property/unit leased? <b>Y</b> or N	Years Remaining on the lease? <b>5 years</b>
Monthly Rent \$ <b>5,600</b>	Is there an option for renewal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Note: Property owner approval is required for all program-related designs, and construction activities, and materials.	

# Facade Improvement Program Application Packet CITY OF LOMITA



design includes  
(2) new  
signs  
-Erika

## PROPOSED EXTERIOR

Check all that apply

<input type="checkbox"/> Awnings	<input checked="" type="checkbox"/> Doors	<input type="checkbox"/> Tuckpointing	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Paint	<input type="checkbox"/> Signs
<input type="checkbox"/> Tile or other decorative material	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Historic restoration	<input type="checkbox"/> Mural (requires Planning Comm. approval)	Other:	

Project Description (if more space is needed, please include a separate attachment):

My signature on this application certifies the statements and information submitted are true and complete. I authorize the City of Lomita to verify or check any of the information given, including credit references and employment and to obtain credit reports (including my spouse's if I live in a community property state). I authorize the City of Lomita to provide credit information about me and my account to others.

I understand that in administering the federally-funded ARPA Loan Program, the City of Lomita has the authority, based on reasonable grounds, to request additional information/documentation that is relevant to my/our eligibility to receive funding.

I also agree to reimburse the City for its expenses incurred in connection with any credit commitment. These expenses include without limitation the City of Lomita's appraisal, environmental services and legal costs and are payable even though the extension of credit may not be consummated.

**Note: If borrower is different from the property owner both parties must sign.**

Property Owner Signature

JoAnna Touchet

Print Name

7/26/23

Date

Borrower Signature

Cesilia Bracamontes

Print Name

Social Security Number/Tax ID

July 26<sup>th</sup> 2023

Date



# **Facade Improvement Program Application Packet** **CITY OF LOMITA**



**Fair Credit Notice:**

The Federal Equal Opportunity Act prohibits creditors from discriminating against applications on the basis of race, color, religion, national origin, sex, marital, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act.

<b>FOR STAFF USE ONLY</b>	
Received Date/Time: 7/26/23	Is the Application Signed?
	Is the Application Complete?
By: SR	Are the Attachments Included?
	Are Copies of Requested Documents Included?
Applicant's City Business License # (not required for a property owner applicant if the property contains less than four units)	
Notes	



# Facade Improvement Program Application Packet

## CITY OF LOMITA



### APPLICATION ATTACHMENTS

---

1. Compliance with National Objective ✓
2. Unique Entity Identifier (UEI) ✓
3. Cost Table Worksheet ✓
4. Project Financing ✓
5. Business Financial Statement Form ✓
6. Business Data History ✓
7. Year-to-Year Projection ✓
8. Personal Financial Statement (for Each Owner) ✓
9. Personal Resume (for Each Owner/Manager) ✓
10. Property Owner's Authorization, Rent Cap, and Acknowledgement ✓

**Facade Improvement Program Application Packet**  
**CITY OF LOMITA**



**1. COMPLIANCE WITH NATIONAL OBJECTIVE**

---

1. How will the funds be used to improve the neighborhood?

Enhanced aesthetics will improve the overall appeal of the storefront and the neighborhood

Increased visibility will attract more potential customers and generate foot traffic in the area

New updated lighting will create a safer environment for people shopping as well as walking by

May attract new investments, encourage property renovations, and stimulate further development

2. Have any costs been incurred prior to such approval? ☒ Yes ☐ No

If yes, please describe:

Architectural Plans: \$6,000.00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 2. UNIQUE ENTITY IDENTIFIER (UEI)

On April 4, 2022, the federal government will stop using the DUNS number to uniquely identify entities. At that point, entities doing business with the federal government will use a Unique Entity Identifier (UEI) created in SAM.gov. Businesses will no longer have to go to a third-party website to obtain their identifier. This transition allows the government to streamline the entity identification and validation process, making it easier and less burdensome for entities to do business with the federal government.

Visit <https://sam.gov/content/home> to apply for the Unique Entity Identifier (UEI)

Business Name: Retro Reload

UEI Number: C7PVEUSG3223

Is business new or existing? Existing

If the business is existing, is it relocating? No

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 3. COST TABLE WORKSHEET

The Façade Rebate Improvement Program is designed to loan applicants for architectural services, materials, and labor costs up to \$25,000. Complete the necessary tables below to provide an accurate estimate of material cost versus labor cost for your project. **Most labor services are subject to the State of California's prevailing wage requirements.** For more information <https://www.dir.ca.gov/public-works/prevailing-wage.html>. Attach additional sheets if necessary

EXAMPLE	
<b>Improvement</b>	New Windows
Material Cost	\$7,500.00
Labor Cost	\$5,000.00
Total Cost	\$12,500.00

<b>Improvement</b>	New Windows
Material Cost	\$ 14,000.00
Labor Cost	\$ 2,000.00
Total Cost	\$ 16,000.00

<b>Improvement</b>	New Door
Material Cost	\$ 5,000.00
Labor Cost	\$ 2,000.00
Total Cost	\$ 7,000.00

<b>Improvement</b>	Handicap Accessible Ramp
Material Cost	\$ 5,000.00
Labor Cost	\$ 2,000.00
Total Cost	\$ 7,000.00

<b>Government Fees</b>	
Building Permits Est.	\$
Planning Fees <sup>1</sup>	\$
Total Cost	\$

<b>Plans/Design Fee</b>	\$ 6,000
Total Cost	\$ 6,000

	SUM OF ALL PROJECT COSTS
<b>Total Project Cost</b>	\$ 36,000.00

<sup>1</sup>Cost varies depending on project. Please email [l.macmorran@lomitacity.com](mailto:l.macmorran@lomitacity.com) for the cost.



# Facade Improvement Program Application Packet

## CITY OF LOMITA

### 4a. PROJECT FINANCING IDENTIFICATION AND USE OF LOAN PROCEEDS



Project cost \$ 36,000.00

Please provide documentation of the application and award of funding reported below.

Project Financing	Amount	Percent Project Costs	Annual Debt Service	Maturity/Term	Interest Rate
1. ARPA share of project cost			None if the requirements are met	2 years	None if the requirements are met
2. Private Sector Financial institution					
Other (Identify) If you are an existing business, input any existing loan information here. Attach additional sheets if necessary.					
Total Private Sector Financing*					
3. Equity Injection					
4. TOTAL PROJECT FINANCING					

\* Include with application packet proof of project funds and 3 months bank statements, if in excess of award.

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 4b. IDENTIFY ALL ENTITIES PARTICIPATING WITH THE FINANCING OF THE PROJECT

(OTHER THAN THE AWARD OFFERED BY THE CITY OF LOMITA)

#### A. Financial Institution (s)

Name: Cesilia Bracamontes

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

#### B. Other Local, State or Federal Funding Sources:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

#### C. Sources of Equity/Investment Capital

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 5. BUSINESS FINANCIAL STATEMENT FORM

<b>Financial Statement of</b> Retro Reload	
LEGAL NAME OF BUSINESS Retro Reload	
ADDRESS 24630 Narbonne Ave. CITY Lomita STATE CA ZIP 90717	
TAX TO NUMBER	TYPE OF BUSINESS Retail
TELEPHONE 310-488-0985	DATE SUBMITTED

Balance Sheet as of \_\_\_\_ 20 \_\_\_\_  
Month Year

ASSETS		LIABILITIES	
Cash	\$ 147,200.17	Accounts Payable	\$
Marketable Securities		Notes Payable	
Accounts Receivable		Current Portion Long Term Debt	
Inventory	56,818.47	Accruals	
Prepaid Expenses		Taxes Payable	10,000.00
Other Current Assets		Other Current Liabilities	8,500.00
Total Current Assets		Total Current Liabilities	18,500.00
Land and Building	69,423.35	Long Term Debt	86,636.18
Machinery and Equipment	5,000.00	Other Liabilities	
Leasehold Improvements		Total Liabilities	105,136.18
Other Fixed Assets		Capital Stock	
Less Accumulated Depreciation		Paid in Capital	
Net Fixed Assets		Retained Earnings	118,218.09
Other Assets		Total Equity	173,305.81
TOTAL ASSETS	278,441.99		

Income Statement for the Period from 01/2022 to 12/2022  
Attach Month/Yr Month/Yr

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 6. BUSINESS DATA AND HISTORY

(Use separate attachments to answer questions if necessary)

Company Name Retro Reload

Nature of business Retail

#### Types of products/services

Retail clothing and accessories

Decades fashion

Party and formal wear

#### Customer profile

Females ages 16 - 60

Mothers and daughters

People looking for unique items & decades fashion

#### Major Supplies

Inventory: clothing & accessories

#### Geographical Sales Area

Lomita

South Bay

Los Angeles County

#### Future plans growth/expansion

Opening a second location

Brining in higher end merchandise for higher end clientele

Expanding sales to online

#### How will this forgivable loan benefit your business?

This forgivable loan will allow for us to enhance our building's aesthetic which will lead to increased visibility that will attract more potential customers and generate foot traffic in the area. It will also allow us to become more accessible for customers who are handicap which can increase the safety of our building as well as bring in new customers.



# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 7. YEAR-TO-YEAR PROJECTIONS

Company Name: Retro Reload

For the Years of 2022 To 2024	Current Applicable to Existing Businesses	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	TOTALS
Gross Sales or	330,353.09	396,423.71	475,708.45	1,202,485.25
ARPA Loan Amount				
Less Cost of Goods	144,000.00	158,400.00	174,240.00	476,640.00
Gross Profit	186,353.09	238,023.71	301,468.45	725,845.25
Expenses	48,000.00	50,000.00	52,000.00	150,000.00
Advertising	3,240.00	3,564.00	3,920.40	10,724.40
Rent or Mortgage Payment	<b>30,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>90,000.00</b>
Utilities	9,000.00	9,000.00	9,000.00	27,000.00
Insurance	2,800.00	3,080.00	3,388.00	9,268.00
Taxes & Licenses	1,200.00	1,200.00	1,200.00	3,600.00
Accounting & Legal	1,200.00	1,200.00	1,200.00	3,600.00
Travel & Auto	7,024.00	7,726.40	8,500.00	23,250.40
Repairs &				
Salaries Paid to				
Salaries Paid to				
Supplies	5,400.00	5,940.00	6,534.00	17,874.00
Interest Expense	6,692.00	7,361.20	8,097.32	22,150.52
Depreciation				
Other				
Other				
Other				
Total Expenses				
Net Profit (Sub Total)	71,797.09	118,952.11	177,628.73	368,377.93
Less Debt Service				
Less Owner				
Net Profit	71,797.09	118,952.11	177,628.73	368,377.93

# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 8. PERSONAL FINANCIAL STATEMENT FOR EACH OWNER

Complete this form for: (1) each proprietor, or (2) each limited partner who owns 20% or more interest and each general partner, or (3) each stockholder owning 20% or more of voting stock and each corporate officer and director, or (4) any other person or entity providing a guaranty on the loan. Information should be not later than March 1, 2022.

Name <b>Cesilia Bracamontes</b>		Business Phone <b>424-347-7181</b>	
Residence Address [REDACTED]		Residence Phone [REDACTED]	
City, State, & Zip Code <b>Lomita, CA 90717</b>			
Business Name of Applicant/Borrower <b>Retro Reload</b>			

ASSETS		MONTHLY LIABILITIES	
Cash on Hand and in Bank	\$ 50,000.00	Accounts Payable	\$ _____
Savings Accounts	\$ 5,000.00	Notes Payable to Banks and Others	\$ 10,000.00
IRA or Other Retirement Account	\$ _____	(Describe in Section 2)	
Accounts and Notes Receivable	\$ _____	Installment Account (Auto)	\$ 1,000.00
Life Insurance-Cash Surrender Value Only	\$ _____	Installment Account (Other)	\$ _____
Stocks and Bonds	\$ _____	(List on separate sheet)	
Real Estate	\$ 1,065,000.00	Loan on Life Insurance	\$ _____
Other Personal Property and Assets	\$ _____	Mo. Rent or Mortgages on Real Estate	\$ 2,000.00
Please describe on a separate sheet of paper		(List properties on separate sheet)	
		Unpaid Taxes	\$ _____
		(Attach sheet)	
Total	\$ 1,120,000.00	Other Liabilities	\$ _____
		(Attach sheet)	
		Total Liabilities	\$ _____
		Net Worth	\$ _____
		Total	\$ 13,000.00

SECTION 1. Source of Income -Monthly		Contingent Liabilities Monthly	
Salary	\$ 7,040.00	As Endorser or Co-Maker	\$ _____
Net Investment Income	\$ _____	Legal Claims & Judgments	\$ _____
Real Estate Income	\$ 3,000.00	Provision for Federal Income Tax	\$ _____
Other Income (Describe below)*	\$ _____	Other Special Debt	\$ _____

DESCRIPTION OF OTHER INCOME IN SECTION 1

[REDACTED]

[REDACTED]

[REDACTED]

\*Alimony or child support payments need not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income.

SECTION 2. Notes Payable to Bank and Others (Use attachments if necessary. Each attachment must be labeled as part of this statement and signed					
Name and Address of Note holder(s)	Original Balance	Current Balance	Payment Amount	Frequency (Monthly, etc.)	How Secured or Endorsed Type of Collateral
Chase Bank	\$61,787.00	\$50,733.34	\$1,000.00	Monthly	car

**Facade Improvement Program Application Packet**  
**CITY OF LOMITA**



**9. PERSONAL RESUME FOR EACH OWNER/MANAGER**

Name: Cesilia Bracamontes

**PERSONAL DATA:**

Residence: [REDACTED]	Telephone: [REDACTED]
City: Lomita	State: CA
Zip Code: 90717	

**7-YEAR EMPLOYMENT HISTORY: (List Current or Last Employment First)**

Company: Retro Reload	Address: 24630 Narbonne Ave.		
Start: 2016	End: Present	City/State: Lomita, CA	
Position & Description of Duties: Owner/ Run and manage business operations.			
Company: DPT Electric	Address: 22412 Normandie Ave.		
Start: 2021	End: Present	City/State: Torrance, CA	
Position & Description of Duties: Online sales manager - procurement and posting of materials online			
Company:		Address:	
Start:	End:	City/State:	
Position & Description of Duties:			

**OTHER PERTINENT INFORMATION:**

Please attach



# Facade Improvement Program Application Packet

## CITY OF LOMITA



### 10. PROPERTY OWNER'S AUTHORIZATION, RENT CAP AND ACKNOWLEDGMENT

I, JoAnna Touchet understand that a leaseholder of my property, located at 24630 Narbonne Ave. Lomita, CA 90717 is applying for a Façade Improvement Program Loan through the City of Lomita.

I understand and agree that the City of Lomita assumes no responsibility or liability to me or any other party for any action or failure of the applicant/participant, of any contractor or other third party, and that the City will in no way guarantee any work to be done or material to be supplied.

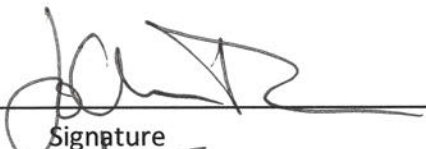

I assure the City that the leaseholder(s) may continue to rent and occupy my property for at least 24 months after the date of application for this program, or through project completion, whichever is greater, assuming all rents are paid and all other terms of the Applicants Lease Agreement with me are met. I am aware of and understand that my leasehold will be a requirement to stay in business at the location for a fixed period of time according to the Guidelines.

I also assure the City that the leaseholder's year-over-year rent shall not increase more than the Consumer Price Index average annual rate for a period of two years.

I have received and reviewed the application submitted by my tenant. I agree to permit the proposed improvements to my property. I understand that I am not financially responsible to complete these improvements. (If applicable, please initial: JA CBA)

### ACKNOWLEDGMENT AND AGREEMENT

I/we have read the above statements and acknowledge that they are true and complete to the best of my knowledge. I/we have no objection to- the applicant pursuing the proposed improvement project and I/we agree to be bound to the terms of this agreement and the Program Guidelines.

<u>JoAnna Touchet</u>		<u>7/26/23</u>
Property Owner Name Printed	Signature	Date
<u>Cesilia Bracamontes</u>		<u>7/26/23</u>
Property Owner Name Printed	Signature	Date
(if more than one):		

*This page must be notarized, and the Acknowledgement attached*

PLEASE SEE ATTACHED  
FOR NOTARY'S CERTIFICATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

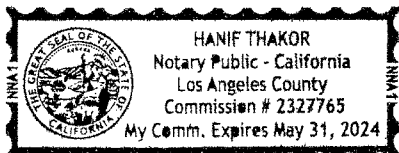
On 07/26/2023 before me, Hanif Thakor, notary public  
Date Here Insert Name and Title of the Officer

personally appeared So Anna Touchet & Cecilia Bracamontes  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

[Signature]

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Property owner's Authorization, Rentcap And

Document Date: 07/26/2023 Number of Pages: 17

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

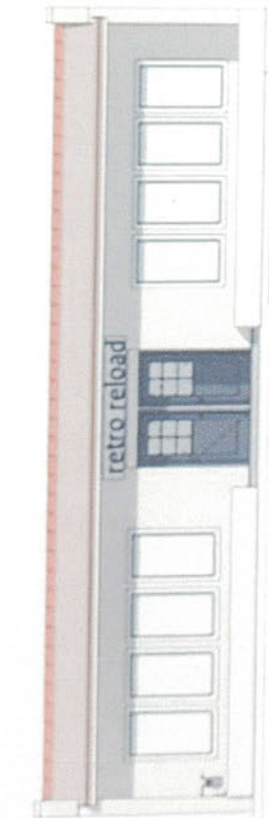
- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator

\*Other: Property owner  
Signer is Representing: self

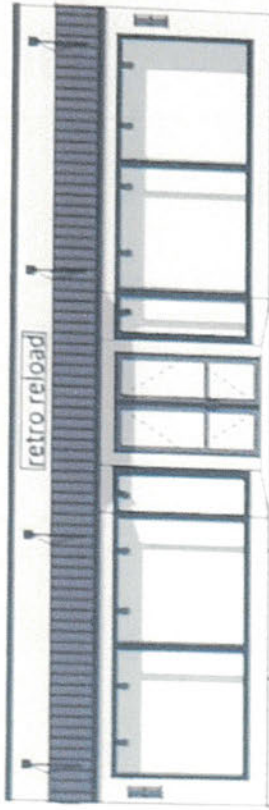
Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator

Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_



100.00



100.00



Dear City of Lomita,

I am writing to introduce myself as the owner of Retro Reload, a local establishment that has been serving the community of Lomita for 7 years. I am reaching out to request financial assistance for a facade improvement project aimed at enhancing the exterior of our store.

Retro Reload has always prioritized delivering exceptional customer experiences and providing fun and eclectic clothing to our valued patrons. While we have focused on creating an inviting atmosphere within our store, we believe it is time to invest in the improvement of our exterior to match the high standards we uphold inside.

The objective of this project is to revitalize our store's facade by enlarging and beautifying our outside display windows, installing a more functional front door, and constructing a handicap accessible entryway. These enhancements will not only elevate the visual appeal of our store but also ensure inclusivity and accessibility for all members of our community.

Expanding our display windows will enable us to showcase our merchandise more effectively, enticing potential customers and increasing foot traffic. By upgrading to a more functional front door, we aim to provide a seamless entry experience, thereby enhancing convenience and customer satisfaction. Additionally, the construction of a handicap accessible entryway will ensure that individuals with disabilities can easily access our store, promoting equal opportunities for all.

To successfully execute this project, we are seeking financial support. We firmly believe that this investment will not only benefit our business but also contribute to the overall revitalization and attractiveness of our community.

We kindly request your consideration for the Facade Improvement Program in order to aid us in achieving our goals. Your generous contribution would not only help us enhance our store's facade but also enhance the community as a whole.

Should you require additional information or wish to discuss this project in greater detail, I would be more than happy to provide any necessary documentation or arrange a meeting at your convenience. I genuinely appreciate your time, consideration, and potential support toward this endeavor. Together, we can create a more inviting and accessible shopping experience for our customers while contributing to the development and prosperity of our community.

Sincerely,

Cesilia Bracamontes

The outbreak of COVID-19 has had far-reaching consequences for businesses worldwide, and small family-owned enterprises have been particularly vulnerable to its detrimental effects.

To comply with government regulations and prioritize public health, Retro Reload was forced to close its doors to the public during the height of the pandemic. This closure had an immediate and significant impact on the shop's ability to generate revenue. Without foot traffic and in-store sales, our business lost its primary source of income.

The closure of our store meant that we had to rely solely on online sales, which proved to be insufficient to sustain the business. While efforts were made to promote and expand our online presence, many customers preferred to visit physical stores for their clothing needs. As a result, there was a considerable decline in sales, leading to a substantial decrease in revenue.

We also faced challenges in maintaining our supply chain due to disruptions caused by COVID-19. Suppliers faced difficulties in production and shipping, leading to delays and shortages of inventory. The inability to restock popular items further exacerbated the decline in sales and left customers dissatisfied with limited options.

Although our store was closed to the public, we kept our employees on payroll to mitigate the financial impact on our staff. While we were fortunate to have enough savings to do this, it ultimately resulted in significant ongoing operational costs, including salaries, benefits, and rent, despite the absence of in-store sales.

While the government implemented various relief programs to assist struggling businesses, we faced challenges in accessing these support measures. Complicated application processes, eligibility criteria, and limited funds made it difficult for us to obtain the necessary financial assistance to cover our expenses.

The COVID-19 pandemic drastically changed consumer behavior, as individuals prioritized essential purchases and reduced discretionary spending. The uncertainty and economic downturn caused by the pandemic led to decreased consumer confidence, resulting in reduced overall demand for clothing and non-essential items. This shift in consumer behavior further exacerbated Retro Reload's challenges and hindered our ability to recover.

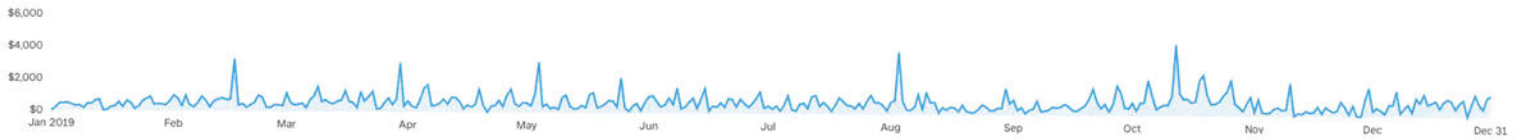
The impact of COVID-19 on us was severe, with the closure of our store leading to a decline in sales and revenue. Despite our decision to retain our employees on payroll, the financial strain caused by ongoing operational costs and limited government support posed significant challenges. The disruptions in the supply chain and the shift in consumer behavior further compounded our difficulties. These circumstances highlight the immense adversity faced by small businesses during the pandemic and emphasize the need for adequate support measures to ensure their survival and recovery in such unprecedented times.



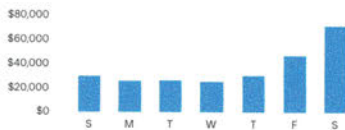
# RETRO RELOAD SALES 2019 VS. 2020

## Jan 1, 2019–Dec 31, 2019

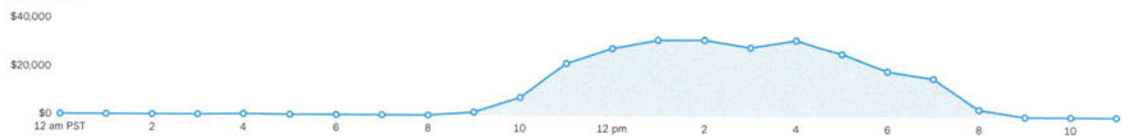
JAN 2019–DEC 2019



DAY OF WEEK



TIME OF DAY

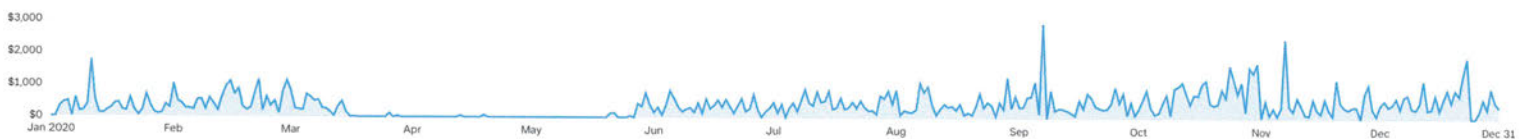


### Sales

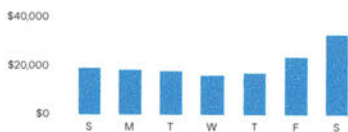
Gross Sales	\$245,072.59
Items	\$245,072.59
Service Charges	\$0.00
Returns	(\$1,038.25)
Discounts & Comps	(\$3,071.46)
Net Sales	\$240,962.88

## Jan 1, 2020–Dec 31, 2020

JAN 2020–DEC 2020



DAY OF WEEK



TIME OF DAY



### Sales

Gross Sales	\$140,112.42
Items	\$140,112.42
Service Charges	\$0.00
Returns	(\$567.42)
Discounts & Comps	(\$2,262.28)
Net Sales	\$137,282.72

**Decrease of \$104,960.17 in Gross Sales from 2019 to 2020**





California

USA

DRIVER LICENSE



DL [REDACTED]  
EXP 02/23/2028  
LN BRACAMONTES  
FN CESILIA ALICIA

CLASS C  
END NONE

LOMITA, CA 90717

DOB [REDACTED]  
RSTR NONE

02231971

SEX: F HAIR: BTH EYES: BRN  
HGT: 5'01" WGT: 165 lb

ISS  
02/10/2023

*CPA*



YOUR RETURN MAILING ADDRESS

NAME: CESILIA BRACAMONTES

ADDRESS: 25622 PENNSYLVANIA AVE

CITY: LOMITA

STATE: CA ZIP CODE: 90717

2019110138



FILED EXPIRES  
Apr 25 2019 Apr 25 2024  
Dean C. Logan, Registrar-Recorder/County Clerk  
Electronically signed by LILIA MURGUIA

## FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING AND FILING FEE (Check one)

- ☒ Original- \$26.00 (FOR ORIGINAL FILING WITH ONE BUSINESS NAME ON STATEMENT)  
☐ Amended Filing- \$26.00 (CHANGES IN FACTS FROM ORIGINAL FILING- REQUIRES PUBLICATION)  
☐ Refile- \$26.00 (NO CHANGES IN THE FACTS FROM ORIGINAL FILING)

\$5.00 - FOR EACH ADDITIONAL BUSINESS NAME FILED ON SAME STATEMENT, DOING BUSINESS AT THE SAME LOCATION \$5.00 - FOR EACH ADDITIONAL OWNER IN EXCESS OF ONE OWNER

The following person(s) is (are) doing business as:

\*1. RETRO RELOAD

2.

Print Fictitious Business Name(s)

\*\* 24630 NARBONNE AVE.

Street address of principal place of business			Mailing address if different		
LOMITA	CA	90717	LA COUNTY		
City	State /Country	Zip	COUNTY	City	State /Country Zip

Articles of Incorporation or Organization Number (if applicable): AI #ON

\*\*\*REGISTERED OWNER(S):

1. CESILIA ALICIA BRACAMONTES

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

LOMITA

CA

90717

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

2.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

3.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

4.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City

State/Country

Zip

If Corporation or LLC - Print State of Incorporation/Organization

IF MORE THAN FOUR REGISTRANTS, ATTACH ADDITIONAL SHEET SHOWING OWNER INFORMATION

\*\*\*\*THIS BUSINESS IS CONDUCTED BY: (Check one)

- ☒ an Individual ☐ a General Partnership ☐ a Limited Partnership ☐ a Limited Liability Company  
☐ an Unincorporated Association other than a Partnership ☐ a Corporation ☐ a Trust ☐ Copartners  
☒ a Married Couple ☐ Joint Venture ☐ State or Local Registered Domestic Partners ☐ a Limited Liability Partnership

\*\*\*\*\*The date registrant started to transact business under the fictitious business name or names listed above:

N/A

(Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.

(A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

REGISTRANT(S)/CORP/LLCNAME (PRINT) CESILIA ALICIA BRACAMONTES

TITLE

REGISTRANT SIGNATURE

IF CORP OR LLC, PRINT NAME

If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

This statement was filed with the County Clerk of LOS ANGELES on the date indicated by the filed stamp in the upper right corner.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. EFFECTIVE JANUARY 1, 2014, THE FICTITIOUS BUSINESS NAME STATEMENT MUST BE ACCOMPANIED BY THE AFFIDAVIT OF IDENTITY FORM.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

DEAN C. LOGAN, LOS ANGELES COUNTY CLERK

BY: LILIA MURGUIA

, Deputy



# COMMERCIAL LEASE AGREEMENT

**THE PARTIES.** This Lease Agreement agreed on March 27 2023 is between:

The **Lessor** is a business entity known as LHH, LLC. with a mailing address of 22412 S. Normandie Ave., Unit B, Torrance, California, 90502, hereinafter referred to as the "Lessor."

**AND**

The **Lessee** is 1 individual(s) known as Cesilia Bracamontes with a mailing address of the Property's Address, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

**DESCRIPTION OF LEASED PREMISES.** The Lessor agrees to lease to the Lessee the following described retail space located at 24630 Narbonne Ave., Lomita, California, 90717.

Hereinafter referred to as the "Premises".

**USE OF LEASED PREMISES.** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for Retail.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

**EXCLUSIVE USE.** The Lessee shall not hold exclusive rights on the Premises. The Lessor shall hold the rights to lease other areas of the Property to any same or like use as the Lessee.

**TERM OF LEASE.** This Lease shall commence on April 1 2023 and expire at Midnight on April 1 2028 ("Initial Term").

**RENT AMOUNT.** Payment shall be made by the Lessee to the Lessor in the amount of \$5,600.00 for the Initial Term of this Lease Agreement hereinafter referred to as the "Rent."

**RENT PAYMENT.** The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per month basis with payment due no later than the 1st of every month.

Rent shall be paid by the Lessee to the Lessor's aforementioned mailing address.

**RETURNED CHECKS (NSF).** If the Lessee attempts to pay Rent with a check that is not deemed valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned, the Lessee will be subject to a fee of \$25 in addition to any late fee.

**LATE FEE.** The Lessor shall charge a late payment fee if rent is not paid on time in the following amount:

The Lessee shall be charged a late fee in the amount of \$175.00 per occurrence if the rent is not paid after the 1st day payment is due.

**OPTION TO RENEW.** The Lessee shall not have the right to renew this Lease Agreement.

**EXPENSES.** In accordance with a Modified Gross Lease the responsibility of the expenses shall be attributed to the following:

It is the intention of the Parties, and they hereby agree, that in addition to the Rent, the Lessee shall be obligated to pay the following expenses to the Lessor on a per month basis:

**COMMON AREA MAINTENANCE (CAM's)** - The Lessor shall be responsible for all costs related to the parking area maintenance, snow removal, landscaping, trash removal, janitorial services, and security systems on the Premises.

**REAL ESTATE TAXES** - Lessor shall pay, during the term of this Lease, the real estate taxes and special taxes and assessments (collectively, the "taxes") attributable to the premises and accruing during such term.

**INSURANCE** - The Lessor shall provide and maintain any personal liability or property damage insurance with no payment obligations by the Lessee.

**UTILITIES.** The Lessee shall be responsible for any and all utilities to the Premises in relation to the total property area.

**SECURITY DEPOSIT.** A security deposit in the amount of \$5,600.00 shall be due and payable in advance upon the signing of this Lease and which amount shall be held in escrow by the Lessor in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Lease.

Provided the Premises is returned to the Lessor in the same condition as the Start the Initial Term, less any normal "wear and tear", the Lessee shall have their Security Deposit amount of \$5,600.00 returned within 30 days.

**FURNISHINGS.** The Lessor will not provide any furnishings to the Lessee under this Lease.

**PARKING.** Parking shall be provided to the Lessee in a dedicated manner provided on the Premises. There shall be a total number of 7 parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

**LEASEHOLD IMPROVEMENTS.** The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the

property of the Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible for payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

**LICENSES AND PERMITS.** A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on-site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

**MAINTENANCE.** The Lessee shall be responsible for all repairs and maintenance on the Premises due to normal wear and tear on the Premises. Particularly items which need immediate attention including but not limited to, the replacement of light bulbs, normal repair and cleaning of windows, cleaning of bathrooms, clearing of toilets, etc. The Lessee shall properly maintain the premises in a good, safe and clean condition and shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

In the event the Premises is damaged as a result of any neglect or negligence of Lessee, his employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage.

**SALE OF PROPERTY.** Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

**HVAC MAINTENANCE.** Lessor will provide or engage a reputable and experienced firm for the purpose of periodically inspecting and maintaining the heating ventilating, and air conditioning equipment located on the Premises, hereinafter referred to as the "HVAC System." In addition, the Lessor shall be responsible for all costs associated to the everyday upkeep and maintenance of said HVAC System.

**INSURANCE.** In the event Lessee shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, but shall not be required to, obtain the same and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the premises shall be increased by reason of any use of the premises made by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium as shall be caused by said use or Lessee's proportionate share of any such increase.

**SUBLET/ASSIGNMENT.** The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof without first obtaining the prior written consent and approval of the Lessor.

**DAMAGE TO LEASED PREMISES.** In the event the building housing the leased premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at the Lessee's sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or the Lessee's guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring the Lessee's contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

**HAZARDOUS MATERIALS LAWS.** Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

**LESSEE'S DEFAULT AND POSSESSION.** In the event that the Lessee shall fail to pay said rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together



with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

**LESSOR'S DEFAULT.** The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 30 days from receiving such notice, unless the Lessor needs more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

**DISPUTES.** If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the dispute is not resolved then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of California. If the Lessor and Lessee fail to resolve the dispute through mediation then the parties shall be allowed to submit their cases in accordance with the local court system.

**INDEMNIFICATION.** The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

**BANKRUPTCY - INSOLVENCY.** The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

**SUBORDINATION AND ATTORNMENT.** Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

**USAGE BY LESSEE.** Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

**SIGNAGE.** Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

**PETS.** No pets shall be allowed on the premises without the prior written permission of Lessor unless said pet is required for reasons of disability under the Americans with Disability Act.

**CONDITION OF PREMISES/INSPECTION BY LESSEE.** The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

**AMERICANS WITH DISABILITY ACT.** Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in

compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessee.

**RIGHT OF ENTRY.** It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

**ESTOPPEL CERTIFICATE.** Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

**HOLDOVER PERIOD.** Should the Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed to have created and be construed to be a tenancy from month to month with the Rent to be due and payable in the same amount as the previous month, terminable upon 30 days' notice by either party.

**WAIVER.** Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

**GOVERNING LAW.** This Lease shall be governed by the laws of the State of California.

**NOTICES.** Notices shall be addressed to the following:

24630 Narbonne Ave., Lomita, California, 90717

**AMENDMENT(S).** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

**SEVERABILITY.** If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

**BINDING EFFECT.** This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

**LESSOR SIGNATURE**

Signature  Date 3/28/23  
JoAnna Touchet, CFO of LHH, LLC.

**LESSEE SIGNATURE**

Signature  Date 03-28-23  
Cesilia Bracamontes




**CITY OF LOMITA**  
 24300 Narbonne Ave., Lomita, CA 90717  
 OFFICE: (310) 325-7110 FAX: (310) 325-4000

**BUSINESS, PROFESSION AND TRADE LICENSE**

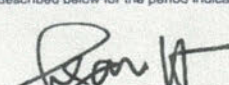
NOT TRANSFERABLE  
 PLEASE POST IN A  
 CONSPICUOUS PLACE  
 FEES POSTED IN  
 ACCORDANCE WITH  
 MUNICIPAL CODE

Retro Reload  
 24630 Narbonne Ave  
 Lomita, CA 90717

**BUSINESS  
 LICENSE NO.**  
 BL-10962  
**EXPIRATION DATE**  
 April 12, 2024  
**ISSUE DATE**  
 April 12, 2023



The person, firm or corporation below named is hereby granted (pursuant to the Provisions of the License Ordinance of the City of Lomita) license to engage in, carry on or conduct, in the City of Lomita, Calif. the business, trade, calling, profession, exhibition or occupation described below for the period indicated



TAX & LICENSE COLLECTOR

Retro Reload  
 24630 Narbonne Ave  
 Lomita, CA 90717

LOMITA PRINT (424) 363-7450


**DISPLAY CONSPICUOUSLY AT PLACE OF BUSINESS FOR WHICH ISSUED**

**CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION**

**SELLER'S PERMIT**

July 10, 2010  
 ACCOUNT NUMBER  
 101624718 - 10000

**RETRO RELOAD  
 CESILIA A BRACAMONTES  
 24630 NARBONNE AVE  
 LOMITA CA 90717-1618**



Office of Control:  
 Culver City Office

**NOTICE TO PERMITTEE:**  
 You are required to obey all  
 Federal and State laws that  
 regulate or control your  
 business. This permit does  
 not allow you to do  
 otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY: 711).  
 For information on your rights, contact the Taxpayers' Rights Advocate Office at 1-888-324-2798 or 1-916-324-2798.

CDTFA-442-R REV. 18 (5-18)



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. 71**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Joe Vida, Management Analyst

**MEETING DATE:** November 7, 2023

**SUBJECT:** Disposal of Surplus Equipment

---

### **RECOMMENDATION**

Authorize the Administrative Services Director to exercise the sale of, or otherwise dispose of surplus City property.

### **BACKGROUND**

Under Lomita Municipal Code Section 2-6.23, the purchasing officer has the authority to sell, exchange, or otherwise dispose of all supplies and equipment which cannot be used by any department, or which have become unsuitable for City use. Disposition of City property which has no commercial value or for which the estimated cost of continued care, handling, maintenance, or storage would exceed the estimated proceeds of sale. Further, these assets have fully depreciated and have no residual value.

Under this action, a 1995 Case 580L backhoe and 50 Shoretel IP480G phones are recommended for disposal.

All items proposed for disposal are listed in Exhibit A.

### **OPTIONS:**

1. Approve staff recommendation.
2. Provide further direction.

### **FISCAL IMPACT**

The proceeds from the sale or disposal of the surplus supplies and equipment shall be deposited into the Equipment Replacement Fund.

**ATTACHMENT**

1. Exhibit A –November 2023 Surplus City Property List

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



---

Ryan Smoot  
City Manager

Prepared by:



---

Joe Vida  
Management Analyst

## November 2023 Surplus City Property List

Property No.		Make	Model	Serial #/Vin #	License Plate #	Hours/Miles	Notes:
1017	1995 Backhoe	CASE	580L	Serial #J10220866			New equipment purchased due to transmission failing and replacement parts being obsolete
	IP Phones (50)	ShoreTel	480/480g	N/A	N/A	N/A	New IP phones were purchased due to a phone system upgrade at all City facilities (City Hall, PW Yard, Lomita Park, and Cypress Water facility) making the old ShoreTel IP phones obsolete.





## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. SCH 8a**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Brianna Rindge, Community & Economic Development Director

**MEETING DATE:** November 7, 2023

**SUBJECT:** Discussion and Consideration of Preferred Land Use Plan for the General Plan Update

---

### **RECOMMENDATION**

Discuss and direct City staff to work with the Consultant to proceed with the attached Preferred Land Use Plan and continue formulating the General Plan Elements, Development Standards, and Draft Environmental Impact Report.

### **BACKGROUND**

At the October 17, 2023, Special City Council Meeting, the City Council discussed several Land Use Alternatives for the future of Lomita based on input received from the public during multiple public workshops and from the General Plan Advisory Committee during its multiple meetings thus far. The City Council directed staff to return with additional analysis and a Preferred Land Use Plan that incorporates the following goals:

- 1) Maintains single-family and agricultural zones;
- 2) Sustains and encourages a vibrant, lower density Downtown Lomita;
- 3) Primarily concentrates commercial and medium-density residential uses along the corridors of Lomita Boulevard, Narbonne Avenue, and Pacific Coast Highway; and
- 4) Clusters higher density commercial and residential near the intersections of:
  - a. Pacific Coast Highway and Narbonne Avenue;
  - b. Crenshaw Boulevard and Lomita Boulevard; and
  - c. Eastern Lomita Boulevard near the City's boundary.

## **ANALYSIS**

The resulting document (Attachment 1) includes a draft map of Future Land Use Designations that implements the desired development patterns for the community. It provides flexibility for further discussion regarding the density levels on the aforementioned corridors and nodes. City Council discussed densities of both existing and potential projects and requested additional comparative analysis.

One of the alternatives discussed on October 17th included allowable densities up to 90 dwelling units per acre (du/ac). During the discussion, City Council identified 60-70 du/ac as more appropriate for these specific areas. The Preferred Land Use Plan document conveys the differences between 60 and 70 du/ac for discussion regarding the three high-density mixed-use nodes. The meeting presentation will provide a complete comparison walk-through with diagrams.

The table below provides another sample selection of projects with as-built number of dwelling units per acre.

<b>Fronting Corridor</b>	<b>Average Density</b>	<b>Density Range</b>	<b>Allowed in draft Preferred Land Use Plan</b>
Narbonne Avenue sample south of Lomita Blvd.	44	30-52	Mixed-Use-40 40 du/ac
Oak Street sample south of Pacific Coast Hwy.	31	24-42	High-Density Residential 19-44 du/ac
Eshelman Avenue sample south of Lomita Blvd. (legally nonconforming; constructed in the 1960s)	41	40-42	Low-Density Residential 5-11 du/ac

Example: Narbonne Avenue, 30 units/acre



Example: Eshelman Avenue, 40 units/acre  
with adjacent single-family home for comparison



City Council also discussed the center of the node where Narbonne Avenue intersects with Pacific Coast Highway as a potential location for future redevelopment with the forthcoming Target and a grocery store set to open next door in 2024. In addition, the location provides maximum access to local transit, provides opportunity to consolidate curb cuts and improve walkability and traffic circulation at the intersection, yields opportunity for pedestrian access to services rather than vehicular, offers the least impact on single-family residential, serves opportunity to redevelop a site with legally nonconforming features, cleans up a site that has remained vulnerable to repeated vandalism, and creates lasting economic impacts on the city's economy, lessening leakage to other cities' coffers. Based on these factors and the discussions with the City Council, staff proposes keeping only the specific mixed-use parcels at the northeast corner of Narbonne Avenue and Pacific Coast Highway at 90 du/ac as the apex of the node/corridor as previously presented.

It is also worth noting that the Preferred Land Use Plan represents maximum buildout if every parcel was constructed to its maximum capacity. In reality, however, there are several barriers to reaching the point of maximum buildout in any location. For example, the maximum allowed density may be 70 du/ac for a location, however, in many circumstances, parcels in Lomita parcels are too small to physically accommodate such a density individually, driving the need for lot consolidation to allow for redevelopment.

## Creation of New Objective Development Standards

In addition to the update to the General Plan, the Update process will also include Objective Development Standards to ensure that building forms result in functional, viable, and consistent design. For example, where higher density buildings back up to lower density residential, objective step-back requirements can result in a smoother transition between the varying densities, mitigating potential impacts related to privacy, sunlight, noise, and other concerns. In fact, there exist eight different points in the development process where site-specific requirements may be instilled and reiterated.

Additional information, including informative reports, community survey information, and details regarding upcoming meetings to discuss the Update, is available through the Lomita Looking Up website ([lomita.generalplan.org](http://lomita.generalplan.org)).



## OPTIONS

1. Provide specific direction regarding the Preferred Land Use Plan.
2. Provide staff with alternate direction.

## ATTACHMENT

1. Preferred Land Use Plan Report

Reviewed by:

*Gary Sugano*

---

Gary Y. Sugano  
Assistant City Manager

Approved by:

*Ryan Smoot*

---

Ryan Smoot  
City Manager

Prepared by:

*Brianna Rindge*

---

Brianna Rindge, AICP  
Community & Economic Development Director





# PREFERRED LAND USE PLAN

NOVEMBER 2023



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GENERAL PLAN UPDATE

# PREFERRED LAND USE PLAN

NOVEMBER 2023

**PREPARED FOR:**

CITY OF LOMITA  
24300 Narbonne Avenue  
Lomita, CA 90717  
<https://lomitacity.com/>  
<https://lomita.generalplan.org/>

Contact: Brianna Rindge, Director of Community & Economic Development  
310-325-7110 x122 | [b.rindge@lomitacity.com](mailto:b.rindge@lomitacity.com)

**PREPARED BY:**

**D e N o v o P l a n n i n g G r o u p**

A Land Use Planning, Design, and Environmental Firm



**WITH**

JZMK PARTNERS  
KITTELSON & ASSOCIATES, INC.  
ECONOMIC & PLANNING SYSTEMS  
FUSCOE ENGINEERING

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# PREFERRED LAND USE PLAN



## INTRODUCTION

The Planning Commission and City Council reviewed the information contained in the Land Use Alternatives Report and provided feedback on a preferred Alternative. The feedback was assembled and consolidated into this "Preferred Land Use Plan." The Preferred Land Use Plan is a variation of Alternative 3: Core and Perimeter, and is presented here with two options for maximum densities – one for Mixed-Use – 60 and another for Mixed-Use – 70.

The Preferred Land Use Plan has been designed to meet the following community objectives:

1. Preserve, protect, and enhance the city's existing residential neighborhoods
2. Celebrate and enhance Downtown Lomita
3. Expand the range of housing choices to allow more people to live and work in Lomita
4. Encourage new desirable uses in Lomita and expand the local economy
5. Promote walkability to everyday uses
6. Create pedestrian-scaled environments
7. Target housing growth to support commercial activity
8. Reinforce corridors with memorable places
9. Create a fiscally-sustainable land use plan with balanced residential and nonresidential development





## LAND USE, HOUSING, AND JOBS

One of the General Plan's primary objectives is to establish the reasonable long-term buildout potential for housing units, population, nonresidential building square footage, and employment that could be generated by the Land Use Map. Buildout capacity is calculated by three factors: 1) the density and intensity (floor area ratio) allowed per acre; 2) the number of acres of land that can be developed as a particular land use; and 3) the increases in units, population, square footage, and employment associated with new development at buildout.

At its meeting of October 17, 2023, the City Council supported a variation of Alternative 3 and requested additional analyses to better understand the implications associated with accommodating housing and job growth at different densities and intensities under Alternative 3.

Table 1 identifies the distribution of acreage in the city by land use designation under the Preferred Land Use Plan compared to a Business as Usual or No Change scenario.



**Table 1: Acreage by Land Use Designation**

Land Use Designation <sup>1</sup>	Business as Usual (No Change)	Preferred Land Use Plan	
		Total	Change from BAU <sup>2</sup>
Residential Development Use			
Agricultural	90	90	0%
Low Density	506	504	-0.4%
Medium Density	66	63	-4.5%
High Density	50	14	-72%
Nonresidential Development Use			
Commercial	106	3	-97%
Mixed-Use - 22	55	0	-100%
Mixed-Use - 30	-	13	100%
Mixed-Use - 40	-	144	100%
Mixed-Use - 60/70	-	68	100%
MCMU - 40	-	8	100%
MCMU - 60/70	-	7	100%
Industrial/Manufacturing	14	0	-100%
Limited Development Uses			
Publicly Owned Land	93	66	-29%
Right-of-Way	243	243	0%
TOTAL	1,223	1,223	0%

(1) Numbers may not add due to rounding

(2) For new land use designations where existing acreage is zero, Change from BAU is reflected as a 100% increase.





## Potential Buildout

Table 2 compares the projected amount of housing and nonresidential development in the city in 2045 under the Preferred Plan relative to existing development (2023). Using a No Change or Business as Usual (BAU) scenario as a comparison, the Table also includes relative growth over BAU to assist with understanding land use, housing, and job implications associated with the potential land use changes. The potential buildout numbers are based on expected density and intensity levels for each land use type.

The potential buildout summary is not a goal; it simply represents the reasonable development potential that could occur within the community over the coming decades. It is used to help determine things such as roadway improvements, number of parks needed, potential environmental impacts, and mitigation (if any) required to offset impacts that could occur with implementation of the General Plan. The development potential of each individual parcel is influenced not only by the land use designation, but by market conditions, physical site characteristics, environmental constraints, infrastructure requirements, and detailed standards in the Zoning Code. Therefore, we do not assume that all parcels will be redeveloped and we do not assume that parcels will develop to their maximum potential (end of the density or intensity range) because there is inherently some variation in development types within any given land use. The information contained in Table 2 below are estimates and further refinement of potential buildout will be prepared as the Preferred Land Use Plan is developed..

**Table 2: Summary of Potential Buildout Under Preferred Land Use Plan**

	Existing Development 1, 2, 3	Business as Usual (No Change)	Preferred Land Use Plan Mixed-Use — 60			Preferred Land Use Plan Mixed-Use — 70		
			Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU
<b>Units</b>	<b>8,274</b>	<b>8,945</b>	<b>10,768</b>	<b>1,823</b>	<b>20%</b>	<b>11,069</b>	<b>2,124</b>	<b>24%</b>
Single-Family	4,777	5,261	5,371	110	2%	5,371	110	2%
Multifamily	3,497	3,685	5,397	1,712	46%	5,698	2,013	55%
<b>Population</b>	<b>21,843</b>	<b>23,616</b>	<b>28,430</b>	<b>4,814</b>	<b>20%</b>	<b>29,224</b>	<b>5,608</b>	<b>24%</b>
Single-Family	12,611	13,888	14,181	293	2%	14,181	293	2%
Multifamily	9,232	9,727	14,249	4,522	46%	15,043	5,316	55%
<b>Nonresidential Square Feet</b>	<b>2,527,297</b>	<b>2,635,158</b>	<b>3,228,048</b>	<b>592,890</b>	<b>22%</b>	<b>3,228,048</b>	<b>592,890</b>	<b>22%</b>
<b>Jobs</b>	<b>3,036</b>	<b>3,217</b>	<b>4,034</b>	<b>817</b>	<b>25%</b>	<b>4,034</b>	<b>817</b>	<b>25%</b>

(1) Existing population is based on the U.S. Census; American Community Survey 2021.

(2) Existing nonresidential square footage is based on information provided by the Los Angeles County Assessor's Office, 2023. This figure has been crosschecked with available commercial real estate transaction data from CoStar which confirms the above estimate.

(3) Existing jobs estimates are based on 2020 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2020 represents the most recent data set for this source of employment information).



## Residential Development

The Preferred Land Use Plan will accommodate growth over the next twenty years primarily in mixed-use formats where new homes can be developed close to goods, services, and transportation facilities. The majority of new homes are anticipated to be multifamily development at densities generally between 30 du/ac and 70 du/ac. Homes at these densities and in these locations are more likely to be financially attainable for people like teachers, public safety officers, service workers, empty-nesters looking to downsize their homes, students of nearby colleges and universities, and employees of some of Lomita's most important businesses.

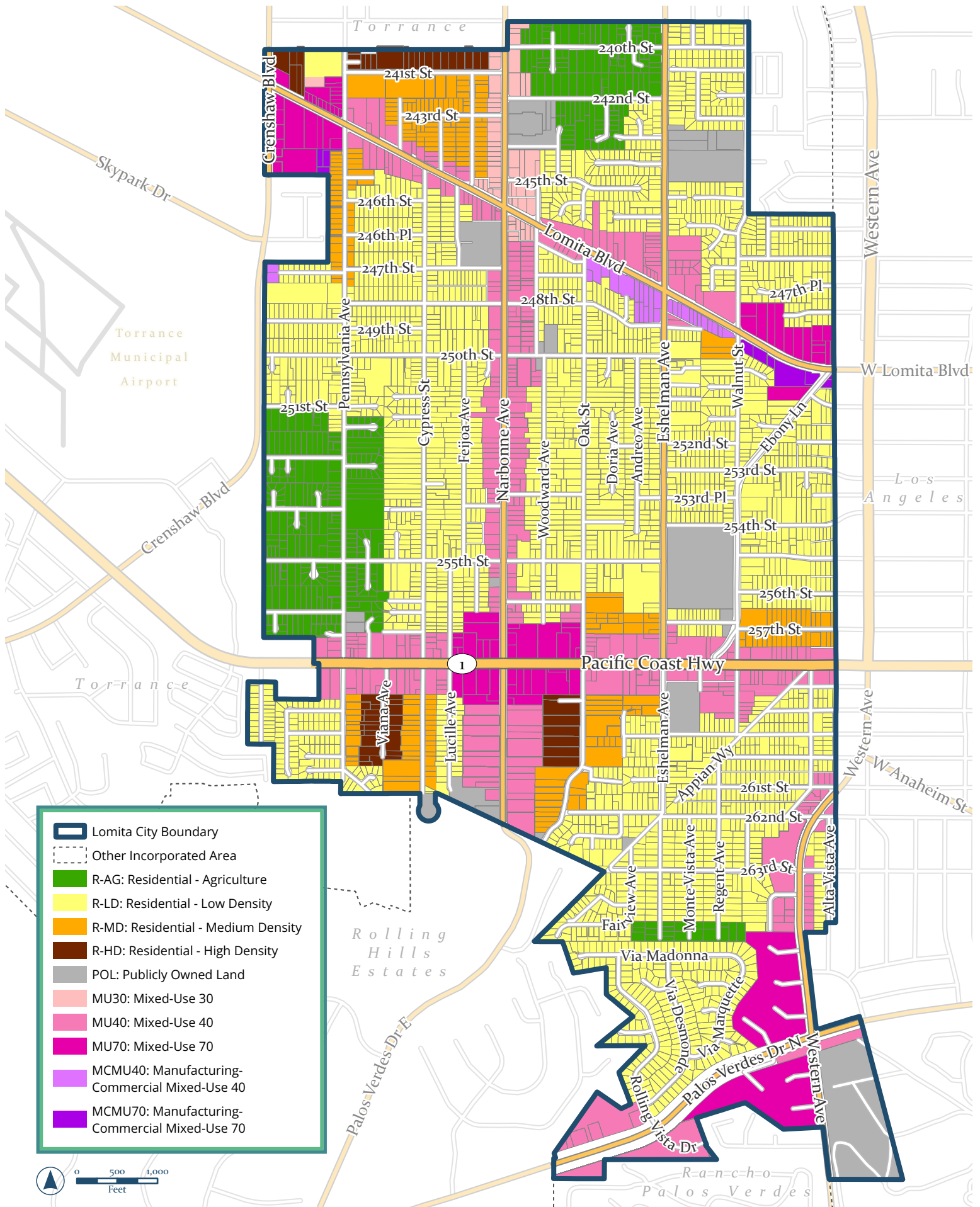
Table 3 presents the estimated number of new housing units by land use type under the Preferred Land Use Plan and the percentage they represent of the total for the Preferred Plan. These estimates are based on the buildout assumptions for the Preferred Land Use Plan.

**Table 3: Residential Potential by Land Use Type**

	Business as Usual (No Change)		Preferred Land Use Plan (MU 60)		Preferred Land Use Plan (MU 70)	
	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total
<b>Residential Designations</b>	<b>8,337</b>	<b>93%</b>	<b>6,771</b>	<b>63%</b>	<b>6,771</b>	<b>61%</b>
Agricultural	785	9%	782	7%	782	7%
Low Density	4,410	49%	4,390	41%	4,390	40%
Medium Density	1,181	13%	1,127	10%	1,127	10%
High Density	1,961	22%	472	4%	472	4%
<b>Mixed-Use Designations <sup>1</sup></b>	<b>608</b>	<b>7%</b>	<b>3,996</b>	<b>37%</b>	<b>4,298</b>	<b>39%</b>
Mixed-Use - 22	608	7%	0	0%	0	0%
Mixed-Use - 30	-	0%	141	1%	141	1%
Mixed-Use - 40	-	0%	2,026	19%	2,026	18%
Mixed-Use - 60/70	-	0%	1,574	15%	1,846	17%
MCMU - 40	-	0%	105	1%	105	1%
MCMU - 60/70	-	0%	150	1%	180	2%
<b>Total</b>	<b>8,945</b>	<b>-</b>	<b>10,767</b>	<b>-</b>	<b>11,069</b>	<b>-</b>

(1) Areas designated as Mixed-Use which allow for residential development may be developed with stand-alone residential uses, stand-alone nonresidential uses, or a combination of uses located in the same building (i.e., vertical mixed-use). For the purposes of this analysis, residential development at the assumed densities as defined in Appendix A have been applied consistently across all Mixed-Use acreage thereby representing the upper boundaries of the existing residential development. In all likelihood, not all parcels within a Mixed-Use land use designation will develop with residential uses.





**Figure 1: Preferred Land Use Plan**

November 7, 2023, Reg CC Mtg., Page # 512

## PREFERRED LAND USE PLAN

The Preferred Land Use Plan is a transformative option relative to the city's current development state. The Preferred Plan provides the catalyst for revitalization along Pacific Coast Highway and at other key nodes in the city by expanding where higher density mixed-use development can occur in Lomita. PCH, Lomita Boulevard, and Narbonne Avenue are transformed into active and appealing corridors by incorporating more intense mixed-use development patterns which generate larger buildings, greater housing options, more useable nonresidential square footage, and additional employment opportunities. This Preferred Plan envisions Lomita attracting a more diverse cross-section of households and encouraging new desirable nonresidential uses to support the growing housing market.

The Preferred Land Use Plan preserves Downtown Lomita, maintaining the small town feel of the downtown, and also protects the city's existing lower density residential neighborhoods. Housing growth is focused along the city's main corridors with allowable density gradually increasing towards three key nodes in the city – at the east and west edges of Lomita Boulevard and at the intersection of Pacific Coast Highway and Narbonne Avenue. Lomita Boulevard would be “bookended” by the newly –constructed Kaia South Bay Apartments on the western end of Lomita Boulevard and a project(s) of similar scale on the eastern end of Lomita Boulevard. Likewise, the node at PCH and Narbonne Avenue would permit mixed-use development at densities of up to 70 du/ac, which would allow the node to gain enough critical mass to reinvigorate the area and help (re)create a walkable urban environment. The Preferred Plan also emphasizes growth in the southern end of the city and would permit mixed-use development at densities of up to 70 du/ac on sites along Palos Verdes Drive North and Western Avenue.

The intent of the Preferred Land Use Plan is to re-envision and revitalize Lomita's main corridors by incentivizing development on underutilized properties and creating environments in the city that are memorable and have a “sense of place.” The increased density will provide an atmosphere for commercial uses that may be missing from Lomita and which will cater to the growing population. New mixed residential-commercial development in Lomita will bring improved economic benefits and allow the city to compete with cities that currently dominate the regional retail and employment markets.

The Preferred Land Use Plan imagines mixed-use development beyond the downtown core with an emphasis on realizing the development potential of the city's main corridors and injecting vitality into

important areas such as along Pacific Coast Highway. Key nodes would see development at higher densities and intensities, which would bring new life to the areas and promote walkable urban places. The Preferred Plan offers a range of new housing options while stimulating economic development in areas that are visible and easily accessible to regional transportation, minimizing traffic within the city and preventing negative externalities for the existing lower density neighborhoods. The new growth will simultaneously support existing businesses by creating more attractive and productive economic centers at key city locations, allowing for lively economic nodes.



# LAND USE DESIGNATIONS

## Current and New Land Use Designations

The Preferred Land Use Plan is based on the land use designations in the current General Plan. However, five new mixed-use land use designations (Mixed-Use – 30, Mixed-Use – 40, Mixed-Use – 70, Manufacturing-Commercial Mixed-Use – 40, and Manufacturing-Commercial Mixed-Use – 70) have been proposed to support the community's vision for future development (note that the City's Current Mixed Use Overlay is renamed to MU – 30 to reflect implementation of Program 14 of the Housing Element). New designations proposed to be applied are highlighted in yellow in the table. Example images for the new land uses are presented at the end of this section. All land use designations are subject to further refinement based on the Preferred Land Use Plan's objectives.

**Table 4: Land Use Designations**

Name	Definition	Notes
<b>Residential Designations</b>		
Agricultural 0-10.89 du/ac	Provides for the development of residential uses of lower density and where the keeping of farm animals is generally permitted. Development densities of up to 10.89 units per net acre are permitted. Any new land division or subdivision must reflect the Low Density Residential intensity standards if the lot sizes for individual units are less than 10,000 square feet.	Streamlined definition. No change to density.
Low Density Residential 5.8-10.89 du/ac	Provides for the development of single-family residential land uses. The allowable development density is 5.8 to 10.89 units per net acre.	Streamlined definition. No change to density.
Medium Density Residential 10.9-19.8 du/ac	Provides for the development of a range of residential land uses, including single-family detached and attached, duplexes, multifamily dwellings, and mobile home communities. The allowable development density for this category is 10.9 to 19.8 units per net acre.	Updated definition. No change to density.
High Density Residential 19.8-43.6 du/ac	Provides for the development of a range of multifamily dwellings and mobile home communities. The allowable development density for this category is 19.8 to 43.6 units per net acre.	Streamlined definition. No change to density.
<b>Nonresidential Designations</b>		
Commercial 1:1 Maximum FAR	Provides for the development of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1:1.	Updated definition. No change to intensity.
Industrial/ Manufacturing 1:1 Maximum FAR	Provides for a range of medium and light industrial uses, such as manufacturing, warehousing, research and development, and other industrial uses that can be conducted indoors or behind effective screening. The maximum FAR for this designation is 1:1.	Updated definition. No change to intensity.
Publicly Owned Land	Provides for facilities built and maintained for public uses such as the Civic Center, Fire Station, County Offices, Library, Museum, and Navy Fuel Storage facility. The designation also applies to schools, churches, parks, and often public and quasi-public uses.	Updated definition. No change to intensity.



Name	Definition	Notes
<b>Mixed-Use Designations</b>		
Mixed-Use – 22 22 du/ac Maximum 1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in lower-intensity mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the City's historic center, with a focus on maintaining smaller-scale development.</p> <p>Residential development densities of up to 22 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	Renamed and updated designation description (formerly "Mixed-Use Overlay").
Mixed-Use – 30 20-30 du/ac 1:1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind). This designation is intended to support lower-scale development in the city's historic center, with a focus on maintaining smaller-scale development.</p> <p>Residential development densities of 20 to 30 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	New designation.
Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	<p>Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind).</p> <p>Residential development densities of 20 to 40 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.</p>	New designation.



Name	Definition	Notes
Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	Provides for the development of residential and nonresidential development on the same project site in mixed-use formats, either vertically (such as when residential uses are located over commercial uses) or horizontally (such as when the street frontage of a site is devoted to commercial uses with residential uses behind).  Residential development densities of 20 to 70 units per net acre are permitted. The maximum intensity of nonresidential development is a floor area ratio of 1:1. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. Single-use projects are allowed; stand-alone residential projects should be in proximity to nonresidential development.	New designation.
Manufacturing-Commercial Mixed-Use – 40 20-40 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, and supportive uses in primarily “horizontal” formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area.	New designation.
Manufacturing-Commercial Mixed-Use – 70 20-70 du/ac 1:1 Maximum FAR	Provides for the development of stand-alone industrial/manufacturing, and supportive uses in primarily “horizontal” formats. This designation allows for a gradual transformation of uses over time while allowing for the historic industrial/manufacturing development pattern to remain as an allowable and envisioned use within the designated area.	New designation.

## Mixed-Use 22/Mixed-Use 30





## Mixed-Use 40



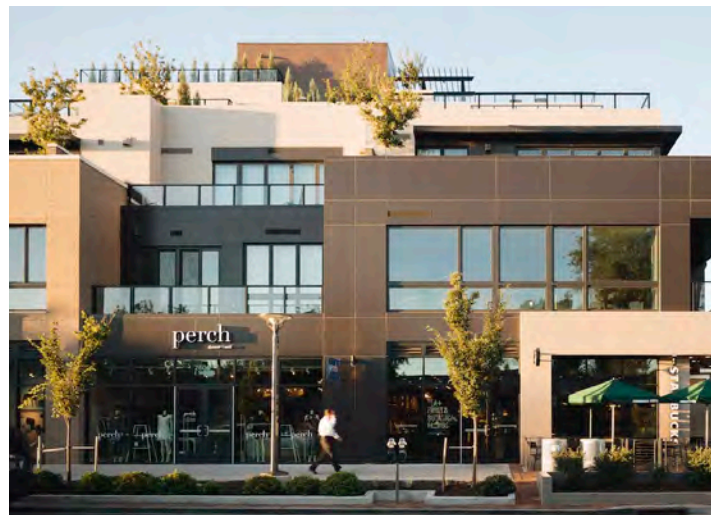


## Mixed-Use 70





## Manufacturing/Commercial Mixed-Use 40





## Manufacturing/Commercial Mixed-Use 70









## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** Mayor and City Council **Item No. SCH 8b**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Emma Kelley, Recreation Manager

**MEETING DATE:** November 7, 2023

**SUBJECT:** Discussion and Consideration of a Potential Loan to the City of a Replica Red Car from the Ports of Los Angeles

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### **RECOMMENDATION**

Discuss, and provide staff direction to draft a formal loan agreement with the Ports of Los Angeles for the loan of a replica Waterfront Red Car in a form to be approved by the City Attorney and return to the Council for consideration and possible approval.

### **BACKGROUND**

On September 22, 2023, the Ports of Los Angeles reached out to the Lomita Railroad Museum to discuss the City's interest in accepting on loan to the Lomita Railroad Museum a replica Waterfront Red Car. City staff expressed interest and met with staff from the Ports of Los Angeles to discuss further as well as to inspect the Red Car.

The Waterfront Red Car is an authentic replica of the famous 1908 Electric "Red Cars" that served Los Angeles until 1961. In 2003 the Waterfront Red Car Line was established in San Pedro. Two replicas' cars, No. 500 and 501 were built and operated to connect the Port's waterfront attractions until 2015 and since then have been in storage. In total three "Red Cars" are currently in storage at the Ports of LA.

On October 24, 2023, the City of Lomita received a letter (attachment 1) from the Ports of Los Angeles formally offering to loan either Waterfront Red Car No. 500 or 501. Three museums have been selected to possibly receive these Red Cars on Loan from the Ports. The Henry Huntington Art Museum in San Marino, if they accept, will receive the Red Car No. 1058. Travel Town at Griffith Park and the Lomita Railroad Museum would receive on loan Red Car No. 500 or No. 501.

## **DISCUSSION**

Should the City Council desire to accept the loan of the Waterfront Red Car, City staff will work with the Ports to develop a mutually agreeable loan agreement in a form approved by the City Attorney and return to the Council for consideration of formal acceptance once completed. City staff will also work to develop plans for placement of the Red Car at the Railroad Museum site.

This initiative aims to provide a unique and historical attraction for the community while strengthening the connection between the city and the Ports of Los Angeles. The Ports of Los Angeles have expressed interest in keeping a replica trolley within the South Bay region, and the Lomita Railroad Museum is a renowned institution dedicated to preserving and showcasing the history of railroads in our area.

## **OPTIONS**

1. Approve the recommended action.
2. Discuss, and provide alternative direction.
3. Take no action.

## **FISCAL IMPACT**

There may be nominal fiscal impacts associated with the loan and maintenance of the Red Car once on site, as well as for any preparatory work to be completed prior to delivery. It is expected that the Ports of Los Angeles would cover the cost of the transportation of the Red Car should the city accept the loan.

## **ATTACHMENT**

1. Loan letter with pictures and facts sheet

Approved by:



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Gary Y. Sugano  
Assistant City Manager



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Ryan Smoot  
City Manager

Prepared by:



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Emma Kelley  
Recreation Manager



425 S. Palos Verdes Street Post Office Box 151 San Pedro, CA 90733-0151 TEL/TDD 310 SEA-PORT www.portoflosangeles.org

Karen Bass *Mayor, City of Los Angeles*

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Michael Muñoz  
*Commissioner*

Edward R. Renwick  
*Commissioner*

I. Lee Williams  
*Commissioner*

Eugene D. Seroka

*Executive Director*

October 24, 2023

**Send via U.S. Mail and Email**  
[r.smoot@lomitacity.com](mailto:r.smoot@lomitacity.com)

Mr. Ryan Smoot, City Manager  
City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

Dear Mr. Smoot:

**SUBJECT: PORT OF LOS ANGELES WATERFRONT RED CAR**

The Port of Los Angeles (Port) is interested in loaning the Port of Los Angeles Waterfront Red Car (Red Car) to the Lomita Railroad Museum. The Red Car is an authentic replica of the famous 1908 Electric "Red Cars" that served Los Angeles until 1961.

In 2003, the Waterfront Red Car Line was established in San Pedro, CA, and marked the first time in more than 40 years that Red Cars had run anywhere in Los Angeles using a historic Red Car route. The Waterfront Red Car Line was established to connect the Port's waterfront attractions together, and become its own nostalgic attraction, while encouraging local tourism and commercial investment. The Red Car Line stopped operations in 2015 and the Red Cars were sent to storage where they remain to this day.

Subject to approval by the Harbor Board of Commissioners and compliance with the Public Trust doctrine, the Port is offering to loan the replica Red Car to the Lomita Railroad Museum, as the museum is dedicated to California's railroad history and serves a public purpose. Enclosed are photos and specifications for replica Red Car's No. 500 and 501, one of which will be available to loan.

If you are interested in receiving the replica Red Car, Port staff is available to discuss the entitlements required regarding the loan. The agreement would include a 90-day notice from the Port to terminate and return, if needed.



If you have any questions or would like to discuss further, please contact Melissa Knight of the Port of Los Angeles Waterfront and Commercial Real Estate Division at (310) 732-3863 or [mknight@portla.org](mailto:mknight@portla.org).

Sincerely,

*Michael J. Galvin*

MICHAEL J. GALVIN

Director of Waterfront & Commercial Real Estate

MG:HP:MS:MK:fo

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Enclosed: Red Car Nos. 500 & 501 Photos

Red Car Facts and Figures

CC: Office of the City Attorney – Minah Park

Deputy Executive Director – Michael DiBernardo

City of Lomita - Emma Kelley

[e.kelley@lomitacity.com](mailto:e.kelley@lomitacity.com)













## **RED CAR FACTS AND FIGURES**

## **CAR 1058**

## **CAR 500/501**

<b>Seating/Standing Capacity:</b>	54 seated 78 standing	48 seated 42 standing
<b>Speed Limit:</b>	20 mph	20 mph
<b>Height:</b>	13½ feet higher than trolley pole	13½ feet higher than trolley pole
<b>Length:</b>	55 feet, 7 inches	43 feet
<b>Weight:</b>	80,000 lbs.	58,500 lbs.
<b>Types of wood used:</b>	Mahogany (interior) Poplar (exterior paneling) Ash (seats)	Mahogany (interior) Poplar (exterior paneling) Ash (seats)
<b>Paint and varnish:</b>	9 coats of paint (exterior) 11-13 coats of varnish (interior) 7 coats of varnish (seats), topped with hard shell protective coating	9 coats of paint (exterior) 11-13 coats of varnish (interior) 7 coats of varnish (seats), topped with hard shell protective coating
<b>Painted Exterior Colors:</b>	"Pacific Electric Red" Adopted in 1939 by Pacific Electric (500-class cars were retired before color was introduced)	"No. 1 Electric Lines Red" Adopted in 1915 throughout the Southern Pacific System for its electric railway of lines, including Pacific Electric
<b>Year Built:</b>	1907	2003
<b>Year Discontinued:</b>	1950	N/A
<b>Original number:</b>	963	N/A
<b>Pacific Electric Class:</b>	950-class, modified in 1960s to resemble 1000-class	patterned after 500-class, which ran from 1902-1930

## GENERAL INFORMATION

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<b>Total Project Cost:</b>	\$9.5 million
<b>Crewmembers:</b>	6 carpenters 2 electricians 5 painters 4 welders 1 mechanical helper (18 total)
<b>Construction Time:</b>	3 years
<b>Electrical Power:</b>	Electric motor on each of the four axles. An electric wire (called the <i>trolley wire</i> ) is located over each track where the Red Cars run, and a <i>trolley pole</i> on the roof of each Red Car slides along trolley wire to bring the electricity into the car. The wire is the “hot” side of the 600-volt DC circuit, and the rail is the “ground” side. As the Red Cars travel down the tracks drawing power for their motors, they complete the electrical circuit.
<b>Electrical System:</b>	The electrical system is functionally identical to the original Red Cars, but is built with modern components.
<b>Airbrake System:</b>	Each car has its own air compressor, which keeps a set of large tanks on each car pumped with compressed air. To stop the car, the brake system applies compressed air into the car’s brake cylinder, moving a set of rods and levers under the car, which press iron brake shoes against the wheels.
<b>Smaller Windows Along Upper Side of car Exterior:</b>	<i>Clerestory</i> windows, a form of air conditioning used in the early 1900s. Opening these windows helps keep the air moving inside the car, but they could be closed on cold days. The clerestory windows on Cars 500 and 501 are the same amber color as on the original Red Cars.





## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council **Item No. PH 9a**

**FROM:** Ryan Smoot, City Manager

**PREPARED BY:** Gary Y. Sugano, Assistant City Manager

**MEETING DATE:** November 7, 2023

**SUBJECT:** Discussion and Consideration of Solid Waste Rate Adjustments for the Years Covering 2024-2028 (Prop 218 Public Hearing)

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### **RECOMMENDATION**

1) Hold a protest hearing to accept testimony and written protests against the increased fees. Ask the City Clerk to tabulate the protests. If the number of written protests received is not sufficient to constitute a majority protest, make a finding that there is no majority protest by property owners within the assessment area; and 2) Adopt Resolution No. 2023-28, adjusting solid waste rates.

### **BACKGROUND**

On September 5, 2023, the City Council approved an amended agreement with Athens Services which included a proposed rate adjustment subject to the Prop 218 hearing this evening.

The primary driver in negotiating a new solid waste agreement is the additional cost associated with the State's SB1383 (Organics Recycling) requirements. The State's goal is a 75% reduction in organic waste disposal to landfills by 2025. Athens Services (and the City) are required to provide organic waste collection to residential and commercial customers (including proper disposal of such waste), conduct education and outreach, establish an edible food recovery program and monitor compliance and conduct enforcement as necessary. With approval of the amended agreement, organics collection for residential customers will begin on January 1, 2024.

Solid Waste and Recyclable Material Collection provisions are contained in the Lomita Municipal Code, Title 5, Chapter 3 (Integrated Waste Management). Proposition 218 requires that the fees and charges imposed on a parcel may not exceed the proportional special benefit conferred on that parcel and that has guided the negotiation of maximum collection rates proposed to be approved tonight. As required by state law,

the City sent out a notice of the proposed rate increases and the hearing this evening to all affected property owners on September 22, 2023. As of the date of finalizing this report, the City has received 5 written protests against the increase and a total of 10 phone calls and/or emails. Excluding the written protests, the majority of inquiries by the customer emails/calls indicated that they were not opposed to the rate increase but had questions regarding the proposed rate structure.

#### Summary of Proposed Rate Changes

- (1) Authorizing a 5.5% increase for residential collection services effective January 1, 2023 (and each July 1 thereafter through June 30, 2028) due to additional costs associated with the State of California SB1383 (Organics Recycling) requirements.
- (2) Authorizing various increases for multi-family and commercial collection services effective January 1, 2024 (and 8.5% each July 1 thereafter through June 30, 2028) due to additional costs associated with the State of California SB1383 (Organics Recycling) requirements.

#### Methodology for Annual CPI-Related Increases

As part of the approved amended agreement, beginning on July 1, 2024, and annually each July 1 thereafter, Athens Services shall receive an annual adjustment of the current rates. The annual adjustment shall be the percentage increase of the Consumer Price Index for Trash and Garbage Collection (CUUR0000SEHGO2) U.S. City Average (not seasonally adjusted) as may be amended or renamed and replaced from time to time by the United States Bureau of Labor Statistics ("Trash CPI") for the 12-month period of March of the current year to March of the prior year, plus one percent (1%) (i.e., Trash CPI+1) ("Annual CPI Adjustment"). This was agreed upon in exchange for the removal of a provision in the original agreement allowing Athens to request extraordinary rate increases to recover its costs.

State law requires that customers receive notice of annual CPI increases before they are effective, even though another majority protest hearing would not be required until July 1, 2028. Therefore, if the annual rate increase is approved, the City and/or Athens Services will notify customers of any adopted increase which becomes effective on July 1, 2024 and each July 1 thereafter through 2028.

For residential customers (5 or fewer units), the rate adjustment through June 30, 2028 is shown below (this service is bundled and includes a solid waste, recycling and organics bin):

Exhibit A Maximum Service Rates - Gross					
Rate Effective Date					
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Residential - Curbside Collection Service</b>					
32 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 29.17	\$ 30.77	\$ 32.46	\$ 34.25	\$ 36.13
64 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 30.01	\$ 31.66	\$ 33.40	\$ 35.24	\$ 37.18
96 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 33.18	\$ 35.00	\$ 36.93	\$ 38.96	\$ 41.10
<b>Residential - Subscription Backyard Collection Service</b>					
32 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 80.62	\$ 85.05	\$ 89.73	\$ 94.67	\$ 99.88
64 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 82.21	\$ 86.73	\$ 91.50	\$ 96.53	\$ 101.84
96 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 85.38	\$ 90.08	\$ 95.03	\$ 100.26	\$ 105.77
<b>Residential - Additional Services</b>					
Additional Solid Waste Cart - Any Size	\$ 17.94	\$ 18.93	\$ 19.97	\$ 21.07	\$ 22.23
Additional Recycling Cart (after one free) - Any Size	\$ 5.52	\$ 5.82	\$ 6.14	\$ 6.48	\$ 6.84
Additional Organic Waste Cart (after one free) - Any Size	\$ 17.83	\$ 18.81	\$ 19.84	\$ 20.93	\$ 22.08
Additional Cart Exchange - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Cart Replacement - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Bulky Items Collection - First Item Per Occurrence	\$ 55.25	\$ 58.29	\$ 61.50	\$ 64.88	\$ 68.45
Additional Bulky Items Collection - Each Additional Item Per Occurrence	\$ 23.77	\$ 25.08	\$ 26.46	\$ 27.92	\$ 29.46

For commercial customers, the initial rate increase will vary based on bin size and whether or not the commercial customer qualifies for an exemption from organics recycling. As part of the roll-out, Athens will be working with each individual commercial customer to tailor the required services to their specific needs. While some commercial customers rates may increase, others may actually see a decrease based on the services required.

The new rate structure will be a bundled rate as opposed to the current a-la-carte rate structure. The bundled rate will include a solid waste bin, regular recycling bin and an organics bin. Commercial customers who are exempt from organics collection would receive a reduced rate from the bundled rate for that service. The bundled rate structure will allow the City to achieve 100% compliance with State requirements for commercial and organics recycling.

Commercial Bundled* Rate includes 3-yard Solid Waste Bin, 1.5-yard Recycling Bin and 96-gallon Organic Cart						
	Current	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Comm. Rate (Monthly)</b>	\$301.32	\$337.00	\$365.65	\$396.73	\$430.45	\$467.04

\* Establishment of bundled rates for commercial will allow the City to achieve compliance with regular and organics recycling requirements per CalRecycle

Default commercial bundle sizes are as follows for each bin category (Solid Waste Bin/Recycling Bin/Organics Bin):

<b>Solid Waste Bin</b>	<b>Recycling Bin</b>	<b>Organics Bin</b>
65 Gallon	65 Gallon	65 Gallon
96 Gallon	96 Gallon	65 Gallon
1 Yard	96 Gallon	65 Gallon
2 Yard	1 Yard	65 Gallon
3 Yard	1 ½ Yard	65 Gallon
4 Yard	2 Yard	1 Yard
6 Yard	3 Yard	1 Yard
2 Yard Compactor	1 Yard	65 Gallon
3 Yard Compactor	1 ½ Yard	65 Gallon
4 Yard Compactor	2 Yard	1 Yard

Customers will be able to size up or down depending on their solid waste related needs.

#### Commercial Outreach/Audits by Athens Services

Currently, the majority of commercial customers receive solid waste collection service and in some cases recycling but not organics. Under the bundled rate plan, and as required by the State, each commercial customer will receive a solid waste, recycling and organics bin. It can be anticipated that some of the current waste stream will be diverted to the recycling and organics bins instead of it all being placed in the solid waste bin (thus reducing the capacity need of the solid waste bin).

If the rate adjustment is approved this evening, Athens Services will mobilize their recycling coordinators to conduct outreach to and audits of the services received by each commercial customer to determine appropriate bundle to meet their needs. In many cases, commercial customers will be able to reduce the size of their solid waste bins and/or be exempt from organics collection.

#### Rate Comparison (Residential and Commercial)

The analysis is provided for general comparison purposes only. It is difficult to do an apples-to-apples city-to-city comparison as some services and levels may vary greatly which can impact costs (# of customers in the residential/commercial base, free/cost for bulky item pick-ups, special event services, discounted or special services for seniors, term of agreements will vary, etc.). For this reason, this review is limited (to the extent possible) to general and common services. It is also worth noting that many cities are in a similar situation to Lomita and are currently negotiating the impacts of SB1383 and other amendments to their agreements.



#### Rate Comparison – Single Family Residential

City	Hauler	Monthly Rate as of July 2023	Comments
Artesia	CRR	\$26.29	
Cerritos	Athens	\$24.76	
Covina	Athens	\$44.35	
Lawndale	Republic	\$31.80	
Lomita	Athens	\$33.18	Proposed as of 1/1/24
Long Beach	Self	\$40.87	
Norwalk	Athens	\$23.43	
Paramount	Athens	\$21.46	Currently negotiating SB1383 rate increase
Rancho Palos Verdes	EDCO	\$40.99	
Torrance	Self	\$38.29	

#### Rate Comparison – Typical Commercial (3 Cubic Yard Container – 1 Pickup per Week)

City	Hauler	Monthly Rate as of July 2023	Comments
Artesia	CRR	\$374.74	65 gallon organics cart
Cerritos	Athens	\$355.96	1 CY recycling and 65 gallon organics cart
Covina	Athens	\$441.59	1.5 CY recycling and 60 gallon organics cart
Lawndale	Republic	\$220.40	
Lomita	Athens	\$337.00	Proposed as of 1/1/24
Long Beach	Self	\$281.46	Proposed as of 10/1/23
Norwalk	Athens	\$308.92	
Paramount	Athens	\$242.98	Currently negotiating SB1383 rate increase; rate for organics collection not established
Rancho Palos Verdes	Open Market	Varies	
Torrance	Open Market	Varies	

#### Public Outreach and Communications

Over the past year, the City has begun conducting initial outreach to residential and commercial customers regarding the State's organic recycling requirements and future implementation. This included communications through the city newsletters, social media and a dedicated webpage for SB1383 resources and an explainer video which can be found here: <https://Lomitacity.com/sb1383/>.

As we fully roll out organics recycling starting January 1, 2024, there will be an on-going coordinated public outreach and communication effort involving the City, Athens Services and Tripepi Smith to all residents and businesses. It will take time to educate the public in the proper separation of solid waste, recycling and organics.

### Enforcement Ordinance

Per State Law, each jurisdiction is required to adopt an enforcement ordinance to ensure compliance with the State's SB1383 organic recycling requirements. The State's model ordinance, which was adopted by the City in January 2022, shifts enforcement responsibility to the individual jurisdictions. The enforcement entities would be the City and the City's hauler Athens Services. Starting on January 1, 2024, jurisdictions with an enforcement ordinance will have the ability to impose penalties for noncompliance on generators.

### Conclusion

If the Council does not receive written protests from a majority of the affected parcels (the City mailed notices to 4,520 parcels and a total of 2,261 protest letters would need to be received to reach a majority protest), the Council may approve the rate adjustment as summarized in Exhibits A of the resolution. Only one protest per parcel will be accepted.

Any increases (CPI-related or otherwise) proposed after June 30, 2028 will require a new Prop 218 hearing and notice.

### OPTIONS:

- 1) Do not adopt the resolution.
- 2) Give staff alternative direction.

### FISCAL IMPACT

If approved, the first proposed increase would take effect on January 1, 2024. The City would see a nominal increase in the City's franchise fees.

### ATTACHMENTS

- 1) Resolution with Rate Sheets
- 2) Prop 218 Public Notice

Prepared by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
City Manager

**RESOLUTION NO. 2023-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMITA,  
CALIFORNIA, INCREASING SOLID WASTE COLLECTION RATES**

**WHEREAS**, as a result of regulations implementing Senate Bill (SB) 1383 Senate Bill 1383 (Short-lived Climate Pollutants (SLCP): Organic Waste Methane Emissions Reductions) that took effect January 1, 2022, organic waste can no longer be able to be disposed of in the landfill and organic waste collection services must be provided to all residents and businesses; and; and

**WHEREAS**, to comply with these the SB 1383 requirements, the City of Lomita (the "City") negotiated with its waste hauler, Arakelian Enterprises, Inc. dba Athens Services, to provide the necessary services; and

**WHEREAS**, on September 5, 2023, the City Council approved the First Amendment to the Agreement for Solid Waste Collection Services with Athens Services to implement organic waste programs and street sweeping services beginning January 1, 2024; and

**WHEREAS**, the rate structure for the monthly solid waste service fees has three customer classes: (i) single family (up to 4 units); (ii) multi-family (5 units or more); and (iii) commercial; and

**WHEREAS**, the rate structure for refuse, recycling and organics collection is based on the container size, type of service, and frequency of collection; and

**WHEREAS**, the City has determined that it is necessary to impose new, increased or modified rates for its solid waste service charges (collectively herein, the "Charges"); and

**WHEREAS**, the City is conducting this hearing in accordance with the California Constitution, Article XIII D, Section 6 ("Article XIII D") out of an abundance of caution and without conceding its applicability to solid waste service; and

**WHEREAS**, pursuant to Article XIII D, such Notice is required to be provided to the affected property owners and customers not less than 45 days prior to the hearing on the proposed rate increases; and

**WHEREAS**, the City mailed the notice in accordance with Article XIII D and the hearing was held on this day, November 7, 2023; and

**WHEREAS**, at the hearing the City Council heard all oral testimony, and considered all written materials and written protests concerning the establishment and imposition of the proposed rate increases to the Charges, and at the close of the hearing the City did not receive written protests against the establishment and imposition of the proposed rate increases to the Charges from a majority of the record owners or property upon which the Charges are proposed for imposition or any tenants

directly liable for the payment of the Charges (i.e., a customer of record who is not a property owner); and

**WHEREAS**, the City Council now desires to establish and impose the proposed Charges.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMITA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. The above recitals are all true and correct and are incorporated herein.

Section 2. The City Council hereby adopts the Charges for solid waste collection services at the maximum rates on January 1, 2024, as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. For the fiscal year beginning July 1, 2024, and annually thereafter on July 1 through June 30, 2028, the maximum rates in Exhibit A shall be adjusted by a Consumer Price Index ("CPI") adjustment and supplemental adjustment as described below.

**CPI Adjustment.** For the fiscal year beginning July 1, 2024, and annually thereafter on July 1 through June 30, 2028, the maximum rates provided in Exhibit A shall be automatically adjusted annually based upon the annual percentage change from March of the prior year to March of the current year in the CPI for Trash and Garbage Collection (CUUR0000SEHG02), United States City Average (not seasonally adjusted), as determined by the United States Bureau of Labor Statistics, plus one percent (1%).

**Supplemental Adjustment.** In addition to the CPI adjustment above, a supplemental adjustment shall be applied, for the fiscal year beginning July 1, 2024, and annually thereafter on July 1 through June 30, 2028, as follows:

(1) The rates in Exhibit A for Single Family Residential Premises, inclusive of multi-family premises of 4 units or less, will be subject to a supplemental adjustment of five and one-half percent (5.5%) each year; and

(2) The rates in Exhibit A for Commercial premises, inclusive of multi-family premises of 5 units or more, will be subject to a supplemental adjustment of eight and one-half percent (8.5%) each year.

Section 4. To the extent any Charges established by this Resolution are inconsistent with any Charges previously adopted by the City Council, it is the explicit intention of the City Council that the Charges adopted pursuant to this Resolution shall prevail.



Section 5. The City Clerk or designee is directed to send out an annual notice of any applicable increase authorized above as required under Government Code Section 53756.

Section 6. The City Council hereby finds that the administration, operation, maintenance, and improvements of the solid waste collection system, which are to be funded by the Charges, are necessary to maintain solid waste services within the City's service area. The City Council further finds that such Charges are necessary and reasonable to fund the administration, operation, maintenance, and improvements of the solid waste collection system. Based on these findings, the City Council hereby determines that this Resolution is statutorily exempt from the requirements of CEQA pursuant to California Public Resources Code section 21080(b)(8) and State CEQA Guidelines section 15273(a). The documents and materials that constitute the record of proceedings on which these findings have been based are located at 24300 Narbonne Ave., Lomita, CA 90717. The custodian for these records is the City Clerk of the City.

Section 7. If any section, subsection, subdivision, sentence, clause, or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional or invalid, ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective.

Section 8. This Resolution take effective immediately upon adoption and will remain effective unless repealed or superseded.

Section 9. The City Manager or his or her designee is hereby authorized to take all actions necessary to implement this Resolution.

PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of November 2023.

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Barry Waite  
Mayor

ATTEST:

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Kathleen Horn Gregory, MMC, City Clerk

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Residential - Curbside Collection Service</b>					
32 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 29.17	\$ 30.77	\$ 32.46	\$ 34.25	\$ 36.13
64 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 30.01	\$ 31.66	\$ 33.40	\$ 35.24	\$ 37.18
96 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 33.18	\$ 35.00	\$ 36.93	\$ 38.96	\$ 41.10
<b>Residential - Subscription Backyard Collection Service</b>					
32 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 80.62	\$ 85.05	\$ 89.73	\$ 94.67	\$ 99.88
64 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 82.21	\$ 86.73	\$ 91.50	\$ 96.53	\$ 101.84
96 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 85.38	\$ 90.08	\$ 95.03	\$ 100.26	\$ 105.77
<b>Residential - Additional Services</b>					
Additional Solid Waste Cart - Any Size	\$ 17.94	\$ 18.93	\$ 19.97	\$ 21.07	\$ 22.23
Additional Recycling Cart (after one free) - Any Size	\$ 5.52	\$ 5.82	\$ 6.14	\$ 6.48	\$ 6.84
Additional Organic Waste Cart (after one free) - Any Size	\$ 17.83	\$ 18.81	\$ 19.84	\$ 20.93	\$ 22.08
Additional Cart Exchange - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Cart Replacement - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Bulky Items Collection - First Item Per Occurrence	\$ 55.25	\$ 58.29	\$ 61.50	\$ 64.88	\$ 68.45
Additional Bulky Items Collection - Each Additional Item Per Occurrence	\$ 23.77	\$ 25.08	\$ 26.46	\$ 27.92	\$ 29.46

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Multi-Family and Commercial - Bundled Service (Includes Solid Waste, Recycling, &amp; Organics Services)</b>					
<b>65 Gallon Solid Waste Barrel</b>					
1x per week	\$ 144.81	\$ 157.12	\$ 170.48	\$ 184.97	\$ 200.69
2x per week	\$ 229.58	\$ 249.09	\$ 270.26	\$ 293.23	\$ 318.15
3x per week	\$ 318.05	\$ 345.08	\$ 374.41	\$ 406.23	\$ 440.76
4x per week	\$ 405.62	\$ 440.10	\$ 477.51	\$ 518.10	\$ 562.14
5x per week	\$ 493.86	\$ 535.84	\$ 581.39	\$ 630.81	\$ 684.43
6x per week	\$ 582.10	\$ 631.58	\$ 685.26	\$ 743.51	\$ 806.71
7x per week	\$ 674.73	\$ 732.08	\$ 794.31	\$ 861.83	\$ 935.09
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Solid Waste Barrel</b>					
1x per week	\$ 150.94	\$ 163.77	\$ 177.69	\$ 192.79	\$ 209.18
2x per week	\$ 241.38	\$ 261.90	\$ 284.16	\$ 308.31	\$ 334.52
3x per week	\$ 335.74	\$ 364.28	\$ 395.24	\$ 428.84	\$ 465.29
4x per week	\$ 429.14	\$ 465.62	\$ 505.20	\$ 548.14	\$ 594.73
5x per week	\$ 526.77	\$ 571.55	\$ 620.13	\$ 672.84	\$ 730.03
6x per week	\$ 620.89	\$ 673.67	\$ 730.93	\$ 793.06	\$ 860.47
7x per week	\$ 719.72	\$ 780.90	\$ 847.28	\$ 919.30	\$ 997.44
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Solid Waste Bin</b>					
1x per week	\$ 217.64	\$ 236.14	\$ 256.21	\$ 277.99	\$ 301.62
2x per week	\$ 330.67	\$ 358.78	\$ 389.28	\$ 422.37	\$ 458.27
3x per week	\$ 452.13	\$ 490.56	\$ 532.26	\$ 577.50	\$ 626.59
4x per week	\$ 635.58	\$ 689.60	\$ 748.22	\$ 811.82	\$ 880.82
5x per week	\$ 753.24	\$ 817.27	\$ 886.74	\$ 962.11	\$ 1,043.89
6x per week	\$ 870.89	\$ 944.92	\$ 1,025.24	\$ 1,112.39	\$ 1,206.94
7x per week	\$ 1,050.75	\$ 1,140.06	\$ 1,236.97	\$ 1,342.11	\$ 1,456.19
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>2 Yard Solid Waste Bin</b>					
1x per week	\$ 302.77	\$ 328.51	\$ 356.43	\$ 386.73	\$ 419.60
2x per week	\$ 603.08	\$ 654.34	\$ 709.96	\$ 770.31	\$ 835.79
3x per week	\$ 843.17	\$ 914.84	\$ 992.60	\$ 1,076.97	\$ 1,168.51
4x per week	\$ 1,098.45	\$ 1,191.82	\$ 1,293.12	\$ 1,403.04	\$ 1,522.30
5x per week	\$ 1,355.51	\$ 1,470.73	\$ 1,595.74	\$ 1,731.38	\$ 1,878.55
6x per week	\$ 1,595.01	\$ 1,730.59	\$ 1,877.69	\$ 2,037.29	\$ 2,210.46
7x per week	\$ 1,958.11	\$ 2,124.55	\$ 2,305.14	\$ 2,501.08	\$ 2,713.67
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20
<b>3 Yard Solid Waste Bin*</b>					
1x per week	\$ 337.00	\$ 365.65	\$ 396.73	\$ 430.45	\$ 467.04
2x per week	\$ 662.05	\$ 718.32	\$ 779.38	\$ 845.63	\$ 917.51
3x per week	\$ 949.19	\$ 1,029.87	\$ 1,117.41	\$ 1,212.39	\$ 1,315.44
4x per week	\$ 1,233.64	\$ 1,338.50	\$ 1,452.27	\$ 1,575.71	\$ 1,709.65
5x per week	\$ 1,614.18	\$ 1,751.39	\$ 1,900.26	\$ 2,061.78	\$ 2,237.03
6x per week	\$ 1,883.11	\$ 2,043.17	\$ 2,216.84	\$ 2,405.27	\$ 2,609.72
7x per week	\$ 2,199.18	\$ 2,386.11	\$ 2,588.93	\$ 2,808.99	\$ 3,047.75
Extra pick-up	\$ 100.56	\$ 109.11	\$ 118.38	\$ 128.44	\$ 139.36

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>4 Yard Solid Waste Bin</b>					
1x per week	\$ 513.38	\$ 557.02	\$ 604.37	\$ 655.74	\$ 711.48
2x per week	\$ 890.23	\$ 965.90	\$ 1,048.00	\$ 1,137.08	\$ 1,233.73
3x per week	\$ 1,282.68	\$ 1,391.71	\$ 1,510.01	\$ 1,638.36	\$ 1,777.62
4x per week	\$ 1,765.46	\$ 1,915.52	\$ 2,078.34	\$ 2,255.00	\$ 2,446.68
5x per week	\$ 2,173.13	\$ 2,357.85	\$ 2,558.27	\$ 2,775.72	\$ 3,011.66
6x per week	\$ 2,547.10	\$ 2,763.60	\$ 2,998.51	\$ 3,253.38	\$ 3,529.92
7x per week	\$ 3,091.39	\$ 3,354.16	\$ 3,639.26	\$ 3,948.60	\$ 4,284.23
Extra pick-up	\$ 153.18	\$ 166.20	\$ 180.33	\$ 195.66	\$ 212.29
<b>6 Yard Solid Waste Bin</b>					
1x per week	\$ 557.27	\$ 604.64	\$ 656.03	\$ 711.79	\$ 772.29
2x per week	\$ 992.03	\$ 1,076.35	\$ 1,167.84	\$ 1,267.11	\$ 1,374.81
3x per week	\$ 1,520.67	\$ 1,649.93	\$ 1,790.17	\$ 1,942.33	\$ 2,107.43
4x per week	\$ 1,967.23	\$ 2,134.44	\$ 2,315.87	\$ 2,512.72	\$ 2,726.30
5x per week	\$ 2,617.78	\$ 2,840.29	\$ 3,081.71	\$ 3,343.66	\$ 3,627.87
6x per week	\$ 3,033.75	\$ 3,291.62	\$ 3,571.41	\$ 3,874.98	\$ 4,204.35
7x per week	\$ 3,537.76	\$ 3,838.47	\$ 4,164.74	\$ 4,518.74	\$ 4,902.83
Extra pick-up	\$ 166.28	\$ 180.41	\$ 195.74	\$ 212.38	\$ 230.43
<b>2 Yard Solid Waste Compactor</b>					
1x per week	\$ 451.95	\$ 490.37	\$ 532.05	\$ 577.27	\$ 626.34
2x per week	\$ 889.52	\$ 965.13	\$ 1,047.17	\$ 1,136.18	\$ 1,232.76
3x per week	\$ 1,272.84	\$ 1,381.03	\$ 1,498.42	\$ 1,625.79	\$ 1,763.98
4x per week	\$ 1,669.91	\$ 1,811.85	\$ 1,965.86	\$ 2,132.96	\$ 2,314.26
5x per week	\$ 2,069.82	\$ 2,245.75	\$ 2,436.64	\$ 2,643.75	\$ 2,868.47
6x per week	\$ 2,452.19	\$ 2,660.63	\$ 2,886.78	\$ 3,132.16	\$ 3,398.39
7x per week	\$ 2,965.30	\$ 3,217.35	\$ 3,490.82	\$ 3,787.54	\$ 4,109.48
Extra pick-up	\$ 134.85	\$ 146.31	\$ 158.75	\$ 172.24	\$ 186.88
<b>3 Yard Solid Waste Compactor</b>					
1x per week	\$ 556.39	\$ 603.68	\$ 654.99	\$ 710.66	\$ 771.07
2x per week	\$ 1,083.29	\$ 1,175.37	\$ 1,275.28	\$ 1,383.68	\$ 1,501.29
3x per week	\$ 1,581.06	\$ 1,715.45	\$ 1,861.26	\$ 2,019.47	\$ 2,191.12
4x per week	\$ 2,074.01	\$ 2,250.30	\$ 2,441.58	\$ 2,649.11	\$ 2,874.28
5x per week	\$ 2,664.65	\$ 2,891.15	\$ 3,136.90	\$ 3,403.54	\$ 3,692.84
6x per week	\$ 3,143.67	\$ 3,410.88	\$ 3,700.80	\$ 4,015.37	\$ 4,356.68
7x per week	\$ 3,680.35	\$ 3,993.18	\$ 4,332.60	\$ 4,700.87	\$ 5,100.44
Extra pick-up	\$ 166.02	\$ 180.13	\$ 195.44	\$ 212.05	\$ 230.07
<b>4 Yard Solid Waste Compactor</b>					
1x per week	\$ 680.12	\$ 737.93	\$ 800.65	\$ 868.71	\$ 942.55
2x per week	\$ 1,210.37	\$ 1,313.25	\$ 1,424.88	\$ 1,545.99	\$ 1,677.40
3x per week	\$ 1,762.88	\$ 1,912.72	\$ 2,075.30	\$ 2,251.70	\$ 2,443.09
4x per week	\$ 2,404.14	\$ 2,608.49	\$ 2,830.21	\$ 3,070.78	\$ 3,331.80
5x per week	\$ 2,971.48	\$ 3,224.06	\$ 3,498.11	\$ 3,795.45	\$ 4,118.06
6x per week	\$ 3,505.12	\$ 3,803.06	\$ 4,126.32	\$ 4,477.06	\$ 4,857.61
7x per week	\$ 4,217.07	\$ 4,575.52	\$ 4,964.44	\$ 5,386.42	\$ 5,844.27
Extra pick-up	\$ 202.93	\$ 220.18	\$ 238.90	\$ 259.21	\$ 281.24



Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Multi-Family and Commercial - Additional Recycling Containers</b>					
<b>65 Gallon Recycling Barrel</b>					
1x per week	\$ 39.49	\$ 42.85	\$ 46.49	\$ 50.44	\$ 54.73
2x per week	\$ 75.82	\$ 82.26	\$ 89.25	\$ 96.84	\$ 105.07
3x per week	\$ 113.74	\$ 123.41	\$ 133.90	\$ 145.28	\$ 157.63
4x per week	\$ 151.27	\$ 164.13	\$ 178.08	\$ 193.22	\$ 209.64
5x per week	\$ 189.09	\$ 205.16	\$ 222.60	\$ 241.52	\$ 262.05
6x per week	\$ 226.90	\$ 246.19	\$ 267.12	\$ 289.83	\$ 314.47
7x per week	\$ 266.60	\$ 289.26	\$ 313.85	\$ 340.53	\$ 369.48
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Recycling Barrel</b>					
1x per week	\$ 42.12	\$ 45.70	\$ 49.58	\$ 53.79	\$ 58.36
2x per week	\$ 80.88	\$ 87.75	\$ 95.21	\$ 103.30	\$ 112.08
3x per week	\$ 121.32	\$ 131.63	\$ 142.82	\$ 154.96	\$ 168.13
4x per week	\$ 161.35	\$ 175.06	\$ 189.94	\$ 206.08	\$ 223.60
5x per week	\$ 201.69	\$ 218.83	\$ 237.43	\$ 257.61	\$ 279.51
6x per week	\$ 242.03	\$ 262.60	\$ 284.92	\$ 309.14	\$ 335.42
7x per week	\$ 284.38	\$ 308.55	\$ 334.78	\$ 363.24	\$ 394.12
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Recycling Bin</b>					
1x per week	\$ 92.14	\$ 99.97	\$ 108.47	\$ 117.69	\$ 127.69
2x per week	\$ 176.92	\$ 191.96	\$ 208.28	\$ 225.98	\$ 245.19
3x per week	\$ 265.38	\$ 287.94	\$ 312.41	\$ 339.96	\$ 367.77
4x per week	\$ 352.96	\$ 382.96	\$ 415.51	\$ 450.83	\$ 489.15
5x per week	\$ 441.20	\$ 478.70	\$ 519.39	\$ 563.54	\$ 611.44
6x per week	\$ 529.44	\$ 574.44	\$ 623.27	\$ 676.25	\$ 733.73
7x per week	\$ 622.09	\$ 674.97	\$ 732.34	\$ 794.59	\$ 862.13
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>1.5 Yard Recycling Bin</b>					
1x per week	\$ 105.32	\$ 114.27	\$ 123.98	\$ 134.52	\$ 145.95
2x per week	\$ 202.20	\$ 219.39	\$ 238.04	\$ 258.27	\$ 280.22
3x per week	\$ 303.29	\$ 329.07	\$ 357.04	\$ 387.39	\$ 420.32
4x per week	\$ 403.37	\$ 437.66	\$ 474.86	\$ 515.22	\$ 559.01
5x per week	\$ 504.22	\$ 547.08	\$ 593.58	\$ 644.03	\$ 698.77
6x per week	\$ 605.07	\$ 656.50	\$ 712.30	\$ 772.85	\$ 838.54
7x per week	\$ 710.96	\$ 771.39	\$ 836.96	\$ 908.10	\$ 985.29
Extra pick-up	\$ 88.27	\$ 95.77	\$ 103.91	\$ 112.74	\$ 122.32
<b>2 Yard Recycling Bin</b>					
1x per week	\$ 118.47	\$ 128.54	\$ 139.47	\$ 151.32	\$ 164.18
2x per week	\$ 227.47	\$ 246.80	\$ 267.78	\$ 290.54	\$ 315.24
3x per week	\$ 341.20	\$ 370.20	\$ 401.67	\$ 435.81	\$ 472.85
4x per week	\$ 453.80	\$ 492.37	\$ 534.22	\$ 579.63	\$ 628.90
5x per week	\$ 567.25	\$ 615.47	\$ 667.78	\$ 724.54	\$ 786.13
6x per week	\$ 680.70	\$ 738.56	\$ 801.34	\$ 869.45	\$ 943.35
7x per week	\$ 799.82	\$ 867.80	\$ 941.56	\$ 1,021.59	\$ 1,108.43
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>3 Yard Recycling Bin</b>					
1x per week	\$ 131.64	\$ 142.83	\$ 154.97	\$ 168.14	\$ 182.43
2x per week	\$ 252.75	\$ 274.23	\$ 297.54	\$ 322.83	\$ 350.27
3x per week	\$ 379.11	\$ 411.33	\$ 446.29	\$ 484.22	\$ 525.38
4x per week	\$ 504.22	\$ 547.08	\$ 593.58	\$ 644.03	\$ 698.77
5x per week	\$ 630.29	\$ 683.86	\$ 741.99	\$ 805.06	\$ 873.49
6x per week	\$ 756.34	\$ 820.63	\$ 890.38	\$ 966.06	\$ 1,048.18
7x per week	\$ 888.69	\$ 964.23	\$ 1,046.19	\$ 1,135.12	\$ 1,231.61
Extra pick-up	\$ 100.56	\$ 109.11	\$ 118.38	\$ 128.44	\$ 139.36
<b>4 Yard Recycling Bin</b>					
1x per week	\$ 204.04	\$ 221.38	\$ 240.20	\$ 260.62	\$ 282.77
2x per week	\$ 391.76	\$ 425.06	\$ 461.19	\$ 500.39	\$ 542.92
3x per week	\$ 587.63	\$ 637.58	\$ 691.77	\$ 750.57	\$ 814.37
4x per week	\$ 781.55	\$ 847.98	\$ 920.06	\$ 998.27	\$ 1,083.12
5x per week	\$ 976.93	\$ 1,059.97	\$ 1,150.07	\$ 1,247.83	\$ 1,353.90
6x per week	\$ 1,172.33	\$ 1,271.98	\$ 1,380.10	\$ 1,497.41	\$ 1,624.69
7x per week	\$ 1,377.48	\$ 1,494.57	\$ 1,621.61	\$ 1,759.45	\$ 1,909.00
Extra pick-up	\$ 153.18	\$ 166.20	\$ 180.33	\$ 195.66	\$ 212.29
<b>6 Yard Recycling Bin</b>					
1x per week	\$ 227.08	\$ 246.38	\$ 267.32	\$ 290.04	\$ 314.69
2x per week	\$ 435.98	\$ 473.04	\$ 513.25	\$ 556.88	\$ 604.21
3x per week	\$ 653.98	\$ 709.57	\$ 769.88	\$ 835.32	\$ 906.32
4x per week	\$ 869.79	\$ 943.72	\$ 1,023.94	\$ 1,110.97	\$ 1,205.40
5x per week	\$ 1,087.24	\$ 1,179.66	\$ 1,279.93	\$ 1,388.72	\$ 1,506.76
6x per week	\$ 1,304.68	\$ 1,415.58	\$ 1,535.90	\$ 1,666.45	\$ 1,808.10
7x per week	\$ 1,533.00	\$ 1,663.31	\$ 1,804.69	\$ 1,958.09	\$ 2,124.53
Extra pick-up	\$ 166.28	\$ 180.41	\$ 195.74	\$ 212.38	\$ 230.43
<b>2 Yard Recycling Compactor</b>					
1x per week	\$ 230.36	\$ 249.94	\$ 271.18	\$ 294.23	\$ 319.24
2x per week	\$ 442.31	\$ 479.91	\$ 520.70	\$ 564.96	\$ 612.98
3x per week	\$ 663.45	\$ 719.84	\$ 781.03	\$ 847.42	\$ 919.45
4x per week	\$ 882.40	\$ 957.40	\$ 1,038.78	\$ 1,127.08	\$ 1,222.88
5x per week	\$ 1,102.99	\$ 1,196.74	\$ 1,298.46	\$ 1,408.83	\$ 1,528.58
6x per week	\$ 1,323.58	\$ 1,436.08	\$ 1,558.15	\$ 1,690.59	\$ 1,834.29
7x per week	\$ 1,555.21	\$ 1,687.40	\$ 1,830.83	\$ 1,986.45	\$ 2,155.30
Extra pick-up	\$ 134.85	\$ 146.31	\$ 158.75	\$ 172.24	\$ 186.88
<b>3 Yard Recycling Compactor</b>					
1x per week	\$ 296.19	\$ 321.37	\$ 348.69	\$ 378.33	\$ 410.49
2x per week	\$ 568.67	\$ 617.01	\$ 669.46	\$ 726.36	\$ 788.10
3x per week	\$ 853.01	\$ 925.52	\$ 1,004.19	\$ 1,089.55	\$ 1,182.16
4x per week	\$ 1,134.51	\$ 1,230.94	\$ 1,335.57	\$ 1,449.09	\$ 1,572.26
5x per week	\$ 1,418.13	\$ 1,538.67	\$ 1,669.46	\$ 1,811.36	\$ 1,965.33
6x per week	\$ 1,701.76	\$ 1,846.41	\$ 2,003.35	\$ 2,173.63	\$ 2,358.39
7x per week	\$ 1,999.57	\$ 2,169.53	\$ 2,353.94	\$ 2,554.02	\$ 2,771.11
Extra pick-up	\$ 166.02	\$ 180.13	\$ 195.44	\$ 212.05	\$ 230.07

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>4 Yard Recycling Compactor</b>					
1x per week	\$ 329.10	\$ 357.07	\$ 387.42	\$ 420.35	\$ 456.08
2x per week	\$ 631.87	\$ 685.58	\$ 743.85	\$ 807.08	\$ 875.68
3x per week	\$ 947.79	\$ 1,028.35	\$ 1,115.76	\$ 1,210.60	\$ 1,313.50
4x per week	\$ 1,260.56	\$ 1,367.71	\$ 1,483.97	\$ 1,610.11	\$ 1,746.97
5x per week	\$ 1,575.70	\$ 1,709.63	\$ 1,854.95	\$ 2,012.62	\$ 2,183.69
6x per week	\$ 1,890.85	\$ 2,051.57	\$ 2,225.95	\$ 2,415.16	\$ 2,620.45
7x per week	\$ 2,221.74	\$ 2,410.59	\$ 2,615.49	\$ 2,837.81	\$ 3,079.02
Extra pick-up	\$ 202.93	\$ 220.18	\$ 238.90	\$ 259.21	\$ 281.24
<b>Multi-Family and Commercial - Additional Organics Containers</b>					
<b>65 Gallon Organics Barrel</b>					
1x per week	\$ 52.66	\$ 57.14	\$ 62.00	\$ 67.27	\$ 72.99
2x per week	\$ 101.10	\$ 109.69	\$ 119.01	\$ 129.13	\$ 140.11
3x per week	\$ 151.65	\$ 164.54	\$ 178.53	\$ 193.71	\$ 210.18
4x per week	\$ 201.69	\$ 218.83	\$ 237.43	\$ 257.61	\$ 279.51
5x per week	\$ 252.11	\$ 273.54	\$ 296.79	\$ 322.02	\$ 349.39
6x per week	\$ 302.54	\$ 328.26	\$ 356.16	\$ 386.43	\$ 419.28
7x per week	\$ 355.47	\$ 385.68	\$ 418.46	\$ 454.03	\$ 492.62
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Organics Barrel</b>					
1x per week	\$ 56.16	\$ 60.93	\$ 66.11	\$ 71.73	\$ 77.83
2x per week	\$ 107.84	\$ 117.01	\$ 126.96	\$ 137.75	\$ 149.46
3x per week	\$ 161.76	\$ 175.51	\$ 190.43	\$ 206.62	\$ 224.18
4x per week	\$ 215.13	\$ 233.42	\$ 253.26	\$ 274.79	\$ 298.15
5x per week	\$ 268.92	\$ 291.78	\$ 316.58	\$ 343.49	\$ 372.69
6x per week	\$ 322.70	\$ 350.13	\$ 379.89	\$ 412.18	\$ 447.22
7x per week	\$ 379.18	\$ 411.41	\$ 446.38	\$ 484.32	\$ 525.49
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Organics Bin</b>					
1x per week	\$ 122.86	\$ 133.30	\$ 144.63	\$ 156.92	\$ 170.26
2x per week	\$ 235.89	\$ 255.94	\$ 277.69	\$ 301.29	\$ 326.90
3x per week	\$ 353.85	\$ 383.93	\$ 416.56	\$ 451.97	\$ 490.39
4x per week	\$ 470.60	\$ 510.60	\$ 554.00	\$ 601.09	\$ 652.18
5x per week	\$ 588.26	\$ 638.26	\$ 692.51	\$ 751.37	\$ 815.24
6x per week	\$ 705.91	\$ 765.91	\$ 831.01	\$ 901.65	\$ 978.29
7x per week	\$ 829.45	\$ 899.95	\$ 976.45	\$ 1,059.45	\$ 1,149.50
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>1.5 Yard Organics Bin</b>					
1x per week	\$ 140.42	\$ 152.36	\$ 165.31	\$ 179.36	\$ 194.61
2x per week	\$ 269.59	\$ 292.51	\$ 317.37	\$ 344.35	\$ 373.62
3x per week	\$ 404.38	\$ 438.75	\$ 476.04	\$ 516.50	\$ 560.40
4x per week	\$ 537.84	\$ 583.56	\$ 633.16	\$ 686.98	\$ 745.37
5x per week	\$ 672.30	\$ 729.45	\$ 791.45	\$ 858.72	\$ 931.71
6x per week	\$ 806.76	\$ 875.33	\$ 949.73	\$ 1,030.46	\$ 1,118.05
7x per week	\$ 947.95	\$ 1,028.53	\$ 1,115.96	\$ 1,210.82	\$ 1,313.74
Extra pick-up	\$ 88.27	\$ 95.77	\$ 103.91	\$ 112.74	\$ 122.32



Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>2 Yard Organics Bin</b>					
1x per week	\$ 157.97	\$ 171.40	\$ 185.97	\$ 201.78	\$ 218.93
2x per week	\$ 303.30	\$ 329.08	\$ 357.05	\$ 387.40	\$ 420.33
3x per week	\$ 454.93	\$ 493.60	\$ 535.56	\$ 581.08	\$ 630.47
4x per week	\$ 605.07	\$ 656.50	\$ 712.30	\$ 772.85	\$ 838.54
5x per week	\$ 756.34	\$ 820.63	\$ 890.38	\$ 966.06	\$ 1,048.18
6x per week	\$ 907.60	\$ 984.75	\$ 1,068.45	\$ 1,159.27	\$ 1,257.81
7x per week	\$ 1,066.43	\$ 1,157.08	\$ 1,255.43	\$ 1,362.14	\$ 1,477.92
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20
<b>Multi-Family and Commercial - Distance and Lock-Lid Services</b>					
<b>Push Svc (Per 10') - Per Container per Month</b>					
1x per week	\$ 14.30	\$ 15.52	\$ 16.84	\$ 18.27	\$ 19.82
2x per week	\$ 28.61	\$ 31.04	\$ 33.68	\$ 36.54	\$ 39.65
3x per week	\$ 42.89	\$ 46.54	\$ 50.50	\$ 54.79	\$ 59.45
4x per week	\$ 57.20	\$ 62.06	\$ 67.34	\$ 73.06	\$ 79.27
5x per week	\$ 71.51	\$ 77.59	\$ 84.19	\$ 91.35	\$ 99.11
6x per week	\$ 85.81	\$ 93.10	\$ 101.01	\$ 109.60	\$ 118.92
7x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
Extra pick-up	\$ 3.58	\$ 3.88	\$ 4.21	\$ 4.57	\$ 4.96
<b>Scout Service - Per Container per Month</b>					
1x per week	\$ 55.42	\$ 60.13	\$ 65.24	\$ 70.79	\$ 76.81
2x per week	\$ 110.85	\$ 120.27	\$ 130.49	\$ 141.58	\$ 153.61
3x per week	\$ 166.27	\$ 180.40	\$ 195.73	\$ 212.37	\$ 230.42
4x per week	\$ 221.65	\$ 240.49	\$ 260.93	\$ 283.11	\$ 307.17
5x per week	\$ 277.10	\$ 300.65	\$ 326.21	\$ 353.94	\$ 384.02
6x per week	\$ 332.50	\$ 360.76	\$ 391.42	\$ 424.69	\$ 460.79
7x per week	\$ 387.90	\$ 420.87	\$ 456.64	\$ 495.45	\$ 537.56
Extra pick-up	\$ 13.86	\$ 15.04	\$ 16.32	\$ 17.71	\$ 19.22
<b>Lock-Lid Service - Per Container per Month</b>					
1x per week	\$ 25.04	\$ 27.17	\$ 29.48	\$ 31.99	\$ 34.71
2x per week	\$ 50.06	\$ 54.32	\$ 58.94	\$ 63.95	\$ 69.39
3x per week	\$ 75.08	\$ 81.46	\$ 88.38	\$ 95.89	\$ 104.04
4x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
5x per week	\$ 125.12	\$ 135.76	\$ 147.30	\$ 159.82	\$ 173.40
6x per week	\$ 150.14	\$ 162.90	\$ 176.75	\$ 191.77	\$ 208.07
7x per week	\$ 175.16	\$ 190.05	\$ 206.20	\$ 223.73	\$ 242.75
Extra pick-up	\$ 6.26	\$ 6.79	\$ 7.37	\$ 8.00	\$ 8.68
<b>Back-Out (Per 50') - Per Container per Month</b>					
1x per week	\$ 25.04	\$ 27.17	\$ 29.48	\$ 31.99	\$ 34.71
2x per week	\$ 50.06	\$ 54.32	\$ 58.94	\$ 63.95	\$ 69.39
3x per week	\$ 75.08	\$ 81.46	\$ 88.38	\$ 95.89	\$ 104.04
4x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
5x per week	\$ 125.12	\$ 135.76	\$ 147.30	\$ 159.82	\$ 173.40
6x per week	\$ 150.14	\$ 162.90	\$ 176.75	\$ 191.77	\$ 208.07
7x per week	\$ 175.16	\$ 190.05	\$ 206.20	\$ 223.73	\$ 242.75
Extra pick-up	\$ 6.26	\$ 6.79	\$ 7.37	\$ 8.00	\$ 8.68



Exhibit A Maximum Service Rates - Gross						
		Rate Effective Date				
		1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
Multi-Family and Commercial - Empty Contaminated Container						
Any Size Recycling or Organics Container - Per Empty	\$	47.74	\$ 51.80	\$ 56.20	\$ 60.98	\$ 66.16
Multi-Family and Commercial - Empty Over-Filled or Over-Weight Container						
Any Size / Any Type Container - Per Empty	\$	47.74	\$ 51.80	\$ 56.20	\$ 60.98	\$ 66.16
Multi-Family and Commercial - Bulky Item Pick-Up						
Solid Waste Collection Rate - Per First Item	\$	52.08	\$ 56.51	\$ 61.31	\$ 66.52	\$ 72.17
Solid Waste Collection Rate - Per Each Additional Item	\$	43.40	\$ 47.09	\$ 51.09	\$ 55.43	\$ 60.14
Multi-Family and Commercial - Roll-Off Service						
40 CY Box Collection - Per pull + Disposal Charge	\$	436.84	\$ 473.97	\$ 514.26	\$ 557.97	\$ 605.40
10 CY Box Lowboy Collection - Per pull + Disposal Charge	\$	436.84	\$ 473.97	\$ 514.26	\$ 557.97	\$ 605.40
Compactor Collection - Per pull + Disposal Charge	\$	634.53	\$ 688.47	\$ 746.99	\$ 810.48	\$ 879.37
Disposal - Trash Processed	\$	135.00	\$ 146.48	\$ 158.93	\$ 172.44	\$ 187.10
Disposal - Trash Transferred	\$	100.00	\$ 108.50	\$ 117.72	\$ 127.73	\$ 138.59
Disposal - Recycling Processed	\$	85.00	\$ 92.23	\$ 100.07	\$ 108.58	\$ 117.81
Disposal - Organics Processed	\$	150.00	\$ 162.75	\$ 176.58	\$ 191.59	\$ 207.88
Disposal - Construction & Demolition Debris Processed	\$	110.00	\$ 119.35	\$ 129.49	\$ 140.50	\$ 152.44
Multi-Family and Commercial - Other						
Cart Cleaning - Per Cart Per Occurrence	\$	32.98	\$ 35.78	\$ 38.82	\$ 42.12	\$ 45.70
1 CY - 4 CY Bin Cleaning - Per Bin Per Occurrence	\$	99.00	\$ 107.42	\$ 116.55	\$ 126.46	\$ 137.21
5+ CY Bin Cleaning - Per Bin Per Occurrence	\$	99.00	\$ 107.42	\$ 116.55	\$ 126.46	\$ 137.21
Additional Bin or Cart Exchange - Per Bin or 3 Cart Set Per Occurrence	\$	123.71	\$ 134.23	\$ 145.64	\$ 158.02	\$ 171.45
Additional Bin or Cart Replacement - Per Container Per Occurrence	\$	123.71	\$ 134.23	\$ 145.64	\$ 158.02	\$ 171.45
COD Services						
High Side Trash - Includes 5 Tons Disposal	\$	975.48	\$ 1,058.40	\$ 1,148.36	\$ 1,245.97	\$ 1,351.88
Low Boy Trash - Includes 3 Tons Disposal	\$	975.48	\$ 1,058.40	\$ 1,148.36	\$ 1,245.97	\$ 1,351.88
Disposal per ton over limit - Trash Processed	\$	135.00	\$ 146.48	\$ 158.93	\$ 172.44	\$ 187.10
Disposal per ton over limit - Trash Transferred	\$	100.00	\$ 108.50	\$ 117.72	\$ 127.73	\$ 138.59
Disposal per ton over limit - Recycling Processed	\$	85.00	\$ 92.23	\$ 100.07	\$ 108.58	\$ 117.81
Disposal per ton over limit - Organics Processed	\$	150.00	\$ 162.75	\$ 176.58	\$ 191.59	\$ 207.88
Disposal per ton over limit - Construction & Demolition Debris Processed	\$	110.00	\$ 119.35	\$ 129.49	\$ 140.50	\$ 152.44
Temp Bin Delivery	\$	142.68	\$ 154.81	\$ 167.97	\$ 182.25	\$ 197.74
Temp Bin Empty	\$	86.57	\$ 93.93	\$ 101.91	\$ 110.57	\$ 119.97
Wash Container - Per Occurrence	\$	122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Relocate Container - Per Occurrence	\$	122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Dry Run Charge - Per Occurrence	\$	122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Roll-Off same day expedited service - per occurrence	\$	72.34	\$ 78.49	\$ 85.16	\$ 92.40	\$ 100.25

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Administrative Charges</b>					
Returned Item Fee - Per Occurrence	\$ 35.00	\$ 36.93	\$ 38.96	\$ 41.10	\$ 43.36
Late Fee - Per Month (\$5.00 Minimum)	1.5%	1.5%	1.5%	1.5%	1.5%
Credit Hold Fee - Per Occurrence	\$ 39.50	\$ 41.67	\$ 43.96	\$ 46.38	\$ 48.93
Restarting Discontinued Service due to Non-payment - Per Occurrence	\$ 39.84	\$ 42.03	\$ 44.34	\$ 46.78	\$ 49.35
Redelivery of Containers due to Non-payment - Per Bin or 3 Cart Set Per Occurrence	\$ 123.71	\$ 130.51	\$ 137.69	\$ 145.26	\$ 153.25
Return Trip (residential/commercial missed pick-up due to customer - on scheduled service day) - per occurrence	\$ 27.50	\$ 29.01	\$ 30.61	\$ 32.29	\$ 34.07
Service Charge for more than one service-level change per year - per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
IRV Phone Payment Fee - per occurrence	\$ 7.50	\$ 7.91	\$ 8.35	\$ 8.81	\$ 9.29
<b>Additional Collection Charges</b>					
Tires (depends on size and type - minimum fee) per tire per occurrence	\$ 50.00	\$ 52.75	\$ 55.65	\$ 58.71	\$ 61.94
Appliances containing freon - per appliance per occurrence	\$ 75.00	\$ 79.13	\$ 83.48	\$ 88.07	\$ 92.91
<b>Container Maintenance Charges</b>					
Container exchange (residential/commercial) - per 3 barrel set or per bin per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Container cleaning (residential/commercial) - per 3 barrel set or per bin per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Container replacement (residential/commercial due to customer damage) - per container per occurrence	\$ 119.00	\$ 125.55	\$ 132.46	\$ 139.75	\$ 147.44
Damage Charge - per occurrence	\$ 119.00	\$ 125.55	\$ 132.46	\$ 139.75	\$ 147.44
<b>Additional Charges</b>					
Access fee (unlocking gates, access via security office or intercom, etc.) - per entry per month	\$ 25.00	\$ 26.38	\$ 27.83	\$ 29.36	\$ 30.97
Bin enclosure clean-up - per occurrence	\$ 59.00	\$ 64.02	\$ 69.46	\$ 75.36	\$ 81.77
Container relocation (residential/commercial) - per container per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Driver stand-by or delay time - per each 15 minutes of delay time	\$ 47.50	\$ 50.11	\$ 52.87	\$ 55.78	\$ 58.85



September 22, 2023

**CITY OF LOMITA - NOTICE OF PUBLIC HEARING  
TO CONSIDER A PROPOSED INCREASE IN RATES FOR SOLID WASTE SERVICE  
CHARGES**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lomita (the “City”) will conduct a Public Hearing on **November 7, 2023, at 6:00 p.m., in the Council Chambers at 24300 Narbonne Avenue**, or as soon thereafter as the matter may be heard, to consider: (1) adopting CPI-related adjustments to all rates and charges for solid waste collection and disposal applicable to the Assessor Parcel Number for which you are shown as the property owner and/or tenant for the period January 1, 2024, to June 30, 2028, pursuant to Government Code Section 53756; (2) for residential rates, authorizing a 5.5% increase to cover increases in costs (per the attached rate sheets) and; (3) for multi-family residential and commercial rates, an increase of 8.5% to cover increases in costs (per the attached rate sheets). If approved, these rates, charges, and adjustments will be effective January 1, 2024.

**PROPOSED SOLID WASTE RATES AND CHARGES**

**(INFLATION AND OTHER RATE ADJUSTMENTS FOR THE PERIOD  
JANUARY 1, 2024, to JUNE 30, 2028)**

All current solid waste service rates include a collection and a disposal component. In accordance with the franchise agreement, the proposed rate adjustments would cover the period from January 1, 2024, through June 30, 2028, as follows:

1. For the 2024–2028 period (specifically January 1, 2024, to June 30, 2028), the overall rate increase including both the collection and disposal components is as follows: (1) for residential rates, a 5.5% increase to cover increases in costs and; (2) for multi-family residential and commercial rates, an increase of 8.5% to cover increases in costs.
2. For the 2024–2028 period (specifically July 1, 2024, to June 30, 2028), on an annual basis, the City may authorize annual inflation adjustments in solid waste service fees, rates, & charges, reflecting increased costs of providing such services. The annual adjustment shall be the sum of the percentage increase of the Consumer Price Index for Trash and Garbage Collection (CUUR0000SEHGO2) U.S. City Average (not seasonally adjusted), as the same may be amended or renamed and replaced from time to time by the United States Bureau of Labor Statistics (“Trash CPI”) for the 12-month period from March of the current year to March of the prior year, plus one percent (1%) (i.e., Trash CPI+1%). Thirty days prior to any adjustment pursuant to the schedule, customers will receive a notice to that effect before implementation of the new rates.

These adjustments are reflected in further detail in Exhibit “A” to this Notice. If approved, these increased rates will be effective January 1, 2024. Current solid waste rates can be found on the City’s website at <https://lomitacity.com/wp-content/uploads/2023/06/2023-2024-Rate-Exhibit.pdf>.

The automatic inflationary adjustments noted above are authorized pursuant to Government Code Section 53756.

**PUBLIC HEARING AND PROTESTS**

Any property owner or any tenant (i.e., a customer of record) directly responsible for the payment of solid waste service fees may submit a written protest to the proposed rate changes to the City’s solid waste service rates; provided, however, only one protest will be counted per identified parcel. Any written protest must: (1) state that the identified property owner or customer of record is in opposition to the proposed solid waste rate changes; (2) provide the location of the identified parcel (by assessor’s parcel number or street address); and (3) include the name and signature of the property owner or customer of record submitting the protest. Written protests may be submitted by mail or in person to the **City Clerk at 24300 Narbonne Avenue, Lomita, CA 90717**, or at the Public Hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the Public Hearing. Any protest submitted via e-mail or other electronic means will not be accepted. Please identify on the front of the envelope for any protest, whether mailed or submitted in person to the City Clerk, **Attn: Public Hearing on Solid Waste Rate Changes**.

**IF YOU DO NOT OBJECT TO THE ADJUSTMENTS, NO ACTION IS REQUIRED.**



The City Council will hear and consider all written protests and oral comments on the proposed rate changes at the Public Hearing. Oral comments at the Public Hearing will not qualify as formal protests; only a written protest will count for the purposes of determining whether a majority protest exists.

Upon the conclusion of the Public Hearing, if written protests against the proposed rate changes as outlined above are not presented by a majority of property owners or tenants of the identified parcels subject to the proposed rate increases, the City Council will be authorized to adopt the rate changes.

This protest hearing is being conducted in accordance with Article XIID of the California Constitution (also referred to as Proposition 218). Please note that a rate protest proceeding is not an election. To ensure transparency and accountability in the rate protest tabulation, protests shall constitute a disclosable public record from and after the time they are received. The City is conducting this Proposition 218 majority protest proceeding out of an abundance of caution and without conceding the applicability of Proposition 218 to Solid Waste Service.

For further details regarding the basis and reasons for the proposed rate changes to the City's solid waste service fees or for any questions you may have regarding the proposed fees to be imposed on your parcel, please contact Gary Sugano, Assistant City Manager at (310) 325-7110, x121.

Exhibit A					
Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Residential - Curbside Collection Service</b>					
32 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 29.17	\$ 30.77	\$ 32.46	\$ 34.25	\$ 36.13
64 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 30.01	\$ 31.66	\$ 33.40	\$ 35.24	\$ 37.18
96 Gallon Curbside Monthly Solid Waste Collection Rate	\$ 33.18	\$ 35.00	\$ 36.93	\$ 38.96	\$ 41.10
<b>Residential - Subscription Backyard Collection Service</b>					
32 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 80.62	\$ 85.05	\$ 89.73	\$ 94.67	\$ 99.88
64 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 82.21	\$ 86.73	\$ 91.50	\$ 96.53	\$ 101.84
96 Gallon Backyard Monthly Solid Waste Collection Rate	\$ 85.38	\$ 90.08	\$ 95.03	\$ 100.26	\$ 105.77
<b>Residential - Additional Services</b>					
Additional Solid Waste Cart - Any Size	\$ 17.94	\$ 18.93	\$ 19.97	\$ 21.07	\$ 22.23
Additional Recycling Cart (after one free) - Any Size	\$ 5.52	\$ 5.82	\$ 6.14	\$ 6.48	\$ 6.84
Additional Organic Waste Cart (after one free) - Any Size	\$ 17.83	\$ 18.81	\$ 19.84	\$ 20.93	\$ 22.08
Additional Cart Exchange - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Cart Replacement - Per Cart Per Occurrence	\$ 15.79	\$ 16.66	\$ 17.58	\$ 18.55	\$ 19.57
Additional Bulky Items Collection - First Item Per Occurrence	\$ 55.25	\$ 58.29	\$ 61.50	\$ 64.88	\$ 68.45
Additional Bulky Items Collection - Each Additional Item Per Occurrence	\$ 23.77	\$ 25.08	\$ 26.46	\$ 27.92	\$ 29.46



Exhibit A					
Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Multi-Family and Commercial - Bundled Service (Includes Solid Waste, Recycling, &amp; Organics Services)</b>					
<b>65 Gallon Solid Waste Barrel</b>					
1x per week	\$ 144.81	\$ 157.12	\$ 170.48	\$ 184.97	\$ 200.69
2x per week	\$ 229.58	\$ 249.09	\$ 270.26	\$ 293.23	\$ 318.15
3x per week	\$ 318.05	\$ 345.08	\$ 374.41	\$ 406.23	\$ 440.76
4x per week	\$ 405.62	\$ 440.10	\$ 477.51	\$ 518.10	\$ 562.14
5x per week	\$ 493.86	\$ 535.84	\$ 581.39	\$ 630.81	\$ 684.43
6x per week	\$ 582.10	\$ 631.58	\$ 685.26	\$ 743.51	\$ 806.71
7x per week	\$ 674.73	\$ 732.08	\$ 794.31	\$ 861.83	\$ 935.09
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Solid Waste Barrel</b>					
1x per week	\$ 150.94	\$ 163.77	\$ 177.69	\$ 192.79	\$ 209.18
2x per week	\$ 241.38	\$ 261.90	\$ 284.16	\$ 308.31	\$ 334.52
3x per week	\$ 335.74	\$ 364.28	\$ 395.24	\$ 428.84	\$ 465.29
4x per week	\$ 429.14	\$ 465.62	\$ 505.20	\$ 548.14	\$ 594.73
5x per week	\$ 526.77	\$ 571.55	\$ 620.13	\$ 672.84	\$ 730.03
6x per week	\$ 620.89	\$ 673.67	\$ 730.93	\$ 793.06	\$ 860.47
7x per week	\$ 719.72	\$ 780.90	\$ 847.28	\$ 919.30	\$ 997.44
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Solid Waste Bin</b>					
1x per week	\$ 217.64	\$ 236.14	\$ 256.21	\$ 277.99	\$ 301.62
2x per week	\$ 330.67	\$ 358.78	\$ 389.28	\$ 422.37	\$ 458.27
3x per week	\$ 452.13	\$ 490.56	\$ 532.26	\$ 577.50	\$ 626.59
4x per week	\$ 635.58	\$ 689.60	\$ 748.22	\$ 811.82	\$ 880.82
5x per week	\$ 753.24	\$ 817.27	\$ 886.74	\$ 962.11	\$ 1,043.89
6x per week	\$ 870.89	\$ 944.92	\$ 1,025.24	\$ 1,112.39	\$ 1,206.94
7x per week	\$ 1,050.75	\$ 1,140.06	\$ 1,236.97	\$ 1,342.11	\$ 1,456.19
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>2 Yard Solid Waste Bin</b>					
1x per week	\$ 302.77	\$ 328.51	\$ 356.43	\$ 386.73	\$ 419.60
2x per week	\$ 603.08	\$ 654.34	\$ 709.96	\$ 770.31	\$ 835.79
3x per week	\$ 843.17	\$ 914.84	\$ 992.60	\$ 1,076.97	\$ 1,168.51
4x per week	\$ 1,098.45	\$ 1,191.82	\$ 1,293.12	\$ 1,403.04	\$ 1,522.30
5x per week	\$ 1,355.51	\$ 1,470.73	\$ 1,595.74	\$ 1,731.38	\$ 1,878.55
6x per week	\$ 1,595.01	\$ 1,730.59	\$ 1,877.69	\$ 2,037.29	\$ 2,210.46
7x per week	\$ 1,958.11	\$ 2,124.55	\$ 2,305.14	\$ 2,501.08	\$ 2,713.67
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20
<b>3 Yard Solid Waste Bin*</b>					
1x per week	\$ 337.00	\$ 365.65	\$ 396.73	\$ 430.45	\$ 467.04
2x per week	\$ 662.05	\$ 718.32	\$ 779.38	\$ 845.63	\$ 917.51
3x per week	\$ 949.19	\$ 1,029.87	\$ 1,117.41	\$ 1,212.39	\$ 1,315.44
4x per week	\$ 1,233.64	\$ 1,338.50	\$ 1,452.27	\$ 1,575.71	\$ 1,709.65
5x per week	\$ 1,614.18	\$ 1,751.39	\$ 1,900.26	\$ 2,061.78	\$ 2,237.03
6x per week	\$ 1,883.11	\$ 2,043.17	\$ 2,216.84	\$ 2,405.27	\$ 2,609.72
7x per week	\$ 2,199.18	\$ 2,386.11	\$ 2,588.93	\$ 2,808.99	\$ 3,047.75
Extra pick-up	\$ 100.56	\$ 109.11	\$ 118.38	\$ 128.44	\$ 139.36

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>4 Yard Solid Waste Bin</b>					
1x per week	\$ 513.38	\$ 557.02	\$ 604.37	\$ 655.74	\$ 711.48
2x per week	\$ 890.23	\$ 965.90	\$ 1,048.00	\$ 1,137.08	\$ 1,233.73
3x per week	\$ 1,282.68	\$ 1,391.71	\$ 1,510.01	\$ 1,638.36	\$ 1,777.62
4x per week	\$ 1,765.46	\$ 1,915.52	\$ 2,078.34	\$ 2,255.00	\$ 2,446.68
5x per week	\$ 2,173.13	\$ 2,357.85	\$ 2,558.27	\$ 2,775.72	\$ 3,011.66
6x per week	\$ 2,547.10	\$ 2,763.60	\$ 2,998.51	\$ 3,253.38	\$ 3,529.92
7x per week	\$ 3,091.39	\$ 3,354.16	\$ 3,639.26	\$ 3,948.60	\$ 4,284.23
Extra pick-up	\$ 153.18	\$ 166.20	\$ 180.33	\$ 195.66	\$ 212.29
<b>6 Yard Solid Waste Bin</b>					
1x per week	\$ 557.27	\$ 604.64	\$ 656.03	\$ 711.79	\$ 772.29
2x per week	\$ 992.03	\$ 1,076.35	\$ 1,167.84	\$ 1,267.11	\$ 1,374.81
3x per week	\$ 1,520.67	\$ 1,649.93	\$ 1,790.17	\$ 1,942.33	\$ 2,107.43
4x per week	\$ 1,967.23	\$ 2,134.44	\$ 2,315.87	\$ 2,512.72	\$ 2,726.30
5x per week	\$ 2,617.78	\$ 2,840.29	\$ 3,081.71	\$ 3,343.66	\$ 3,627.87
6x per week	\$ 3,033.75	\$ 3,291.62	\$ 3,571.41	\$ 3,874.98	\$ 4,204.35
7x per week	\$ 3,537.76	\$ 3,838.47	\$ 4,164.74	\$ 4,518.74	\$ 4,902.83
Extra pick-up	\$ 166.28	\$ 180.41	\$ 195.74	\$ 212.38	\$ 230.43
<b>2 Yard Solid Waste Compactor</b>					
1x per week	\$ 451.95	\$ 490.37	\$ 532.05	\$ 577.27	\$ 626.34
2x per week	\$ 889.52	\$ 965.13	\$ 1,047.17	\$ 1,136.18	\$ 1,232.76
3x per week	\$ 1,272.84	\$ 1,381.03	\$ 1,498.42	\$ 1,625.79	\$ 1,763.98
4x per week	\$ 1,669.91	\$ 1,811.85	\$ 1,965.86	\$ 2,132.96	\$ 2,314.26
5x per week	\$ 2,069.82	\$ 2,245.75	\$ 2,436.64	\$ 2,643.75	\$ 2,868.47
6x per week	\$ 2,452.19	\$ 2,660.63	\$ 2,886.78	\$ 3,132.16	\$ 3,398.39
7x per week	\$ 2,965.30	\$ 3,217.35	\$ 3,490.82	\$ 3,787.54	\$ 4,109.48
Extra pick-up	\$ 134.85	\$ 146.31	\$ 158.75	\$ 172.24	\$ 186.88
<b>3 Yard Solid Waste Compactor</b>					
1x per week	\$ 556.39	\$ 603.68	\$ 654.99	\$ 710.66	\$ 771.07
2x per week	\$ 1,083.29	\$ 1,175.37	\$ 1,275.28	\$ 1,383.68	\$ 1,501.29
3x per week	\$ 1,581.06	\$ 1,715.45	\$ 1,861.26	\$ 2,019.47	\$ 2,191.12
4x per week	\$ 2,074.01	\$ 2,250.30	\$ 2,441.58	\$ 2,649.11	\$ 2,874.28
5x per week	\$ 2,664.65	\$ 2,891.15	\$ 3,136.90	\$ 3,403.54	\$ 3,692.84
6x per week	\$ 3,143.67	\$ 3,410.88	\$ 3,700.80	\$ 4,015.37	\$ 4,356.68
7x per week	\$ 3,680.35	\$ 3,993.18	\$ 4,332.60	\$ 4,700.87	\$ 5,100.44
Extra pick-up	\$ 166.02	\$ 180.13	\$ 195.44	\$ 212.05	\$ 230.07
<b>4 Yard Solid Waste Compactor</b>					
1x per week	\$ 680.12	\$ 737.93	\$ 800.65	\$ 868.71	\$ 942.55
2x per week	\$ 1,210.37	\$ 1,313.25	\$ 1,424.88	\$ 1,545.99	\$ 1,677.40
3x per week	\$ 1,762.88	\$ 1,912.72	\$ 2,075.30	\$ 2,251.70	\$ 2,443.09
4x per week	\$ 2,404.14	\$ 2,608.49	\$ 2,830.21	\$ 3,070.78	\$ 3,331.80
5x per week	\$ 2,971.48	\$ 3,224.06	\$ 3,498.11	\$ 3,795.45	\$ 4,118.06
6x per week	\$ 3,505.12	\$ 3,803.06	\$ 4,126.32	\$ 4,477.06	\$ 4,857.61
7x per week	\$ 4,217.07	\$ 4,575.52	\$ 4,964.44	\$ 5,386.42	\$ 5,844.27
Extra pick-up	\$ 202.93	\$ 220.18	\$ 238.90	\$ 259.21	\$ 281.24



Exhibit A					
Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Multi-Family and Commercial - Additional Recycling Containers</b>					
<b>65 Gallon Recycling Barrel</b>					
1x per week	\$ 39.49	\$ 42.85	\$ 46.49	\$ 50.44	\$ 54.73
2x per week	\$ 75.82	\$ 82.26	\$ 89.25	\$ 96.84	\$ 105.07
3x per week	\$ 113.74	\$ 123.41	\$ 133.90	\$ 145.28	\$ 157.63
4x per week	\$ 151.27	\$ 164.13	\$ 178.08	\$ 193.22	\$ 209.64
5x per week	\$ 189.09	\$ 205.16	\$ 222.60	\$ 241.52	\$ 262.05
6x per week	\$ 226.90	\$ 246.19	\$ 267.12	\$ 289.83	\$ 314.47
7x per week	\$ 266.60	\$ 289.26	\$ 313.85	\$ 340.53	\$ 369.48
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Recycling Barrel</b>					
1x per week	\$ 42.12	\$ 45.70	\$ 49.58	\$ 53.79	\$ 58.36
2x per week	\$ 80.88	\$ 87.75	\$ 95.21	\$ 103.30	\$ 112.08
3x per week	\$ 121.32	\$ 131.63	\$ 142.82	\$ 154.96	\$ 168.13
4x per week	\$ 161.35	\$ 175.06	\$ 189.94	\$ 206.08	\$ 223.60
5x per week	\$ 201.69	\$ 218.83	\$ 237.43	\$ 257.61	\$ 279.51
6x per week	\$ 242.03	\$ 262.60	\$ 284.92	\$ 309.14	\$ 335.42
7x per week	\$ 284.38	\$ 308.55	\$ 334.78	\$ 363.24	\$ 394.12
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Recycling Bin</b>					
1x per week	\$ 92.14	\$ 99.97	\$ 108.47	\$ 117.69	\$ 127.69
2x per week	\$ 176.92	\$ 191.96	\$ 208.28	\$ 225.98	\$ 245.19
3x per week	\$ 265.38	\$ 287.94	\$ 312.41	\$ 338.96	\$ 367.77
4x per week	\$ 352.96	\$ 382.96	\$ 415.51	\$ 450.83	\$ 489.15
5x per week	\$ 441.20	\$ 478.70	\$ 519.39	\$ 563.54	\$ 611.44
6x per week	\$ 529.44	\$ 574.44	\$ 623.27	\$ 676.25	\$ 733.73
7x per week	\$ 622.09	\$ 674.97	\$ 732.34	\$ 794.59	\$ 862.13
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>1.5 Yard Recycling Bin</b>					
1x per week	\$ 105.32	\$ 114.27	\$ 123.98	\$ 134.52	\$ 145.95
2x per week	\$ 202.20	\$ 219.39	\$ 238.04	\$ 258.27	\$ 280.22
3x per week	\$ 303.29	\$ 329.07	\$ 357.04	\$ 387.39	\$ 420.32
4x per week	\$ 403.37	\$ 437.66	\$ 474.86	\$ 515.22	\$ 559.01
5x per week	\$ 504.22	\$ 547.08	\$ 593.58	\$ 644.03	\$ 698.77
6x per week	\$ 605.07	\$ 656.50	\$ 712.30	\$ 772.85	\$ 838.54
7x per week	\$ 710.96	\$ 771.39	\$ 836.96	\$ 908.10	\$ 985.29
Extra pick-up	\$ 88.27	\$ 95.77	\$ 103.91	\$ 112.74	\$ 122.32
<b>2 Yard Recycling Bin</b>					
1x per week	\$ 118.47	\$ 128.54	\$ 139.47	\$ 151.32	\$ 164.18
2x per week	\$ 227.47	\$ 246.80	\$ 267.78	\$ 290.54	\$ 315.24
3x per week	\$ 341.20	\$ 370.20	\$ 401.67	\$ 435.81	\$ 472.85
4x per week	\$ 453.80	\$ 492.37	\$ 534.22	\$ 579.63	\$ 628.90
5x per week	\$ 567.25	\$ 615.47	\$ 667.78	\$ 724.54	\$ 786.13
6x per week	\$ 680.70	\$ 738.56	\$ 801.34	\$ 869.45	\$ 943.35
7x per week	\$ 799.82	\$ 867.80	\$ 941.56	\$ 1,021.59	\$ 1,108.43
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>4 Yard Recycling Compactor</b>					
1x per week	\$ 329.10	\$ 357.07	\$ 387.42	\$ 420.35	\$ 456.08
2x per week	\$ 631.87	\$ 685.58	\$ 743.85	\$ 807.08	\$ 875.68
3x per week	\$ 947.79	\$ 1,028.35	\$ 1,115.76	\$ 1,210.60	\$ 1,313.50
4x per week	\$ 1,260.56	\$ 1,367.71	\$ 1,483.97	\$ 1,610.11	\$ 1,746.97
5x per week	\$ 1,575.70	\$ 1,709.63	\$ 1,854.95	\$ 2,012.62	\$ 2,183.69
6x per week	\$ 1,890.85	\$ 2,051.57	\$ 2,225.95	\$ 2,415.16	\$ 2,620.45
7x per week	\$ 2,221.74	\$ 2,410.59	\$ 2,615.49	\$ 2,837.81	\$ 3,079.02
Extra pick-up	\$ 202.93	\$ 220.18	\$ 238.90	\$ 259.21	\$ 281.24
<b>Multi-Family and Commercial - Additional Organics Containers</b>					
<b>65 Gallon Organics Barrel</b>					
1x per week	\$ 52.66	\$ 57.14	\$ 62.00	\$ 67.27	\$ 72.99
2x per week	\$ 101.10	\$ 109.69	\$ 119.01	\$ 129.13	\$ 140.11
3x per week	\$ 151.65	\$ 164.54	\$ 178.53	\$ 193.71	\$ 210.18
4x per week	\$ 201.69	\$ 218.83	\$ 237.43	\$ 257.61	\$ 279.51
5x per week	\$ 252.11	\$ 273.54	\$ 296.79	\$ 322.02	\$ 349.39
6x per week	\$ 302.54	\$ 328.26	\$ 356.16	\$ 386.43	\$ 419.28
7x per week	\$ 355.47	\$ 385.68	\$ 418.46	\$ 454.03	\$ 492.62
Extra pick-up	\$ 57.35	\$ 62.22	\$ 67.51	\$ 73.25	\$ 79.48
<b>96 Gallon Organics Barrel</b>					
1x per week	\$ 56.16	\$ 60.93	\$ 66.11	\$ 71.73	\$ 77.83
2x per week	\$ 107.84	\$ 117.01	\$ 126.96	\$ 137.75	\$ 149.46
3x per week	\$ 161.76	\$ 175.51	\$ 190.43	\$ 206.62	\$ 224.18
4x per week	\$ 215.13	\$ 233.42	\$ 253.26	\$ 274.79	\$ 298.15
5x per week	\$ 268.92	\$ 291.78	\$ 316.58	\$ 343.49	\$ 372.69
6x per week	\$ 322.70	\$ 350.13	\$ 379.89	\$ 412.18	\$ 447.22
7x per week	\$ 379.18	\$ 411.41	\$ 446.38	\$ 484.32	\$ 525.49
Extra pick-up	\$ 59.77	\$ 64.85	\$ 70.36	\$ 76.34	\$ 82.83
<b>1 Yard Organics Bin</b>					
1x per week	\$ 122.86	\$ 133.30	\$ 144.63	\$ 156.92	\$ 170.26
2x per week	\$ 235.89	\$ 255.94	\$ 277.69	\$ 301.29	\$ 326.90
3x per week	\$ 353.85	\$ 383.93	\$ 416.56	\$ 451.97	\$ 490.39
4x per week	\$ 470.60	\$ 510.60	\$ 554.00	\$ 601.09	\$ 652.18
5x per week	\$ 588.26	\$ 638.26	\$ 692.51	\$ 751.37	\$ 815.24
6x per week	\$ 705.91	\$ 765.91	\$ 831.01	\$ 901.65	\$ 978.29
7x per week	\$ 829.45	\$ 899.95	\$ 976.45	\$ 1,059.45	\$ 1,149.50
Extra pick-up	\$ 86.19	\$ 93.52	\$ 101.47	\$ 110.09	\$ 119.45
<b>1.5 Yard Organics Bin</b>					
1x per week	\$ 140.42	\$ 152.36	\$ 165.31	\$ 179.36	\$ 194.61
2x per week	\$ 269.59	\$ 292.51	\$ 317.37	\$ 344.35	\$ 373.62
3x per week	\$ 404.38	\$ 438.75	\$ 476.04	\$ 516.50	\$ 560.40
4x per week	\$ 537.84	\$ 583.56	\$ 633.16	\$ 686.98	\$ 745.37
5x per week	\$ 672.30	\$ 729.45	\$ 791.45	\$ 858.72	\$ 931.71
6x per week	\$ 806.76	\$ 875.33	\$ 949.73	\$ 1,030.46	\$ 1,118.05
7x per week	\$ 947.95	\$ 1,028.53	\$ 1,115.96	\$ 1,210.82	\$ 1,313.74
Extra pick-up	\$ 88.27	\$ 95.77	\$ 103.91	\$ 112.74	\$ 122.32



Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>3 Yard Recycling Bin</b>					
1x per week	\$ 131.64	\$ 142.83	\$ 154.97	\$ 168.14	\$ 182.43
2x per week	\$ 252.75	\$ 274.23	\$ 297.54	\$ 322.83	\$ 350.27
3x per week	\$ 379.11	\$ 411.33	\$ 446.29	\$ 484.22	\$ 525.38
4x per week	\$ 504.22	\$ 547.08	\$ 593.58	\$ 644.03	\$ 698.77
5x per week	\$ 630.29	\$ 683.86	\$ 741.99	\$ 805.06	\$ 873.49
6x per week	\$ 756.34	\$ 820.63	\$ 890.38	\$ 966.06	\$ 1,048.18
7x per week	\$ 888.69	\$ 964.23	\$ 1,046.19	\$ 1,135.12	\$ 1,231.61
Extra pick-up	\$ 100.56	\$ 109.11	\$ 118.38	\$ 128.44	\$ 139.36
<b>4 Yard Recycling Bin</b>					
1x per week	\$ 204.04	\$ 221.38	\$ 240.20	\$ 260.62	\$ 282.77
2x per week	\$ 391.76	\$ 425.06	\$ 461.19	\$ 500.39	\$ 542.92
3x per week	\$ 587.63	\$ 637.58	\$ 691.77	\$ 750.57	\$ 814.37
4x per week	\$ 781.55	\$ 847.98	\$ 920.06	\$ 998.27	\$ 1,083.12
5x per week	\$ 976.93	\$ 1,059.97	\$ 1,150.07	\$ 1,247.83	\$ 1,353.90
6x per week	\$ 1,172.33	\$ 1,271.98	\$ 1,380.10	\$ 1,497.41	\$ 1,624.69
7x per week	\$ 1,377.48	\$ 1,494.57	\$ 1,621.61	\$ 1,759.45	\$ 1,909.00
Extra pick-up	\$ 153.18	\$ 166.20	\$ 180.33	\$ 195.66	\$ 212.29
<b>6 Yard Recycling Bin</b>					
1x per week	\$ 227.08	\$ 246.38	\$ 267.32	\$ 290.04	\$ 314.69
2x per week	\$ 435.98	\$ 473.04	\$ 513.25	\$ 556.88	\$ 604.21
3x per week	\$ 653.98	\$ 709.57	\$ 769.88	\$ 835.32	\$ 906.32
4x per week	\$ 869.79	\$ 943.72	\$ 1,023.94	\$ 1,110.97	\$ 1,205.40
5x per week	\$ 1,087.24	\$ 1,179.66	\$ 1,279.93	\$ 1,388.72	\$ 1,506.76
6x per week	\$ 1,304.68	\$ 1,415.58	\$ 1,535.90	\$ 1,666.45	\$ 1,808.10
7x per week	\$ 1,533.00	\$ 1,663.31	\$ 1,804.69	\$ 1,958.09	\$ 2,124.53
Extra pick-up	\$ 166.28	\$ 180.41	\$ 195.74	\$ 212.38	\$ 230.43
<b>2 Yard Recycling Compactor</b>					
1x per week	\$ 230.36	\$ 249.94	\$ 271.18	\$ 294.23	\$ 319.24
2x per week	\$ 442.31	\$ 479.91	\$ 520.70	\$ 564.96	\$ 612.98
3x per week	\$ 663.45	\$ 719.84	\$ 781.03	\$ 847.42	\$ 919.45
4x per week	\$ 882.40	\$ 957.40	\$ 1,038.78	\$ 1,127.08	\$ 1,222.88
5x per week	\$ 1,102.99	\$ 1,196.74	\$ 1,298.46	\$ 1,408.83	\$ 1,528.58
6x per week	\$ 1,323.58	\$ 1,436.08	\$ 1,558.15	\$ 1,690.59	\$ 1,834.29
7x per week	\$ 1,555.21	\$ 1,687.40	\$ 1,830.83	\$ 1,986.45	\$ 2,155.30
Extra pick-up	\$ 134.85	\$ 146.31	\$ 158.75	\$ 172.24	\$ 186.88
<b>3 Yard Recycling Compactor</b>					
1x per week	\$ 296.19	\$ 321.37	\$ 348.69	\$ 378.33	\$ 410.49
2x per week	\$ 568.67	\$ 617.01	\$ 669.46	\$ 726.36	\$ 788.10
3x per week	\$ 853.01	\$ 925.52	\$ 1,004.19	\$ 1,089.55	\$ 1,182.16
4x per week	\$ 1,134.51	\$ 1,230.94	\$ 1,335.57	\$ 1,449.09	\$ 1,572.26
5x per week	\$ 1,418.13	\$ 1,538.67	\$ 1,669.46	\$ 1,811.36	\$ 1,965.33
6x per week	\$ 1,701.76	\$ 1,846.41	\$ 2,003.35	\$ 2,173.63	\$ 2,358.39
7x per week	\$ 1,999.57	\$ 2,169.53	\$ 2,353.94	\$ 2,554.02	\$ 2,771.11
Extra pick-up	\$ 166.02	\$ 180.13	\$ 195.44	\$ 212.05	\$ 230.07

Exhibit A					
Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>2 Yard Organics Bin</b>					
1x per week	\$ 157.97	\$ 171.40	\$ 185.97	\$ 201.78	\$ 218.93
2x per week	\$ 303.30	\$ 329.08	\$ 357.05	\$ 387.40	\$ 420.33
3x per week	\$ 454.93	\$ 493.60	\$ 535.56	\$ 581.08	\$ 630.47
4x per week	\$ 605.07	\$ 656.50	\$ 712.30	\$ 772.85	\$ 838.54
5x per week	\$ 756.34	\$ 820.63	\$ 890.38	\$ 966.06	\$ 1,048.18
6x per week	\$ 907.60	\$ 984.75	\$ 1,068.45	\$ 1,159.27	\$ 1,257.81
7x per week	\$ 1,066.43	\$ 1,157.08	\$ 1,255.43	\$ 1,362.14	\$ 1,477.92
Extra pick-up	\$ 90.34	\$ 98.02	\$ 106.35	\$ 115.39	\$ 125.20
<b>Multi-Family and Commercial - Distance and Lock-Lid Services</b>					
<b>Push Svc (Per 10') - Per Container per Month</b>					
1x per week	\$ 14.30	\$ 15.52	\$ 16.84	\$ 18.27	\$ 19.82
2x per week	\$ 28.61	\$ 31.04	\$ 33.68	\$ 36.54	\$ 39.65
3x per week	\$ 42.89	\$ 46.54	\$ 50.50	\$ 54.79	\$ 59.45
4x per week	\$ 57.20	\$ 62.06	\$ 67.34	\$ 73.06	\$ 79.27
5x per week	\$ 71.51	\$ 77.59	\$ 84.19	\$ 91.35	\$ 99.11
6x per week	\$ 85.81	\$ 93.10	\$ 101.01	\$ 109.60	\$ 118.92
7x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
Extra pick-up	\$ 3.58	\$ 3.88	\$ 4.21	\$ 4.57	\$ 4.96
<b>Scout Service - Per Container per Month</b>					
1x per week	\$ 55.42	\$ 60.13	\$ 65.24	\$ 70.79	\$ 76.81
2x per week	\$ 110.85	\$ 120.27	\$ 130.49	\$ 141.58	\$ 153.61
3x per week	\$ 166.27	\$ 180.40	\$ 195.73	\$ 212.37	\$ 230.42
4x per week	\$ 221.65	\$ 240.49	\$ 260.93	\$ 283.11	\$ 307.17
5x per week	\$ 277.10	\$ 300.65	\$ 326.21	\$ 353.94	\$ 384.02
6x per week	\$ 332.50	\$ 360.76	\$ 391.42	\$ 424.69	\$ 460.79
7x per week	\$ 387.90	\$ 420.87	\$ 456.64	\$ 495.45	\$ 537.56
Extra pick-up	\$ 13.86	\$ 15.04	\$ 16.32	\$ 17.71	\$ 19.22
<b>Lock-Lid Service - Per Container per Month</b>					
1x per week	\$ 25.04	\$ 27.17	\$ 29.48	\$ 31.99	\$ 34.71
2x per week	\$ 50.06	\$ 54.32	\$ 58.94	\$ 63.95	\$ 69.39
3x per week	\$ 75.08	\$ 81.46	\$ 88.38	\$ 95.89	\$ 104.04
4x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
5x per week	\$ 125.12	\$ 135.76	\$ 147.30	\$ 159.82	\$ 173.40
6x per week	\$ 150.14	\$ 162.90	\$ 176.75	\$ 191.77	\$ 208.07
7x per week	\$ 175.16	\$ 190.05	\$ 206.20	\$ 223.73	\$ 242.75
Extra pick-up	\$ 6.26	\$ 6.79	\$ 7.37	\$ 8.00	\$ 8.68
<b>Back-Out (Per 50') - Per Container per Month</b>					
1x per week	\$ 25.04	\$ 27.17	\$ 29.48	\$ 31.99	\$ 34.71
2x per week	\$ 50.06	\$ 54.32	\$ 58.94	\$ 63.95	\$ 69.39
3x per week	\$ 75.08	\$ 81.46	\$ 88.38	\$ 95.89	\$ 104.04
4x per week	\$ 100.11	\$ 108.62	\$ 117.85	\$ 127.87	\$ 138.74
5x per week	\$ 125.12	\$ 135.76	\$ 147.30	\$ 159.82	\$ 173.40
6x per week	\$ 150.14	\$ 162.90	\$ 176.75	\$ 191.77	\$ 208.07
7x per week	\$ 175.16	\$ 190.05	\$ 206.20	\$ 223.73	\$ 242.75
Extra pick-up	\$ 6.26	\$ 6.79	\$ 7.37	\$ 8.00	\$ 8.68



Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Multi-Family and Commercial - Empty Contaminated Container</b>					
Any Size Recycling or Organics Container - Per Empty	\$ 47.74	\$ 51.80	\$ 56.20	\$ 60.98	\$ 66.16
<b>Multi-Family and Commercial - Empty Over-Filled or Over-Weight Container</b>					
Any Size / Any Type Container - Per Empty	\$ 47.74	\$ 51.80	\$ 56.20	\$ 60.98	\$ 66.16
<b>Multi-Family and Commercial - Bulky Item Pick-Up</b>					
Solid Waste Collection Rate - Per First Item	\$ 52.08	\$ 56.51	\$ 61.31	\$ 66.52	\$ 72.17
Solid Waste Collection Rate - Per Each Additional Item	\$ 43.40	\$ 47.09	\$ 51.09	\$ 55.43	\$ 60.14
<b>Multi-Family and Commercial - Roll-Off Service</b>					
40 CY Box Collection - Per pull + Disposal Charge	\$ 436.84	\$ 473.97	\$ 514.26	\$ 557.97	\$ 605.40
10 CY Box Lowboy Collection - Per pull + Disposal Charge	\$ 436.84	\$ 473.97	\$ 514.26	\$ 557.97	\$ 605.40
Compactor Collection - Per pull + Disposal Charge	\$ 634.53	\$ 688.47	\$ 746.99	\$ 810.48	\$ 879.37
Disposal - Trash Processed	\$ 135.00	\$ 146.48	\$ 158.93	\$ 172.44	\$ 187.10
Disposal - Trash Transferred	\$ 100.00	\$ 108.50	\$ 117.72	\$ 127.73	\$ 138.59
Disposal - Recycling Processed	\$ 85.00	\$ 92.23	\$ 100.07	\$ 108.58	\$ 117.81
Disposal - Organics Processed	\$ 150.00	\$ 162.75	\$ 176.58	\$ 191.59	\$ 207.88
Disposal - Construction & Demolition Debris Processed	\$ 110.00	\$ 119.35	\$ 129.49	\$ 140.50	\$ 152.44
<b>Multi-Family and Commercial - Other</b>					
Cart Cleaning - Per Cart Per Occurrence	\$ 32.98	\$ 35.78	\$ 38.82	\$ 42.12	\$ 45.70
1 CY - 4 CY Bin Cleaning - Per Bin Per Occurrence	\$ 99.00	\$ 107.42	\$ 116.55	\$ 126.46	\$ 137.21
5+ CY Bin Cleaning - Per Bin Per Occurrence	\$ 99.00	\$ 107.42	\$ 116.55	\$ 126.46	\$ 137.21
Additional Bin or Cart Exchange - Per Bin or 3 Cart Set Per Occurrence	\$ 123.71	\$ 134.23	\$ 145.64	\$ 158.02	\$ 171.45
Additional Bin or Cart Replacement - Per Container Per Occurrence	\$ 123.71	\$ 134.23	\$ 145.64	\$ 158.02	\$ 171.45
<b>COD Services</b>					
High Side Trash - Includes 5 Tons Disposal	\$ 975.48	\$ 1,058.40	\$ 1,148.36	\$ 1,245.97	\$ 1,351.88
Low Boy Trash - Includes 3 Tons Disposal	\$ 975.48	\$ 1,058.40	\$ 1,148.36	\$ 1,245.97	\$ 1,351.88
Disposal per ton over limit - Trash Processed	\$ 135.00	\$ 146.48	\$ 158.93	\$ 172.44	\$ 187.10
Disposal per ton over limit - Trash Transferred	\$ 100.00	\$ 108.50	\$ 117.72	\$ 127.73	\$ 138.59
Disposal per ton over limit - Recycling Processed	\$ 85.00	\$ 92.23	\$ 100.07	\$ 108.58	\$ 117.81
Disposal per ton over limit - Organics Processed	\$ 150.00	\$ 162.75	\$ 176.58	\$ 191.59	\$ 207.88
Disposal per ton over limit - Construction & Demolition Debris Processed	\$ 110.00	\$ 119.35	\$ 129.49	\$ 140.50	\$ 152.44
Temp Bin Delivery	\$ 142.68	\$ 154.81	\$ 167.97	\$ 182.25	\$ 197.74
Temp Bin Empty	\$ 86.57	\$ 93.93	\$ 101.91	\$ 110.57	\$ 119.97
Wash Container - Per Occurrence	\$ 122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Relocate Container - Per Occurrence	\$ 122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Dry Run Charge - Per Occurrence	\$ 122.96	\$ 133.41	\$ 144.75	\$ 157.05	\$ 170.40
Roll-Off same-day expedited service - per occurrence	\$ 72.34	\$ 78.49	\$ 85.16	\$ 92.40	\$ 100.25

Exhibit A Maximum Service Rates - Gross					
	Rate Effective Date				
	1/1/24	7/1/24	7/1/25	7/1/26	7/1/27
<b>Administrative Charges</b>					
Returned Item Fee - Per Occurrence	\$ 35.00	\$ 36.93	\$ 38.96	\$ 41.10	\$ 43.36
Late Fee - Per Month (\$5.00 Minimum)	1.5%	1.5%	1.5%	1.5%	1.5%
Credit Hold Fee - Per Occurrence	\$ 39.50	\$ 41.67	\$ 43.96	\$ 46.38	\$ 48.93
Restarting Discontinued Service due to Non-payment - Per Occurrence	\$ 39.84	\$ 42.03	\$ 44.34	\$ 46.78	\$ 49.35
Redelivery of Containers due to Non-payment - Per Bin or 3 Cart Set Per Occurrence	\$ 123.71	\$ 130.51	\$ 137.69	\$ 145.26	\$ 153.25
Return Trip (residential/commercial missed pick-up due to customer - on scheduled service day) - per occurrence	\$ 27.50	\$ 29.01	\$ 30.61	\$ 32.29	\$ 34.07
Service Charge for more than one service-level change per year - per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
IRV-Phone Payment Fee - per occurrence	\$ 7.50	\$ 7.91	\$ 8.35	\$ 8.81	\$ 9.29
<b>Additional Collection Charges</b>					
Tires (depends on size and type - minimum fee) per tire per occurrence	\$ 50.00	\$ 52.75	\$ 55.65	\$ 58.71	\$ 61.94
Appliances containing freon - per appliance per occurrence	\$ 75.00	\$ 79.13	\$ 83.48	\$ 88.07	\$ 92.91
<b>Container Maintenance Charges</b>					
Container exchange (residential/commercial) - per 3 barrel set or per bin per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Container cleaning (residential/commercial) - per 3 barrel set or per bin per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Container replacement (residential/commercial due to customer damage) - per container per occurrence	\$ 119.00	\$ 125.55	\$ 132.46	\$ 139.75	\$ 147.44
Damage Charge - per occurrence	\$ 119.00	\$ 125.55	\$ 132.46	\$ 139.75	\$ 147.44
<b>Additional Charges</b>					
Access fee (unlocking gates, access via security office or intercom, etc.) - per entry per month	\$ 25.00	\$ 26.38	\$ 27.83	\$ 29.36	\$ 30.97
Bin enclosure clean-up - per occurrence	\$ 59.00	\$ 64.02	\$ 69.46	\$ 75.36	\$ 81.77
Container relocation (residential/commercial) - per container per occurrence	\$ 37.50	\$ 39.56	\$ 41.74	\$ 44.04	\$ 46.46
Driver stand-by or delay time - per each 15 minutes of delay time	\$ 47.50	\$ 50.11	\$ 52.87	\$ 55.78	\$ 58.85