The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, June 18, 2013 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.
SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:
The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d) (1) -5- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. City of Los Angeles vs. Pacific Bell Telephone Company, et al., LASC Case No. BC414272
3. Willmore vs. City of El Segundo, et al., LASC Case No. BC485025
4. Garton vs. City of El Segundo, et al., LASC Case No. YC066586
5. Jackson vs. City of El Segundo, et al., LASC Case No. YC67977

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d) (2) and (3): -0- matter.

Initiation of litigation pursuant to Government Code §54956.9(c): -2- matter.

DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -1- matter

1. Performance Evaluation
   Title: City Attorney

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957) –0- matter

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -0- matters

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0- matters
AGENDA

EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, June 18, 2013 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Brandon Cash, Pastor, Oceanside Christian Fellowship

PLEDGE OF ALLEGIANCE – Council Member Fellhauer
PRESENTATIONS

a. Proclamation – July is RELAY FOR LIFE month.
b. Presentation – Tree Musketeers

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.
Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

1. The Golf Course Advisory Group will present findings of research related to options for improvement of the financial and physical condition of the Lakes at El Segundo Golf Course.

2. Consideration and possible action to announce the appointments to the Economic Development Advisory Council.
   (Fiscal Impact: None)
   Recommendation – 1.) Announce the appointees to the Economic Development Advisory Council; 2) Alternatively, discuss and take other action related to this item.
E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Warrant Numbers 2592920 to 2593080 on register No. 17 in the total amount of $736,237.65 and Wire Transfers from 5/24/13 through 6/6/13 in the total amount of $1,153,518.96.

Recommendation – Approve Warrant Demand Register and authorize staff to release. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.


Recommendation – Approval.

5. Consideration and possible action to authorize the City Manager to sign an amendment to an agreement, reviewed by the City Attorney, with the Regents of the University of California for the UCLA Center for Prehospital Care to continue and provide services including continuing education; quality improvement; emergency medical technician training; and automatic external defibrillator programs to the El Segundo Fire and Police Departments.

(Fiscal Impact: $7,000.00 for Fire and Police Departments Combined Over Three (3) Years)

Recommendation – 1) Authorize the City Manager to sign an amendment to an agreement, reviewed by the City Attorney, with the Regents of the University of California for the UCLA Center for Prehospital Care to continue and provide services including continuing education; quality improvement; emergency medical technician training; and automatic external defibrillator programs to the El Segundo Fire and Police Departments.; 2) Alternatively, discuss and take other possible action related to this item.
6. Consideration and possible action regarding approval of a blanket purchase order for FY 2012-2013 in excess of $25,000.00 and possible action to waive the formal bidding process and authorize the continued purchase of advertising services as described below with the Los Angeles Business Journal, not to exceed $35,000.00.  
(Fiscal Impact: $35,000.00 General Fund)
Recommendation – 1) Authorize the Planning and Building Safety Department, Economic Development Division to waive the bidding process per El Segundo Municipal Code § 1-7-10 and authorize the Purchasing Agent to issue a blanket purchase order to Los Angeles Business Journal for advertising services for the FY 2012-2013 not to exceed $35,000.00; 2) Alternatively, discuss and take other possible action related to this item.

7. Consideration and possible action regarding approval to purchase new office furniture for the Investigative Division work space from G/M Business Interiors based on U.S. Communities Government Purchasing Alliance Contract #4400003403. Developer fee funds would be used to purchase the furniture.  
(Fiscal Impact: $32,420.60)
Recommendation – 1) Pursuant to El Segundo Municipal Code § 1-7-10 waive the bidding process and authorize City Manager to execute an agreement, in a form approved by the City Attorney, to purchase office furniture for the Police Department Investigative Division work space from G/M Business Interiors utilizing Developer Fee funds; 2) Alternatively, discuss and take other possible action related to this item.

8. Consideration and possible action to waive the bidding requirements and authorize the Police Department to purchase sixteen fully equipped Renegade Breach Level IIIA tactical vest packages. These vests are identified in the Equipment Replacement Fund and were scheduled to be replaced in September 2012.  
(Fiscal Impact: $44,500.00)
Recommendation – 1) Pursuant to El Segundo Municipal Code § 1-7-11, waive the bidding process and purchase sixteen (16) renegade Breach Level IIIA tactical vest packages from FSOC (First Spear of California) LLC using equipment replacement and Bulletproof Vest Partnership (BVP) grant funds; 2) Authorize the City Manager to execute an agreement, in a form approved the City Attorney, to purchase sixteen (16) Renegade Breach Level IIIA tactical vest packages from F.S.O.C. LLC using equipment replacement and (BVP) grant funds; 3) Alternatively, discuss and take other possible action related to this item.
9. Consideration and possible action to adopt a Resolution approving Plans and Specifications for Construction of ADA Ramps (CDBG Project).
   Project No.: PW 13-14.
   (Fiscal Impact: $45,000.00 anticipated grant funding)
   Recommendation – 1) Adopt attached resolution approving Plans and Specifications for the Construction of ADA Ramps (CDBG Project); 2) Alternatively, discuss and take other possible action related to this item.

10. Consideration and possible action to adopt a Resolution approving Plans and Specifications for on-call services contracts for plumbing, electrical and general carpentry. Project No.: PW 13-16.
   (Fiscal Impact: To Be Determined)
   Recommendation – 1) Adopt attached resolution approving Plans and Specifications for the on-call services contracts; 2) Alternatively, discuss and take other possible action related to this item.

11. Consideration and possible action authorizing the City Manager to execute a Professional Services agreement with NCM Engineering Corp. for preliminary roadway and railroad design work for the Park Place Extension Project.
   (Fiscal Impact: $0, Reimbursement Grant up to $735,000.00 and Property Owner Deposit of 20%, up to $150,000.00; no impact to the General Fund)
   Recommendation – 1); Authorize the City Manager to execute a Professional Services Agreement with NCM Engineering Corp. in a form approved by the City Attorney in the amount of $629,780.26; 2) Alternatively, discuss and take other possible action related to this item.

12. Consideration and possible action to amend a standard Public Works Contract with Stephen Doreck Equipment Rentals, Inc., and to appropriate additional contingency funding for change orders regarding the Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd. project, 2) accept the work as complete, and 3) authorize the City Clerk to file a Notice of Completion with the County Recorder’s Office. Project No.: PW 13-01.
   (Fiscal Impact: $22,378.89)
   Recommendation – 1) Authorize the City Manager to execute an amendment with Stephen Doreck Equipment Rentals, Inc. in a form approved by the City Attorney for $25,708.89; 2) Authorize an additional $22,378.89 incontinency funds from the Economic Uncertainty Fund to cover change orders for the Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd. Project; 3) Accept the project as complete; 4) Authorize the City Clerk to file a Notice of Completion with County Recorder’s Office; 5) Alternatively, discuss and take other possible action related to this item.
13. Consideration and possible action to amend a standard Public Works Contract with O'Duffy Bros., Inc. and to appropriate additional contingency funds for change orders regarding the Mariposa Avenue Storm Drain System. Project No.: PW 12-06
(Fiscal Impact: $15,227.21)
Recommendation – 1) Authorize the City Manager to execute an amendment with O’Duffy Bros., Inc. in a form as approved by the City Attorney for $40,292.21; 2) Authorize an additional $15,227.21 in contingency funds from the Measure R, Mariposa Storm Drain Fund to cover change orders for the Mariposa Avenue Storm Drain System Improvements Project; 2) Alternatively, discuss and take other possible action related to this item.

14. Consideration and possible action regarding authorizing the recording of the Notice of Completion and authorizing the City Manager to accept completion of work for 30 homes related to the City’s Residential Sound Insulation Program’s Group 45 (Project No. RSI 12-04.
(Fiscal Impact: $1,403,808.90, less liquidated damages)
Recommendation – 1) Authorize the City Clerk to file the City’s Planning and Building Safety Director’s Notice of Completion in the County Recorder’s Office; 2) Authorize the City Manager, or designee, to close out Project No. RSI 12-04; 3) Alternatively, discuss and take other possible action related to this item.

15. Consideration and possible action regarding authorizing the recording of the Notice of Completion and authorizing the City Manager to accept completion of work for 30 homes related to the City’s Residential Sound Insulation Program’s Group 46 (Project No. RSI 12-09.
(Fiscal Impact: $955,506.16, less liquidated damages)
Recommendation – 1) Authorize the City Clerk to file the City’s Planning and Building Safety Director’s Notice of Completion in the County Recorder’s Office; 2) Authorize the City Manager, or designee, to close out Project No. RSI 12-09; 3) Alternatively, discuss and take other possible action related to this item.

16. Consideration and possible action regarding an amendment to the “Pre-Approved Public Facility Site List” to accommodate Major and/or Minor Wireless Communication Facilities. Addresses: Various; Applicant: City of El Segundo; Property Owners; City of El Segundo, West Basin Municipal Water District and Los Angeles County.
(Fiscal Impact: Potential Revenue Source for City)
Recommendation – 1) Discussion; 2) Adopt a Resolution amending Resolution No. 4105, adopted January 5, 1999, affecting the “Pre-Approved Public Facility Site List” to accommodate Major and/or Minor Wireless Communication Facilities; 3) Alternatively, discuss and take other possible action related to this item.
17. Consideration and possible action regarding the approval of an amendment to an existing Professional Services Agreement with Wildan to increase the amount of the agreement by $75,000.00 for planning consulting services.  
(Fiscal Impact: $75,000.00)  
Recommendation – 1) Authorize the City Manager to execute an amendment to an existing Professional Services Agreement to increase the funding by $75,000.00 approved as to form by the City Attorney; 2) Alternatively, discuss and take other possible action related to this item.

18. Consideration and possible action to appoint Natalie Ssensalo and re-appoint Elyse Beardsley to the South Bay Workforce Investment Board (SBWIB) (Fiscal Impact: None)  
Recommendation – 1) Ratify the El Segundo Chamber of Commerce nomination and appointment of Natalie Ssensalo to seat #10 and re-nomination and appointment to Elyse Beardsley to seat #18 of the SBWIB; 2) Request the City Clerk to forward a certified copy of Council’s action to the SBWIB; 3) Alternatively, discuss and take other possible action related to this item.

19. Consideration and possible action regarding awarding a contract to Big West Construction Corporation for constructing 26 homes related to Project No. RSI 13-04 (Group 50 of the City’s Residential Sound Insulation Program)  
(Fiscal Impact: $961,978.00)  
Recommendation – 1) Reject the bid and bid protest from AZ Home, Inc.; 2) Reject the bid from Harry H. Joh Construction; 3) Waive minor irregularities in the bid from Big West Construction Corporation; 4) Award contract to Big West Construction Corporation for project RSI 13-04 (Group 50); 5) Authorize the City Manager to execute a contract in a form approved by the City Attorney; 3) alternatively, discuss and take other possible action related to this item.

F. NEW BUSINESS

G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER
K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer –

Council Member Atkinson –

20. Consideration and possible action to direct staff to have an analysis prepared of the feasibility and cost of providing diagonal parking on Richmond and Standard Streets in the Downtown and improvements to the public parking lot at Main Street and Grand Avenue and report results back to City Council. (Fiscal Impact: Not to exceed $60,000.00 – Downtown Parking in Lieu Account)

Recommendation – 1) Direct staff to have an analysis prepared of the feasibility and cost of providing diagonal parking on Richmond and Standard Streets in the Downtown and improvements to the public parking lot at Main Street and Grand Avenue and report results back to City Council. 2) Alternatively, discuss and take other possible action related to this item.

Council Member Fuentes –

Mayor Pro Tem Jacobson –

Mayor Fisher –

21. Consideration and possible action to (1) to appoint Mayor Bill Fisher and Councilmember Dave Atkinson to the to the Economic Development Advisory Council (EDAC) to provide a direct conduit to the entire City Council on economic development issues including funding recommendations and a long range economic development strategic plan and (2) receive and file the revisions of Council Assignments. (Fiscal Impact: None)

Recommendation – 1) Approve the appointments of Mayor Bill Fisher and Councilmember Dave Atkinson to the Economic Development Advisory Council; 2) Received and file the revisions of Council Assignments; 3) Alternatively, discuss and take other possible action related to this item.
PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have receive value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

MEMORIALS –

CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 6.12.13
TIME: 4:50 PM
NAME: [Signature]
Proclamation

City of El Segundo, California

WHEREAS, Cancer is a group of diseases characterized by uncontrolled growth and spread of abnormal cells which, if not controlled, can result in premature death; and cancer is predicted to strike one out every three Americans sometime in our lifetime; and

WHEREAS, more than 50,000 people will die of cancer in California in 2013 - about 135 people each day; and

WHEREAS, The American Cancer Society is the nation's largest and most respected voluntary health organization since 1913 and has funded research which has contributed to every known method for detecting cancer and techniques for treating cancer; and

WHEREAS, the efforts of the American Cancer Society have directly contributed to achievements in treatment and prevention of cancer. In the last 30 years the five year survival rate for all cancers has increased from 50% to 68%, the five year survival rate for breast cancer has increased from 75% to over 90%. Through educational efforts cancer incidence rates have also declined. Between 1999 and 2006 the incidence rate for breast cancer declined by 2% per year. There is now a vaccine to prevent the virus associated with cervical cancer and the Food and Drug Administration recently approved a vaccine to fight advanced prostate cancer; and

WHEREAS, The American Cancer Society is a voluntary community-based coalition of local citizens dedicated to eliminating cancer as a major health problem through financial support and education awareness; and

WHEREAS, the RELAY FOR LIFE of El Segundo event financially benefits The American Cancer Society's research and support programs, and educationally benefits our local citizens; and

WHEREAS, the RELAY FOR LIFE of El Segundo is a community event that allows all participants an opportunity to network with businesses, associates, family, and friends, with the same goal of making a difference in the battle against cancer; and

WHEREAS, in recognition of the El Segundo RELAY FOR LIFE event, American Cancer Society volunteers will "Paint Our Town Purple" with ribbons from July 1, 2013 to July 12, 2013.

NOW, THEREFORE, on this 18th day of June, 2013, the Mayor and Members of the City Council of the City of El Segundo, California, hereby proclaim the month of July RELAY FOR LIFE month. We further urge all citizens to recognize and participate in this anti-cancer campaign being held in our community to show support to those individuals living with cancer, and honor those individuals that have lost their lives to the dreaded disease of cancer.

Mayor Bill Fisher

Council Member Suzanne Fuentes

Council Member Marie Fellhauer
REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

1. The Golf Course Advisory Group will present findings of research related to options for improvement of the financial and physical condition of the Lakes at El Segundo Golf Course.
Objective

On May 14, 2013, the El Segundo City Council appointed the Golf Course Advisory Group (GCAG)

- The approved objective was to “... research options for improvement of the financial and physical condition of the Lakes Golf Course and develop recommendations for City Council Consideration.”
- The GCAG was directed to report back to Council on June 18, 2013

The GCAG was tasked to answer the following three questions:

1. Are there established private golf course operators that are interested in leasing the facility in its current (or improved form) that would be willing to do so without capital cost and undue risk to the City?
2. What level of revenue could the City expect to generate from such a lease arrangement?
3. What level of capital investment would a private golf course operator be willing to make towards a leased facility?
GCAG Members

Gene Krekorian – a principal of Pro Forma Advisors
Jorge Badel – Los Angeles County Golf Director
Craig Kessler – Director of Governmental Affairs for SCGA
Dave Atkinson – City Council Member
Bill Bue – Former Mayor, member of Golf Course Subcommittee
Bob Cummings – Director, Recreation and Parks
Method

- Seven professional golf course management companies were interviewed in a teleconference format
  - JC Resorts
  - O & J Golf Management
  - Billy Casper Golf
  - American Golf
  - Lane Donovan Golf Partners
  - Tom Frost Golf
  - Touchstone Golf

- Each company was provided with the following information prior to the interview:
  - A five year financial history report (excluding City fees)
  - A description of The Lakes facility
  - Current price and fee schedule
  - A fee increase process and history report
  - The Lakes at El Segundo Golf Course Manual
Method Cont'd

- Each Company was provided with the following minimum lease terms:

<table>
<thead>
<tr>
<th>Term</th>
<th>Minimum</th>
<th>Bid</th>
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</thead>
<tbody>
<tr>
<td>Term</td>
<td>20 years</td>
<td></td>
</tr>
<tr>
<td>Initial Capital Improvements:</td>
<td>$500,000</td>
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<tr>
<td>Rent to be the greater of annual minimum rent or the sum of percentage of gross revenue rents.</td>
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<td></td>
</tr>
<tr>
<td>Annual Minimum Rent:</td>
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<td>Percentage Rent:</td>
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<tr>
<td>Green Fees</td>
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<tr>
<td>Driving Range</td>
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<tr>
<td>Merchandise</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage</td>
<td>8%</td>
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</tr>
<tr>
<td>Lessons/Miscellaneous</td>
<td>5%</td>
<td></td>
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<tr>
<td>CIP Contribution:</td>
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<tr>
<td>Expenses</td>
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Survey Questions

1. Are you familiar with the Lakes at El Segundo?
2. Do you operate similar facilities?
3. If yes, do you own, lease or manage?
4. Given the current and potential performance of The Lakes are the “minimum” lease terms reasonable in the current market?
5. If yes, can the rental percentages be significantly enhanced?
6. If not, which terms should be modified?
7. Are there opportunities to generate more revenue and net income?
8. Are there any constraints which, if removed, would improve the marketability of The Lakes under a lease agreement?
Survey Response Summary

1. Are you familiar with The Lakes?
   - All company representatives were familiar with The Lakes

2. Do you operate similar facilities?
   - The company representatives were collectively responsible for about 250 golf courses; many are similar

3. Do you lease or manage?
   - Most company representatives had experience with both lease and management agreements

4. Are minimum terms reasonable?
   - Yes
5. Can rental percentages be enhanced?
   Maybe –
   • Not right away if a big capital investment is expected up front
   • Not if fees are limited by politics
   • Not realistic that Lakes would do much better than a couple percentage points over minimum terms presented

6. Which terms should be modified?
   • Capital investment would have to be negotiated
   • Consider construction in-kind contribution instead of cash contribution
   • Consider some capital up front and more when/if option to extend is agreed upon
Survey Response Summary Cont’d

7. Are there opportunities to generate more revenue and income?
   Probably
   • Get rid of limited flight balls
   • Full liquor license
   • Enhance Food and Beverage to increase revenue
   • Minimize Food and beverage to reduce expenses
   • Drive banquet business up
   • Golf cart rentals
   • Shift risk from City to operator through a lease
   • Operator needs ability to adjust rates on the fly
   • Automate driving range
   • Reconsider discounts
   • Renovate clubhouse

Note: companies were not aware of fee increase and cost reduction effective May 1, 2013 (estimated $184,000)
8. Are there constraints which, if removed would improve the marketability of The Lakes under a lease agreement?
   • Operator needs to be able to freely adjust fees and discounts as market dictates

Other Comments
   • Consider impact of possessory tax related with lease (1.5%)
   • Large capital investment requirement may reduce the number of bidders
   • Being too aggressive on Cap/fees may result in insufficient bidders
   • Setting the minimum lease terms too high will reduce the number of bidders
   • City should not necessarily expect more money under a lease agreement as risk is shifted from City to Lessee
   • 5% CapEx is a good thing
   • Food & Beverage is not typically a substantial revenue driver at Golf Course
Conclusions and Recommendation

1. Are there established private golf course operators that are interested in leasing the facility in its current (or improved form) that would be willing to do so without capital cost and undue risk to the City?
   - Yes

2. What level of revenue could the City expect to generate from such a lease arrangement?
   - Reasonable expectation $300,000 - $500,000

3. What level of capital investment would a private golf course operator be willing to make towards a leased facility?
   - City could command as much as $500,000 depending on the terms of lease

Recommendation
   - Receive and file the information provided in the report for future consideration.
**AGENDA DESCRIPTION:**

Consideration and possible action to announce the appointments to the Economic Development Advisory Council. (Fiscal Impact: None)

**RECOMMENDED COUNCIL ACTION:**

1. Announce the appointees to the Economic Development Advisory Council, if any;
2. Alternatively, discuss and take other action related to this item.

**ATTACHED SUPPORTING DOCUMENTS:**

None

**FISCAL IMPACT:** Included in Adopted Budget

- **Amount Budgeted:** $ None
- **Additional Appropriation:** N/A
- **Account Number(s):**

**ORIGINATED BY:** Mishia Jennings, Executive Assistant

**REVIEWED BY:**

**APPROVED BY:** Greg Carpenter, City Manager

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**BACKGROUND AND DISCUSSION:**

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<th>Committee/Commission and Board</th>
<th># of Openings</th>
<th>Appointee(s)</th>
<th>Term Expire(s)</th>
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## CITY OF EL SEGUNDO
### WARRANTS TOTALS BY FUND

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<th>Description</th>
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<td>104</td>
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<td>ASSOCIATED RECREATION ACTIVITIES FUND</td>
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<td>109</td>
<td>ASSET FORFEITURE FUND</td>
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<td>COMM. DEVEL. BLOCK GRANT</td>
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<td>121</td>
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<td>OUTSIDE SERVICES TRUST</td>
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**TOTAL WARRANTS** $ 736,237.65

### STATE OF CALIFORNIA
### COUNTY OF LOS ANGELES
Information on actual expenditures is available in the Director of Administrative Services Office in the City of El Segundo.

I certify as to the accuracy of the Demands and the availability of funds for payment thereof.
For Approval: Regular checks held for City council authorization to release.

**CODES:**

- **R** = Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations

For Ratification:

- **A** = Payroll and Employee Benefit checks

**B - F** = Computer generated Early Release disbursements and/or adjustments approved by the City Manager. Such as: payments for utility services, petty cash and employee travel expenses, reimbursements, various refunds, contract employee services consistent with current contractual agreements, instances where prompt payment discounts can be obtained or late payment penalties can be avoided or when a situation arises where the City Manager approves.

**H** = Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

**FINANCE DIRECTOR**

**DATE:** 6/10/13

**CITY MANAGER**

**DATE:** 6/11/13

**VOID CHECKS DUE TO ALIGNMENT:**
N/A

**VOID CHECKS DUE TO INCORRECT CHECK DATE:**

**VOID CHECKS DUE TO COMPUTER SOFTWARE ERROR:**

**NOTES:**
CITY OF EL SEGUNDO  
PAYMENTS BY WIRE TRANSFER  
5/24/13 THROUGH 6/6/13

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<td>State of CA EFT</td>
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$1,153,518.96

DATE OF RATIFICATION: 06/18/13  
TOTAL PAYMENTS BY WIRE:  

Certified as to the accuracy of the wire transfers by:

City Treasurer  
Date  

Director of Finance  
Date  

City Manager  
Date
CALL TO ORDER – Mayor Fisher at 4:05 PM

ROLL CALL

Mayor Fisher - Present
Mayor Pro Tem Jacobson - Present
Council Member Fuentes - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.

SPECIAL MATTERS: -1- MATTER

1. Interview candidates and potential appointments to the Recreation and Parks Commission. (Note: the interviews will commence at approximately 4:00 PM and take place in the West Conference Room in City Hall).

Council consensus to appoint Debbie Bundy and David Lubs to the Recreation and Parks Commission to a full term to expire 5/30/2017.

ADJOURNMENT – at 4:55 PM

______________________________
Tracy Weaver, City Clerk
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, June 4, 2013 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER – Mayor Fisher at 5:08 PM

ROLL CALL

Mayor Fisher - Present
Mayor Pro Tem Jacobson - Present
Council Member Fuentes - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.

Mayor Fisher announced that Council would be meeting in closed session pursuant of the items listed on the agenda.

SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:
The City Council moved into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d) (1) -4- matter

1. City of El Segundo vs. City of Los Angeles, et al., LASC Case No. BS094279
2. City of Los Angeles vs. Pacific Bell Telephone Company, et al., LASC Case No. BC414272
3. Willmore vs. City of El Segundo, et al., LASC Case No. BC485025
4. Garton vs. City of El Segundo, et al., LASC Case No. YC066586

MINUTES OF THE REGULAR CITY COUNCIL MEETING
June 4, 2013
PAGE NO. 1
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d) (2) and (3): -2- matter.

Initiation of litigation pursuant to Government Code §54956.9(c): -1- matter.

DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -1- matter

Performance Evaluation
Title: City Attorney

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957) –0- matter

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (Gov’t Code §54957.6): -0- matters

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov’t Code §54956.8): -0- matters

Recessed at 6:55 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, June 4, 2013 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fisher at 7:08 PM

INVOCATION – Father Alexei Smith, St. Andrew Russian Greek Catholic Church

PLEDGE OF ALLEGIANCE – Council Member Atkinson

PRESENTATIONS

a) Presentation by Sindee Pickens, Youth Services Manager, Announced the Summer Reading Program will begin June 16, 2013 at the El Segundo Library.
b) Presentation by Mayor Fisher to Chevron El Segundo representative Lily Craig, recognizing the Chevron El Segundo Refinery for their sponsorships of the 2013 Summer Concerts in the Park Series and Fourth of July Community Celebration Event.
c) Proclamation read by Mayor Fisher, presented to Steve Odabashian, Environmental Community Relations Manager at NRG Energy, recognizing June 8, 2013 as Beauty and the Beach Day in El Segundo.

ROLL CALL

Mayor Fisher - Present
Mayor Pro Tem Jacobson - Present
Council Member Fuentes - Present
Council Member Atkinson - Present
Council Member Fellhauer - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

Loretta Frye, resident, spoke concerning the changing of mayor that took place on May 21, 2013.
Tad Langlois, resident, spoke concerning the closing of the Plunge.
Tony Mendez, resident, spoke concerning dogs at the Farmer's Market. Mr. Mendez also made a commented that he would like a banner displayed across PCH advertising the City of El Segundo.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Fuentes to read all ordinances and resolutions on the agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to open a Public Hearing and receive public testimony concerning adopting a resolution approving the vacation of an existing sewer easement currently located at 1916 East Imperial Highway within the City of El Segundo. (Fiscal Impact: $0)

Mayor Fisher stated this was the time and place for a public hearing, receive testimony and adopt a Resolution approving the vacation of a sewer easement on real property owned by the Boeing Company.

Clerk Weaver stated that proper notice had been given in a timely manner and that no written communication has been received in the City Clerk's Office.

Greg Carpenter, City Manager, gave a presentation.

MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Fuentes to close the public hearing. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

Mark Hensley, City Attorney, read by title only.

RESOLUTION NO. 4822

A RESOLUTION ADOPTED BY THE COUNCIL FOR THE CITY OF EL SEGUNDO VACATING SEWER EASEMENTS WITHIN PORTIONS OF PARCEL NO. 5, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY MAP OF A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO ASUSAL REDONDO.
MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Fellhauer to adopt the Resolution No. 4822 approving the vacation of a sewer easement on real property owned by the Boeing Company. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

C. UNFINISHED BUSINESS

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Consideration and possible action to announce the appointments to the Recreation and Parks Commission.

Mayor Fisher announce the appointment of both Debbie Bundy and David Lubs to the Recreation and Parks Commission for a full 4 year term to expire in 2017.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Approved Warrant Numbers 2592671 to 2592919 on Register No. 16 in the total amount of $1,418,921.66 and Wire Transfers from 5/9/13 through 5/23/13 in the total amount of $2,083,434.56. Authorized Staff to release. Ratified Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

4. Approved Special City Council Minutes of May 14, 2013, Special City Council Meeting Minutes of May 21, 2013 and Regular City Council Meeting Minutes of May 21, 2013.

5. Accepted a donation from Chevron El Segundo Refinery in the amount of $25,000.00 to help subsidize City special events such as Fourth of July Community Celebration and Concerts in the Park. (Fiscal Impact: $25,000.00 Revenue for the Special Events Trust)

6. Approved a two-year renewal of the cost sharing Agreement No. 4166 in a form approved by the City Attorney with Beach Cities Transit (BCT) for operation of Transit Line 109 for FY 13/14 and FY 14/15, in conjunction with the cities of Hermosa Beach, Redondo Beach and Manhattan Beach and authorized the Mayor to execute Transit Service Operation Agreement in a form approved by the City Attorney. (Fiscal Impact: $23,646.00 for FY 13/14 and up to $29,558.00 for FY 14/15 Proposition C funds)
7. ITEM POSTPONED UNTIL THE JUNE 18, 2013 MEETING.

8. Authorized the City Manager to sign and enter into Agreement No. 4433, reviewed by the City Attorney, with the County of Los Angeles to enable controlled substances to be supplied by the County Emergency Medical Services Agency to the El Segundo Fire Department paramedic provider program. (Fiscal Impact: Estimated construction costs and retention $25,000.00)


10. Adopted Resolution 4823 approving Plans and Specifications for Park Vista Senior Housing Roof Repairs. Project No.: PW 13-20 (Fiscal Impact: To Be Determined)

11. PULLED FOR DISCUSSION BY COUNCIL MEMBER ATKINSON

MOTION by Council Member Fellhauer, SECONDED by Mayor Pro Tem Jacobson to approve Consent Agenda items 3, 4, 5, 6, 8, 9, and 10. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

PULLED AGENDA ITEMS:

11. Consideration and possible action regarding a change to the Self-Insured Retention (SIR) limits from $400,000.00 to $750,000.00 in the General Liability Program with Independent Cities Risk Management Authority (ICRMA) beginning for the policy period 7/1/13. (Fiscal Impact: None)

Mark Hensley, City Attorney, gave a brief report concerning the agenda item.

Council discussion.

MOTION by Council Member Atkinson, SECONDED by Council Member Fellhauer to change the Self-Insured Retention (SIR) limits from $400,000.00 to $1,000,000.00 in the General Liability Program with ICRMA. MOTION DID NOT PASS BY VOICE VOTE. NOS: FUENTES, FISHER AND JACOBSON. AYES: ATKINSON AND FELLHAUER. 2/3

MINUTES OF THE REGULAR CITY COUNCIL MEETING
June 4, 2013
PAGE NO. 6
MOTION by Mayor Fisher, SECONDED by Mayor Pro Tem Jacobson to change the Self-Insured Retention (SIR) limits from $400,000.00 to $750,000.00 in the General Liability Program with ICRMA. MOTION PASSED BY VOICE VOTE. AYES: FUENTES, FELLHAUER, FISHER AND JACOBSON. NOS: ATKINSON. 4/1

MOTION by Mayor Pro Tem Jacobson, SECONDED by Council Member Atkinson to explore new options for the Self-Insured Retention (SIR) limits within the General Liability Program with ICRMA. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

F. NEW BUSINESS

G. REPORTS – CITY MANAGER – Thanked the Library Staff for all their hard work with the Author’s Fair.

H. REPORTS – CITY ATTORNEY - None

I. REPORTS – CITY CLERK

12. Consideration and possible action regarding Council consensus to cancel the July 2, 2013 City Council Meeting.

MOTION by Council Member Fuentes, SECONDED by Council Member Fellhauer to approve the cancellation of the July 2, 2013 City Council Meeting. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

J. REPORTS – CITY TREASURER - None

K. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer – Reminded everyone to attend the Beauty and The Beach clean-up event on Saturday, June 8, 2013. CPR Saturday was great. Ms. Fellhauer enjoyed the Author’s Fair held on Sunday, June 2, 2013. Attended the Ribbon Cutting for El Segundo Photo Web Design and Tech Help on Sunday, June 2, 2013.

Council Member Atkinson – Reminded everyone of the Ribbon Cutting for the Grand Opening of the El Segundo Veterinarian Hospital on Grand. Ceremony begins at noon on Saturday, June 8, 2013.

Council Member Fuentes - Attended Super CPR Saturday. Thanked the Carver family for their time with the event. Mentioned that over 300 Certifications were awarded on Saturday. Reminded everyone to attend the El Segundo Veterinarian Hospital Grand Opening on Saturday, June 8, 2013.
Mayor Pro Tem Jacobson – None

Mayor Fisher – Attended the South Bay Chamber of Commerce Medal of Valor awards, attended the Air Force banquet for Space and Missile Systems honorees, attended the 2nd Annual Wellness Community Day and thanked those involved in the event, met with the Mayor of Guaymas during the week, along with Mayor Pro Tem Jacobson and Council Member Fellhauer and one last item, Mr. Fisher attended the Rotary Community Service Awards.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have receive value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

Loretta Frye, resident, spoke concerning the removal of Carl Jacobson as Mayor.

Tom Carr, Big West Construction, responded to AZ Homes letter (concerning Consent Agenda item number 7 that was pulled).

MEMORIALS – None

Moved into Closed Session at 8:16 PM

ADJOURNMENT at 9:40 PM

__________________________
Tracy Weaver, City Clerk
AGENDA DESCRIPTION:

Consideration and possible action to authorize the City Manager to sign an amendment to an agreement, reviewed by the City Attorney, with the Regents of the University of California for the UCLA Center for Prehospital Care to continue to provide services including continuing education; quality improvement; emergency medical technician training; and automatic external defibrillator programs to the El Segundo Fire and Police Departments. (Fiscal Impact: $7,000 for Fire and Police Departments Combined Over Three (3) Years)

RECOMMENDED COUNCIL ACTION:

1. Authorize the City Manager to sign an amendment to an agreement, reviewed by the City Attorney, with the Regents of the University of California for the UCLA Center for Prehospital Care to continue to provide services including continuing education; quality improvement; emergency medical technician training; and automatic external defibrillator programs to the El Segundo Fire and Police Departments;
2. Alternatively, discuss and take other actions related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Third Amendment to Services Agreement

FISCAL IMPACT: $7,000

Amount Budgeted: $32,550 per year for Fire and $5,700 per year for Police
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Kevin S. Smith, Fire Chief
REVIEWED BY: Kevin S. Smith, Fire Chief
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

The City of El Segundo Fire Department (ESFD) has been a provider of paramedic treatment and transportation services within Los Angeles County since 1974. In 2004, the Fire Department entered into an agreement for the UCLA Center for Prehospital Care to provide services including continuing education; quality improvement; emergency medical technician training; and automatic external defibrillator programs to the El Segundo Fire and Police Departments. UCLA and the City have agreed to extend the agreement on three (3) year intervals. It is now time to address the Third Amendment to the Services Agreement. The only change included in this amendment to the agreement is an increase in the amount that the City will pay UCLA for the agreed upon services over the next three (3) years. UCLA has proposed an increase of 3% per year to address increased costs associated with salary and benefits for their employees to
provide services to the Fire and Police Departments. These proposed cost increases will be incorporated into the upcoming Fire and Police Department budgets over the next three (3) years. Staff recommends that the agreement be extended for an additional three (3) years.
THIRD AMENDMENT TO SERVICES AGREEMENT

This Third Amendment ("Third Amendment") is made and entered into by and between The Regents of the University of California, on behalf of the UCLA Center for Prehospital Care ("UCLA") and the City of El Segundo ("City") on behalf of the El Segundo Fire Department ("Department"), amending that certain Services Agreement entered into by the parties on September 7, 2004 (the "Agreement").

WHEREAS, UCLA and City desire to amend the Agreement to provide for certain changes in their obligations thereunder and to enter into this Third Amendment in order to document those mutually agreed upon changes.

AMENDMENT

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

I. The parties hereby amend Article 4 of the Agreement to extend the term for three (3) years through June 30, 2016.

II. Exhibit C, as referred to in Article 6, Section 6.1 of the Agreement, is amended to reflect the new fee scheduled below:

   A. Fire Department CE Programs, QI Services, EMT-D and City AED Programs: $34,552.29 per year ($2,879.36 per month)
   B. Police Department AED Education and Services: $6,045.97 per year ($503.83 per month)

III. All other terms and conditions of the Agreement shall remain unchanged, and except as expressly modified by this Third Amendment, the Agreement shall remain in full force and effect.

IV. This Third Amendment may be executed by the parties in any number of separate counterparts and all of said counterparts taken together shall be deemed to constitute one and the same instrument.
IN WITNESS WHEROF, UCLA and City have executed this Third Amendment, effective as July 1, 2013.

UCLA Center for Prehospital Care
"UCLA"

Name: __________________________
    J. Thomas Rosenthal, M.D.

Title: Vice Provost, UCLA Medical Center

Date: __________________________

City of El Segundo
"City"

Name: __________________________

Title: __________________________

Date: __________________________
AGENDA DESCRIPTION:
Consideration and possible action regarding approval of a blanket purchase order for FY 2012-2013 in excess of $25,000 and possible action to waive the formal bidding process and authorize the continued purchase of advertising services as described below with the Los Angeles Business Journal, not to exceed $35,000 (Fiscal Impact: $35,000 General Fund)

RECOMMENDED COUNCIL ACTION:
1. Authorize the Planning Building Safety Department, Economic Development Division to waive the bidding process per El Segundo Municipal Code §1-7-10 and authorize the Purchasing Agent to issue a blanket purchase order to Los Angeles Business Journal for advertising services for the FY 2012-2013 not to exceed $35,000;
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Advertising Examples

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $24,000
Additional Appropriation: No
Account Number(s): 001-400-2401-6206
Account Name: Contractual Services

ORIGINATED BY: Ted Shove, Economic Development Analyst
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
In November 2012, representatives from the Los Angeles Business Journal (LABJ) approached staff about securing substantially discounted pricing on ad placement for more frequent patronage on a trial basis. Since that time, an increase in ad placement including advertorials has occurred with a year-to-date placement of 6 ads including one guest article and one advertorial (examples attached). The increase in ad placement has created greater awareness to the business community of the greater Los Angeles community by ‘telling the El Segundo story’.

This request to issue a blanket purchase order would not result in an additional appropriation as sufficient funds remain available within the Economic Development Division budget. The additional funding of $11,000 to fulfill this request would be allocated from Contractual Services (001-400-2401-6206).
El Segundo
The City That Invests In You!

Prime Location – El Segundo is centrally located directly south of the LA International Airport within LA County's South Bay

Demographics – Population: 16,654
   Workforce Population: 70,000+
   Median Household Income: $105,598
   Education: 46.4% Bachelor degree or higher • Median Age: 39.2

Incentives – Site Selection Assistance • Market Data Resources
   Expedited and Dedicated Staffing for Permitting and Entitlement
   Very Low TOT & UUT
   Online Permitting

Come see what El Segundo has to offer!
Please contact
Ted Shove at (310) 524-2359
or via email at econdev@elsegundo.org
NanoH2O Secures Water Board Permit
City Claims Successful Retention Effort

El Segundo, CA – NanoH2O, a small clean-tech manufacturing company, has successfully secured a storm water discharge permit from the Regional Water Quality Control Board to aid the company in sustaining its California-based operations. The terms of the arrangement enable the company to offset drastically escalating operational costs stemming from its manufacturing water discharge. El Segundo’s Economic Development Department worked closely with NanoH2O’s management team to develop a feasible and sustainable solution.

“The City was great to work with. They came in and rapidly assessed problems and identified potential solutions and resources that could assist us with the challenge at hand,” commented Freidoon Rastegar, Director of Engineering for NanoH2O.

Due to the nature of its manufacturing and quality assurance (QA) processes, NanoH2O discharges relatively large quantities of water on a daily basis. The discharged water is a byproduct of the company’s high pressure water test procedures used to validate the performance of its commercial product: reverse osmosis membranes for desalination. Interestingly enough, the company’s water discharge actually contains fewer impurities than the source water they purchase from the local water district. However, the challenge was rooted in the city’s sanitary sewer system, managed by the Los Angeles County Sanitation District, which charges its customers according to volume regardless of water quality.

“A solution had to be obtained that would allow NanoH2O to discharge its filtered water without being charged a standard rate by the Sanitation District,” said Ted Shove, Economic Development Manager for the City of El Segundo. “We encouraged NanoH2O to explore the possibility of applying for a storm water discharge permit from the Regional Water Quality Control Board. This would actually make better use of NanoH2O’s filtered water discharge by replenishing local groundwater resources.”

On May 2nd, after a thirteen-month-long process, NanoH2O successfully secured a storm water discharge permit approved unanimously by the Regional Water Quality Control Board, based on an extensive review by the U.S. Environmental Protection Agency.

“City staff worked closely with our engineers to formulate a plan for long term growth and stability,” said Jeff Green, Chief Executive Officer of NanoH2O. “This plan included out-of-the-box thinking by securing a permit from an outside agency. Without this permit, NanoH2O could not have sustained its existing operations in California.”

This new agreement will allow the continuance of NanoH2O’s as a successful global yet locally-based clean-tech firm, serving as a conduit to new capital and providing “new money” to the community and region through increased spending power by the company and its employees.

For more information, please contact Ted Shove at (310) 524-2359 or via email at tshove@elsegundo.org
AGENDA DESCRIPTION:

Consideration and possible action regarding approval to purchase new office furniture for the Investigative Division work space from G/M Business Interiors based on U.S. Communities Government Purchasing Alliance Contract #4400003403. Developer fee funds would be used to purchase the furniture. (Fiscal Impact: $32,420.60).

RECOMMENDED COUNCIL ACTION:

1. Pursuant to El Segundo Municipal Code §1-7-10 waive the bidding process and authorize City Manager to execute an agreement, in a form approved by the City Attorney, to purchase office furniture for the Police Department Investigative Division work space from G/M Business Interiors utilizing Developer Fee funds.

2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

ATTACHMENT A: U.S. Communities/Herman Miller, Inc. Contract # 4400003403
ATTACHMENT B: G/M Business Interiors Quote #82780

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>$32,420.60</th>
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<tbody>
<tr>
<td>Additional Appropriation:</td>
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<tr>
<td>Account Number(s):</td>
<td>001-400-3101-8104</td>
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ORIGINATED BY: Jaime Bermudez, Lieutenant

REVIEWED BY: Mitch Tavera, Chief of Police

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

The office furniture in the Investigative Division work space is in need of replacement due to age and deterioration. Due to the lack of existing filing and storage space at each work station, detectives are forced to maintain case files on their desktop, compromising security and organization. New office furniture includes needed additional storage space at each individual work station, as well as secured fixtures for long-term storage of prior court case files. The purchase quote also includes several fixtures capable of securing larger items other than document files.

The new furniture will accommodate greater case management organization while providing more ergonomic features at each work station, such as tackable tiles, built-in document trays and organizers and integrated desktop power outlets. The added features along with the elimination of the high divider walls between each work station will facilitate improved communication and
customer service. Additionally, the updated floor plan will reduce the number of power and data poles required to only one.

The proposed vendor, G/M Business Interiors provided a quote featuring furniture manufactured by Herman Miller. Herman Miller manufactures high-quality, industrial furniture recognized for quality standards and durability. It is proposed the purchase quote be approved with G/M Business Interiors based on U.S. Communities Government Purchasing Alliance Contract #4400003403 awarded to Herman Miller, Inc.
Herman Miller Contract

Home > Herman Miller > Herman Miller Contract

Office Furniture

Lead Agency:
Fairfax County, Virginia

4 year initial term, January 1, 2013 to December 31, 2016
Option to renew for (4) additional (1) year periods

Postings
Number of suppliers who responded to RFP: 16

U.S. Communities: Current Solicitations
Canadian MERX Public Tenders
Onvia Demand Star
Fairfax County
Association of Oregon Counties
State of Hawaii and Oregon

Posting Information: Date Posted:
U.S. Communities: Current Solicitations June 12, 2012 to July 19, 2012
Canadian MERX Public Tenders June 12, 2012 to July 19, 2012
Onvia Demand Star June 12, 2012 to July 19, 2012
Fairfax County June 12, 2012 to July 19, 2012
Association of Oregon Counties June 12, 2012 to July 19, 2012
State of Hawaii and Oregon June 12, 2012 to July 19, 2012

Contract Documents:
- Contract 440003403
- 2000003330 Addenda
- Contract Pricing

RFP Documents:
- Request for Proposal 2000003330 Addenda
- RFP Posting Document
Herman Miller, Inc.
855 East Main Ave
P.O. Box 302
Zeeland, MI 49464

Attention: Dave Gillman, Contract Manager

Reference: RFP2000000330 – Office Furniture and Related Services and Solutions

Dear Mr. Gillman:

**ACCEPTANCE AGREEMENT**

Contract Number: 4400003403

This acceptance agreement signifies a contract award to Herman Miller, Inc. in its entirety for Office Furniture and Related Services and Solutions. The period of the contract is from January 1, 2013, through December 31, 2016, with four (4), one (1) year renewal options.

The contract award shall be in accordance with the following:

1) This Acceptance Agreement;
2) The signed Memorandum of Negotiations

Please note that this is not an order to proceed. A Purchase Order, which constitutes your notice to proceed, will be issued by the County. Please provide your Insurance Certificate according to Special Provisions paragraph 14 within ten (10) days of receipt of this letter. Contract award documents may be viewed on the Department of Purchasing and Supply Management website at www.fairfaxcounty.gov/cregister.

Cathy A. Muse, CPPO
Director/County Purchasing Agent
MEMORANDUM OF NEGOTIATION
RFP2000000330

The County of Fairfax (hereinafter called the County) and Herman Miller, Inc. (hereinafter called the Contractor) hereby agree to the following in the execution of Contract 4400003403. The final contract contains the following items:

   a. Fairfax County's RFP2000000330
   b. All Addenda
   c. Herman Miller, Inc. Technical and Business proposal as amended by this Memorandum of Negotiations
   d. Response to clarifications dated August 7, and 8, 2012
   e. The Memorandum of Negotiations

The following and are to be included in the contract:

1. This contract will begin on January 1, 2013 and terminate on December 31, 2016. Fairfax County reserves the right to renew the contract for four (4) years, one (1) year at a time by mutual agreement.


3. Discounts will remain firm for the duration of the contract. Discounts will be taken from the price books dated September 4, 2012 until new price books are released.

All other prices, terms, and conditions remain the same.

ACCEPTED BY:

[Signature]
John Amrine, Vice President of Operations & North America Strategy Development
Herman Miller Inc.

[Signature]
Cathy A. Muse, CPA
Director/County Purchasing Agent

Date: 10/2/12
Date: 10/9/12

Department of Purchasing and Supply Management
12000 Government Center Parkway, Suite 427
Fairfax, VA 22035
Website: www.fairfaxcounty.gov/dpsm
Phone: 703-324-3201, TTY: 1-800-828-1140, Fax: 703-324-3228
I acknowledge that I have inspected color samples, fabrics and finishes specified for the products included in this order. I am satisfied that the products as specified are suitable for my intended purpose. I am aware that this is a custom order and is non-returnable.

* Quotation is valid for 60 days *

Product Summary / Scope of Work

QUOTE FOR: HERMAN MILLER CANVAS WORK STATIONS AND PRIVATE OFFICE

FOR: EL SEGUNDO POLICE DEPARTMENT - DETECTIVE WORK STATIONS

LEAD-TIME: 5-6 WEEKS

SCOPE OF WORK:

1) G/M TO RECEIVE AND INSPECT ALL PRODUCT PER APPROVED DRAWING AND BILL OF MATERIALS

2) G/M TO DELIVER AND INSTALL (6) HERMAN MILLER 7’ X 7’ CANVAS WORK STATIONS, (1) CANVAS PRIVATE OFFICE AND (1) FILE AND SUPPORT AREA.

3) PLEASE CONTACT LT. JAIME BERMUDEZ @ 310-524-2200 BEFORE DELIVERY.
### A

**Who/What/Where**

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<th>Lot</th>
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**Description:**

(01) LOT OF HERMAN MILLER CANVAS SYSTEMS PRODUCT REQUIRED TO BUILD COMMON FILE AND PRINTER AREA. INCLUDES A 60" WALL MOUNTED SECTION WITH (2) FLIPPER DOOR OVERHEADS CABINETS, TACK BOARD AND RAIL TILE, (1) 30"W LOW STORAGE CABINET AND (1) 30"W 2-DRAWER LATERAL FILE. ALSO INCLUDES (2) 30"W 5-DRAWER AND (1) 36"W X 5-DRAWER LATERAL FILES. ALL WITH LOCKS.

BOM: See Attached Bill of Materials

Piece Count: 64

### B

**Who/What/Where**

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<tr>
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<td>54,266.00</td>
<td>18,318.56</td>
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**Description:**

(06) EIGHT HERMAN MILLER 7" X 7" CANVAS WORK STATIONS WITH 46"H FRAMES PLUS 11"H CLEAR GLASS STACK-ON WINDOWS (EXTERIOR PANELS ALONG SOUTH AISLE TO NOT INCLUDE THE STACK ON WINDOWS). EACH STATION INCLUDES (1) 30"W 2-DRW LATERAL FILE, (1) 34"W LOW STORAGE BOOKCASE WITH DOORS, (1) PENCIL DRAWER, TACKABLE TILES, (1) RAIL TILE WITH PLASTIC PAPER MANAGEMENT (2 PAPER TRAYS AND 1 DIAGNOL TRAY PER STATION). SINGLE POWER POLE ENTRY FOR POWER AND DATA.

BOM: See Attached Bill of Materials

Piece Count: 367

### C

**Who/What/Where**

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<tr>
<td>1</td>
<td>OFFICE-SGT. JANET ZIMMER</td>
<td>9,651.60</td>
<td>9,651.60</td>
<td>3,150.44</td>
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**Description:**

(01) EA HERMAN MILLER 7" X 7" CANVAS FREESTANDING L-SHAPED PRIVATE OFFICE. INCLUDES (2) WALL MOUNTED TACK BOARDS AND HINGED DOOR OVERHEADS SPANNING 84" W/LED TASK LIGHTING. 30" DEEP LAMINATE SURFACE INCLUDES AN EXTENDED CORNER WITH RADIUS ON USER SIDE AND 12" ACRYLIC MODESTY PANEL. (1) FILE/FILE PEDESTAL AND (1) MOBILE BOX/FIRE PEDESTAL WITH CUSHION TOP.

BOM: See Attached Bill of Materials

Piece Count: 32
**G/M**

**Quotation # 82780**

### BOM D

<table>
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<tr>
<th>LOT</th>
<th>0</th>
<th>Z G/M Services</th>
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<tbody>
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**Description:**

G/M Furniture Planning Services, if applicable, include field measurements, drawing AutoCAD building shells, developing typical workstation and private office standards, space planning typicals into the floorplan, developing furniture color schemes, order specifications and receiving client approvals for all drawings and color schemes for order entry.

G/M Project Management services include drawing checks, order scheduling & routing, electrical consulting with contractors, field checks, construction progress monitoring and installation coordination.

G/M Installation Services include receiving and inspecting of each product, damage adjudication with vendors, transporting product if applicable, staging of products, delivery, installation of all furniture, level clean and polishing of all items, vacuum floors and recycling of all waste products associated with the installation.

G/M Punchlist Services include formulation of the project punchlist, ordering and receiving of punchlist products, and delivery and installation to finalize the punchlist and project.

G/M Warranty Services Department is provided to offer our clients no charge warranty service work for all furniture under valid warranty. G/M maintains electronic copies of our Client's invoices for warranty enforcement. For service requests, our warranty department may be contacted at warranty@gmbi.net

**BOM: See Attached Bill of Materials**

**Piece Count:**

### Meridian Filing and Storage

**New ways to think about the box**

### Product Subtotal:

<table>
<thead>
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<td>Project App. Spec. (Non-Taxable)</td>
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<td>Non-Taxable Subtotal</td>
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<td>Sales Tax (9.000%)</td>
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<td>Total</td>
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### Terms:

**Net 30 Days Terms with Purchase Order 100%** $32,420.60

---

Account Executive: Ryan Turnbull ([rtumbull@gmbi.net](mailto:rtumbull@gmbi.net))
AMA: Katie Lira ([klira@gmbi.net](mailto:klira@gmbi.net))

Project PAS: Chera Garcia

Page: 3 of 3

800-686-6583  800-686-6583  Fax: 951-684-0837
G/M Business Interiors
1099 W. La Cadera Drive, Riverside CA, 92501
[http://www.gmbi.net](http://www.gmbi.net)
AGENDA DESCRIPTION:
Consideration and possible action to waive the bidding requirements and authorize the Police Department to purchase sixteen fully equipped Renegade Breach Level 111A tactical vest packages. These vests are identified in the Equipment Replacement Fund and were scheduled to be replaced in September 2012. (Fiscal Impact: $44,500.00)

RECOMMENDED COUNCIL ACTION:

1. Pursuant to El Segundo Municipal Code §1-7-11, waive the bidding process and purchase sixteen (16) Renegade Breach Level IIIA tactical vest packages from FSOC (First Spear of California) LLC using equipment replacement and Department of Justice (Federal) Bulletproof Vest Partnership (BVP) grant funds.

2. Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, to purchase sixteen (16) Renegade Breach Level IIIA tactical vest packages from F.S.O.C. LLC using equipment replacement and (BVP) grant funds.

3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
F.S.O.C. LLC quote for sixteen (16) vest packages

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $24,709.60; 601-400-3101-8104 (Equipment Replacement)
Additional Appropriation: $19,782.76
Account Number(s): 125-300-3101-3788 (Bullet-Proof Vest Grant Revenue)
125-400-3788-8104 (Bullet-Proof Vest Grant Equipment)

ORIGINATED BY: Scott Doukakis, Lieutenant
REVIEWED BY: Mitch Tavera, Chief of Police
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
Currently, El Segundo Police Officers assigned to the Special Weapons and Tactics (SWAT) team along with our K-9 officers use ballistic vests that were purchased in 2007. Since manufactures only warranty their ballistic vests for five years, these vests have now exceeded their life expectancy.

In fiscal year 2006/2007, these vests were placed into the equipment replacement fund. There is currently $29,600 allocated to the replacement of these vests, which were due for replacement in fiscal year 2011/2012. The total cost for sixteen (16) vests and accessories is $44,492.36.
Through the Bulletproof Vest Partnership (BVP) grant program, the City of El Segundo is scheduled to be reimbursed $19,782.76 from the total cost. The expiration date to utilize $14,000 of the BVP grant funds is August 31, 2013.

Staff researched the current trends and advancements in tactical vests and found that Renegade Armor developed & patented a state of the art emergency release “Tubes” system. This system allows for the quick closure of the tactical vest and an even quicker ability to doff the vest. Renegade Armor has also patented a new fabric technology called the “6/12” system. This fabric delivers a complete modular system that is both lightweight and strong. The incorporation of this technology lightens the overall weight of the carrier while still keeping in tact the design and coverage of the standard breach carrier. Based on our research along with testing of the Renegade Breach Level IIIA vest package, it was determined that the Renegade Breach Level IIIA tactical vests are unique to our needs.

As you are aware, the ESMC generally requires purchases exceeding $25,000 be competitively bid. Staff estimates that a formal bid for these tactical vests will take at least 30 days to complete. This does not take into account the time needed for Renegade Armor to receive the order and manufacture the tactical vests. If the City does not receive delivery of the vests by August 31st, it will lose the $14,000 in BVP grant money.

While staff does not believe there is sufficient time to obtain formal bids within the time period allowed by the BVP grant program, Staff nevertheless sought three quotes from vendors who sell the Renegade Breach Level IIIA vests. The following quotes are as follows:

1) First Spear of California - $44,492.36
2) Adamson Police Products - $50,384.16
3) Renegade Armor - $51,791.35

Staff does not believe that a formal bid will significantly alter these prices. To ensure that the City is reimbursed a portion of the cost, therefore, and because there does not appear to be a distinct advantage in submitting this matter to a formal bid, Staff recommends that the City Council waive the competitive bidding requirements and purchasing sixteen (16) Renegade Breach Level IIIA vest packages from First Spear of California.
F.S.O.C LLC
803 Eucalyptus Dr
El Segundo, CA 90245
Phone: (310) 616-6184
Fax: (310) 640-6899
Prepared by: Dave Passarell

Customer
Lt. Scott Doukakis
El Segundo Police Department
348 Main Street
El Segundo, CA 90245
(310) 524-2200

<table>
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<tr>
<th>DESCRIPTION</th>
<th>PRICE</th>
<th>AMOUNT</th>
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<tr>
<td>16 Renegade Breach level IIIA tactical vest packages with 6/12 &amp; tubes</td>
<td>$1,520.00</td>
<td>24,320.00</td>
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<tr>
<td>Package includes: Biceps, Throat, Collar and Groin</td>
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<tr>
<td>16 Radio Pouches</td>
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<td>16 M4 Double Magazine Pouches</td>
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TERMS AND CONDITIONS

x ____________________________________________
Print Name:

If you have any questions about this price quote, please contact Dave Passarell (310) 616-6184

Thank You For Your Business!
AGENDA DESCRIPTION:

Consideration and possible action to adopt a Resolution approving Plans and Specifications for Construction of ADA Ramps (CDBG Project). Project No. PW 13-14 (Fiscal Impact: $45,000 anticipated grant funding)

RECOMMENDED COUNCIL ACTION:

1. Adopt attached resolution approving Plans and Specifications for the Construction of ADA Ramps (CDBG Project).

2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Resolution

FISCAL IMPACT: $45,000 in anticipated grant funding

Amount Budgeted: $45,000.00
Additional Appropriation: No
Account Number(s): 111-400-2781-8499

ORIGINATED BY: Floriza Rivera, Principal Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

The City of El Segundo qualifies each year for Community Development Block Grant (CDBG) funding (a federal program). Among other things, CDBG funding is available for Americans with Disabilities Act (ADA) improvements. Specific, comprehensive requirements must be followed throughout all phases of the project. As with many federally funded projects, the City will pay for all construction costs and receive reimbursement once the applicable project documents have been approved by CDBG administrators. Funding for this year's project is approximately $45,000 and will be used toward installing and/or upgrading ADA ramps at eight intersections within the City.

Staff recommends that City Council adopt the plans and specifications for the installation of ADA ramps, approve the attached resolution, and authorize the project for receipt of construction bids.
RESOLUTION NO. __

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF ADA RAMPS (CDBG PROJECT) PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

A. The City Engineer prepared specifications and plans requesting Construction of ADA Ramps (CDBG Project) (the "Project"). These plans are complete. Bidding for construction of the Project may begin;

B. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2: Design Immunity; Authorization.

A. The design and plans for the Project are determined to be consistent with the City's standards and are approved.

B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.

C. The approval granted by this Resolution conforms with the City's General Plan.

D. The City Engineer, or designee, is authorized to act on the City's behalf in approving any alterations or modifications of the design and plans approved by this Resolution.

E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.

SECTION 3: Project Payment Account. For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish a fund containing sufficient monies from the current fiscal year budget to pay for the Project ("Project Payment Account") following receipt of construction bids. The Project Payment Account will be the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.
PASSED AND ADOPTED this ___ day of ________________, 20__. 

                                          ________________________________
                                          Bill Fisher, Mayor

                          ATTEST:

                                          ________________________________
                                          Tracy Weaver, City Clerk

                          APPROVED AS TO FORM:
                          MARK D. HENSLEY, City Attorney

                          By: ________________________________
                              Karl H. Berger, Assistant City Attorney
AGENDA DESCRIPTION:

Consideration and possible action to adopt a Resolution approving Plans and Specifications for on-call services contracts for plumbing, electrical and general carpentry. Project No. PW 13-16 (Fiscal Impact: To Be Determined)

RECOMMENDED COUNCIL ACTION:

1. Adopt attached resolution approving Plans and Specifications for the on-call services contracts.

2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Resolution

FISCAL IMPACT: To Be Determined

Amount Budgeted: $60,000 ($20,000 each construction specialty)
Additional Appropriation: No
Account Number(s): 001-400-2601-6201 (Government Buildings: Contractual Services)

ORIGINATED BY: Floriza Rivera, Principal Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

Occasionally, building maintenance needs involving one of three trades, carpentry, electrical work, and plumbing, are beyond the expertise of our personnel and require the use of outside vendors for repair/replacement. In such cases, staff must procure the services of an appropriate contractor carry out unscheduled and/or unfunded but necessary facility repairs. However, repairs that are necessary but do not meet the threshold of an emergency can take several months to complete due to public bidding and council approval requirements. To facilitate and reduce the amount of response/down time for these repairs, staff is taking steps to have on-call services secured. We plan to retain at least two companies from each trade as qualified contractors to be utilized when specific work is needed. Awarding to two companies for each trade will have the added benefit of maintaining competition as well ensuring rapid response of one company is booked. The lowest bid from those contractors shall determine which contractor shall be given the work assuming availability is not an issue.

Because under this approach the vendors will already have active contracts and insurance requirements on file, it will allow minor repairs and maintenance for the City buildings to occur much more quickly, reducing repair times from months to just days or weeks. Staff therefore
recommends that City Council adopt the plans and specifications and the attached resolution, and authorize the project for receipt of construction bids.
RESOLUTION NO. __

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR ON-CALL SERVICES FOR GENERAL CARPENTRY, ELECTRICAL, AND PLUMBING. PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

A. The City Engineer prepared specifications and plans requesting On-Call Services for General Carpentry, Electrical, and Plumbing Services (the “Project”). These plans are complete. Bidding for construction of the Project may begin;

B. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2: Design Immunity; Authorization.

A. The design and plans for the Project are determined to be consistent with the City’s standards and are approved.

B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.

C. The approval granted by this Resolution conforms with the City’s General Plan.

D. The City Engineer, or designee, is authorized to act on the City’s behalf in approving any alterations or modifications of the design and plans approved by this Resolution.

E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.

SECTION 3: Project Payment Account. For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish a fund containing sufficient monies from the current fiscal year budget to pay for the Project (“Project Payment Account”) following receipt of construction bids. The Project Payment Account will be the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 4: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.
PASSED AND ADOPTED this ___ day of _____________, 20__.

                                  ____________________________
                                  Bill Fisher, Mayor

ATTEST:

                                  ____________________________
                                  Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By:                      ____________________________
                          Karl H. Berger, Assistant City Attorney
AGENDA DESCRIPTION:
Consideration and possible action authorizing the City Manager to execute a Professional Services Agreement with NCM Engineering Corp. for preliminary roadway and railroad design work for the Park Place Extension Project. (Fiscal Impact: $0, Reimbursement Grant up to $735,000 and Property Owner Deposit of 20%, up to $150,000; no impact to the General Fund)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Manager to execute a Professional Services Agreement with NCM Engineering Corp. in a form approved by the City Attorney in the amount of $629,780.26;
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
NCM Engineering Corp Scope of Work

FISCAL IMPACT: Included in Adopted Budget

| Amount Budgeted: | $0 [Reimbursement from Grant and Property Owner Deposit] |
| Additional Appropriation: | No |
| Account Number(s): | 301-400-8203-6679 |

ORIGINATED BY: Ted Shove, Economic Development Analyst
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
In 2008, El Segundo secured a federal earmark of $750,000 to initiate design concepts and evaluate the possible extension of Park Place between Nash Street and Sepulveda Blvd. On March 20, 2013 the Federal Highway Administration (FHWA) approved the encumbrance and the California Department of Transportation (CalTrans) issued a Notice to Proceed (E-76) for preliminary design work for extending Park Place. Total available funds for the project include the earmark ($750,000 less Caltrans’ $15,000 administration fee) plus the 20% match requirement ($150,000), for a total of $935,000. The match funds are being provided by Federal Realty Investment Trust (Street Retail, Inc.) through a separate reimbursement agreement with the City.

Staff released a Request for Proposals (RFP) for the preliminary roadway and railroad design work for the Park Place Extension Project and subsequently received 5 proposals on April 16th, 2013. Following staff review of the submittals, the top three proposers were invited for oral
interviews. After careful consideration, staff has selected NCM Engineering Corp. as the most qualified to carry out design services.

The scope of work will include:

1. Evaluating three preliminary design alternatives (one above grade crossing and two below grade crossings;
2. Compiling data on the feasibility of each design alternative based on, among other things, on the railroads’ willingness to relocation (railroad alignment studies), topographical site limitations, geotechnical considerations, structural feasibility, utility relocation, right-of-way considerations, environmental considerations and cost.
3. Progressing through conceptual design and probably cost estimates for the one preferred alternative. The conceptual design will include:
   a. Initial site assessment
   b. Roadway plans
   c. Traffic and signal lighting plans
   d. Rail plans
   e. Grading plans
   f. Drainage plans
   g. Utility relocation plans
   h. Structural plans
   i. Right of way requirements

The estimated time to complete the work is 7 months, or near the end of January 2014. Staff recommends that City Council award a Professional Services Agreement to NCM Engineering Corp. for $629,780.26 for this project.
SCOPE OF SERVICES

The following work plan discussion outlines our approach for project delivery with work steps for each major task that must be undertaken to meet the City’s goals.

1.0 Project Management
William Nascimento, will serve as the Project Manager of the NCM team to assist as an extension of City staff to deliver this important project. His mission will be to meet and exceed the City’s expectations for responsiveness, schedule, quality and efficiency. William will communicate with the City on a regular basis to keep the team up to speed with the delivery schedule and changing project needs. Along with monitoring and assuring performance of the NCM team, key elements of managing the project will be: maintaining and monitoring the schedule, tracking the budget; staffing forecasts; and progress reporting.

The success of NCM’s management plan for this project begins with the personal commitment of our project manager to produce a complete and high-quality project on time and within budget. He will be the single point of contact with the City for the duration of the project.

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To support the project manager in this endeavor, NCM has assembled a team of experts who have been selected based on their skills and understanding of railroad grade separation projects, railroad design and associated civil infrastructure elements. These professionals will perform and coordinate the work to ensure the successful delivery of assigned tasks.

Our tools to manage the preliminary and conceptual design tasks include the following:

- A proven project controls system
- A project-specific quality control plan
- Quality control reviews performed by experienced personnel
- An effective project communications system

Project Controls System
Our project controls system is based on a preliminary work breakdown structure (WBS) that NCM will prepare. The WBS will be used to prepare the final schedule and staffing requirements. After receiving the City’s concurrence on the appropriateness and scope of the WBS, we will prepare a staffing plan for the overall project effort. This will become the work plan.

The work plan is the yardstick by which progress will be monitored and reported to the City with monthly progress reports. It will be the basis of the project control system and the tool used by the NCM project manager to oversee and lead all project activities. The plan will be updated as new information becomes available. In NCM’s experience, maintaining a detailed but flexible work plan is a proactive approach to successfully accomplishing the project.

Project-Specific Quality Control Plan
The first step in any quality control plan is assigning a strong project manager and lead engineers to work together to provide quality engineering services. After receiving notice to proceed, NCM will produce a project-specific quality control plan for review. Key components of the plan include report and plan preparation guidelines and checklists for each major discipline necessary to complete this project. In addition to incorporation of the appropriate checklists, there are four other key components that NCM will incorporate into the plan, as described below.

1. **Engineering Discipline Review**: Prior to formal submittals, the design and all reports are reviewed by the discipline managers.

2. **Coordination Review**: The project manager and discipline lead engineers review design and reports for coordination, accuracy, compliance with the project design criteria and standards, and definition of work.

3. **Constructability Review**: Following review by the lead engineers, our QA/QC team coordinates a constructability review to verify criteria.
compliance, evaluate the plans and resolve potential constructability issues.

4. Quality Assurance/Quality Control Review:
   Our QA/QC team conducts reviews of the work in progress. These are independent reviews led by the QA/QC team, with the involvement and management review of our project manager.

Project Communications
Communications are the keystone of all successful projects. NCM’s project manager is dedicated to ensuring effective communication through proactive project coordination and design issue resolution, working with the City and coordinating with stakeholders. We recognize that a consultant is retained for two primary reasons: to provide technical expertise, and to get the job done with minimal supervision. Our project manager will establish clear lines of communication with the City and other stakeholders, employing the strategies and tools depicted below. Our communications plan includes the following key elements.

- Implementing efficient electronic communications (email, FTP site)
- Attending and chairing team meetings
- Attending and chairing impromptu meetings to resolve pressing project issues
- Maintaining the schedule
- Reporting progress on a monthly basis

Meetings & Project Development Team (PDT)
Our Project Manager will work with the City to identify the makeup of the Project Development Team; to schedule a Kick-off Meeting within one week of notice to proceed from the City and to facilitate seven (7) PDT meetings over the duration of the project. For efficiency, it is anticipated that meetings will be set up to discuss specific project components and/or issues and various NCM team members will attend the meetings on an as needed basis, depending on planned meeting topics. All key team members will be asked to attend the kick-off meeting, and they will be notified well in advance of the time and location of all subsequent project team meetings. To meet the City’s planned project timeline, the NCM team will be flexible with regard to meeting venue and recommends utilizing web-based meeting software to conduct last-minute meetings that may arise over the course of the project. This will allow a meeting to be called on a moment’s notice and held on the same day without jeopardizing the ability of the attendees to see and understand the meeting content. Minutes will be submitted to the City for review within one week after each meeting and will be distributed to the PDT after

City approval.

Task 1.0 Deliverables:
- Project Quality Control Plan
- Project Work Plan
- Project Schedule (updated monthly)
- Meeting Minutes
- Monthly Progress Reports and Invoices

PHASE 1: DESIGN ALTERNATIVES & COST ESTIMATE PHASE

1.1 Compile & Review Existing Documents/Info + Site Visit
The NCM team will compile and review all existing documents, reports, studies, proposed and "as-built" plans, mapping and other information associated with existing facilities and utilities that could have an effect on planned improvements associated with the Park Place Extension project. We anticipate that relevant information obtained from the City, utility companies, the railroads and other involved agencies and stakeholders may include the following:

- Survey and topography data (As noted in the project RFP, the City will provide ALTA mapping and topographic surveys)
- Right of Way data and utility as-built plans
- Existing and Future Traffic Data
- Previous hydrologic studies for the project area
- Environmental data/issues, etc. from the Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development EIR
- City Planning Documents
- UPRR, BNSF and MTA track plans
- City standard plan sheet border

In reviewing the available data, some of the key project issues and elements the NCM team will consider with respect to the project area include:

- Completeness and applicability of the City ALTA mapping and topographic surveys – this is a key factor as it is the first task on the critical path
- Utility locations and points of connection adjacent to the planned grade separation, particularly the three known crude oil pipelines
- Layout of existing and planned developments and associated constraints and opportunities for layout of the proposed project to provide access points
Construction phasing of the project, including layout and construction of the new bridge and retaining wall structures and temporary railroad shoofly.

- Construction staging techniques that can be used to avoid impacts to railroad operations.
- Layout of railroad spur relocation that maintains adequate clearance to the MTA structure columns, meets BNSF and UPRR standards and minimizes impacts on existing and planned development, and sensitive habitat.
- Protection of any sensitive species or habitat.

After available documents have been reviewed, the NCM project manager will facilitate a PDT meeting to discuss the key issues, challenges and constraints identified. This meeting will take place in the field to allow project team members to review the site and compare information obtained from studies and reports with actual site conditions and to identify and/or confirm physical constraints and potential issues that could impact design layout or construction.

**Task 1.1 Deliverables:**

- Existing Document Study and Site Review Summary Memorandum/Minutes

**1.1A (OPTIONAL TASK) Topographic Survey & Base Mapping**

The NCM team understands the City has topographic survey and ALTA Survey information available for the team to use for base mapping. While reviewing this information as part of task 1.1, we may identify additional project survey and mapping needs. To provide a basis for survey and mapping needs, an outline has been developed with the items below to illustrate surveying and mapping tasks that would be conducted if no information were available to the team. The NCM team will modify this complete scope to pare it back to needed items after review of the information provided by the City.

**Aerial Topographic Survey**

The NCM team will provide a color orthorectified aerial image and aerial survey which will cover the project limits and will be utilized in the development, planning and design of the proposed project. A sub-consultant will prepare the aerial topographic survey, with one foot topographic mapping, planimetry, DTM, and the color orthorectified aerial imagery. We will set ground control in accordance with aerial flight plan and will provide coordinates and elevations on ground control for aerial orientation, aerial topographic map, aerial photo, DTM, and control point information for the design team’s use.

**Topographic Survey**

Utilizing the aerial topography and DTM prepared in the Aerial Topographic Survey, we will initiate supplemental field surveying. The initial project is conceptual design and cost estimating, not final design. The limits and extents of the supplemental surveying will be consistent with the project needs identifying only key items such as tie-in locations at both Nash and Park, utility locations including depths of gravity lines, existing rail alignments and other property features. The NCM team will assemble field survey points (coordinates and elevation data), an updated DTM to include supplemental field topographic survey information, field notes, and an updated project base mapping for the design team’s use in preparing the conceptual layouts and cost estimates.

**Right-of-Way and Field Control Survey**

The NCM team will review recorded control maps, available ALTA Surveys, right-of-way maps, records of survey, corner records, and other official maps of records obtained during data research and collection. Using record information, we will add record right-of-way lines and property lines located within the project limits in accordance with record maps, record deeds, and documents. Due to the conceptual nature of this project, only record information will be used to establish properties. Resolution of right-of-way and properties in addition to gathering title reports will not be gathered. These tasks will be performed in subsequent stages of the project.

**Task 1.1A Deliverables:**

- Color Orthorectified Aerial Image
- Project Base Map with Right-of-Way (from record of survey) and Topographic Mapping, and DTM with 1-ft Contour Intervals in hard copy and electronic format

**1.2 Preliminary Geotechnical Report**

We will review available, previously published and unpublished geotechnical, geological, and hydrogeological data for the project vicinity. Our review will focus on seismicity, ground rupture including Alquist-Priolo zones, ground motion, liquefaction potential, subsurface soil conditions, and groundwater levels that may have potential impact on the proposed project alternatives. We will also perform a site reconnaissance.

The data reviewed will be compiled and summarized in tables and figures and included in a report. The report will summarize the regional geologic/seismic setting.
regional physiography of the area and the topography of the site, the geologic materials within the site, groundwater conditions, potential geological/geotechnical impacts and how they can be avoided, and relative merits of the alternatives.

**Task 1.2 Deliverables:**
- Preliminary Geotechnical Report – Draft and Final

**1.3 Alternatives Analysis**

The NCM team has based its level of effort on development of three (3) alternatives:

1. Underpass configuration with Park Place passing below the railroad (no relocation of tracks)
2. Underpass alternative with BNSF relocated alongside UPRR (or vice versa, depending on RR willingness to relocate)
3. Overhead configuration with Park Place passing over the railroad

Based on a preliminary site investigation, Alternatives 1 and/or 2 appear to be the superior options based on existing grades and required access points adjacent to the grade separation that would be adversely impacted by construction of an overhead crossing. Impacts from construction of an overhead alternative would include visual, access, right of way, etc. as outlined in the Project Understanding section of our proposal. We propose, however, to develop an overhead alternative as part of Phase 1 work for completeness to justify the City’s selection of a locally preferred alternative. The following studies will be performed and results will be documented in individual memorandums for use in assembling an Alternatives Analysis Report as described in Task 1.6.

**1.3.1 Alignment Analysis**

The NCM team will develop and refine alignments for the proposed alternatives. Some key project features and constraints that will be analyzed with respect to alignments will include:

- Required improvements at tie-ins and right of way takes to minimize construction cost
- Tie-in at S. Nash Street to minimize impacts to the Arc Light Beach Cities Cinemas parking located behind the theater
- Access points along Park Place, such as Plaza El Segundo and other businesses on the west approach to the grade separation to ensure that access is maintained

- Horizontal and vertical curves to obtain adequate design speed and sight distance for a safe corridor

**1.3.2 Grade Separation Crossing Study**

The grade separation crossing study will use the refined alignments developed as part of Task 1.3.1 to analyze the degree to which each meets the City’s project goals and satisfies roadway and railroad standards. Some of the key features that will be studied include:

- Corridor design speed
- Safety with respect to site distances and pedestrian and bicycle access
- Constructability and potential for impact to railroad operations
- Impacts to access points on the grade separation approaches
- Limitations on access points between the railroad and S. Nash Street for future developments
- Limitations on future railroad expansion

**1.3.3 Railroad Alignment/Shooofly Studies**

It is our understanding that the project proposes to minimize cost by relocating both railroad facilities to a single corridor that can be crossed by one grade separation. An option to relocate the BNSF rail yard to new right of way adjacent to the UPRR, or UPRR adjacent to BNSF will be evaluated based on each railroad’s willingness to relocate. The NCM team will analyze various options for the relocated alignment as well as options for tying in at the conform points. A determination of each railroad’s track storage requirements will be investigated and a preliminary layout will be drafted. Because rail services needs to continue uninterrupted during construction, shoofly tracks will be studied for the UPRR or BNSF track that would be impacted. We will study construction staging alternatives that avoid impacts to railroad operations and minimize project cost.

**1.3.4 Preliminary Drainage Assessment**

The NCM Team will review the available drainage reports for the properties adjacent to the project to understand constraints relating to connection points for the project drainage system. This will help our team understand the existing drainage patterns and how they will be impacted by the studied alternatives. The constraints for the project drainage systems will need to conform to the information in the EIR for the Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development (EIR).
Currently the drainage within the project limits drains to three low-lying areas where runoff is stored for percolation and evaporation. The proposed grade separation will likely run through these low-lying areas and will modify the existing drainage patterns. The roadway footprint will reduce the area available for percolation.

Each alternative generated will be analyzed for impacts to the existing drainage pattern connection points for downstream conveyance. During this analysis, consideration of future development on either side of the new roadway will be incorporated. These considerations include on-site retention, detaining, and logical points of connection to the new storm drain system in the new roadway. There are many possible options for drainage including:

- **Option 1**: Construct drainage facilities as proposed in Appendix H of the EIR. This would include pump stations sized to transport flows associated with the full project build-out to the existing off-site drainage system. It is possible that installation of portions of the pump station could be delayed because interim flows are reduced due to the existing high percentage of pervious surface area. The pump station structure and wet well would be sized for ultimate conditions, but the installed pump and pump controls would be limited to the number necessary for flows associated with the proposed roadway.

- **Option 2**: Isolate the roadway from undisturbed portions of the site. The undisturbed portions of the site can continue to be utilized for stormwater retention and percolation. The portions of the roadway that can be gravity drained to stormwater retention and percolation areas will continue to do so whereas the lower roadway areas will drain to a new pump station located at the grade separation. Flows to the low point of the grade separation would be pumped to the on-site retention and percolation areas. The concept requires installation of berms to separate the low-lying roadway from the retention and percolation areas. This option would be temporary until the ultimate storm drain system in constructed per Appendix H of the EIR.

As future development occurs, percolation potential will be reduced and flows must be directed toward the ultimate drainage facilities. In the drainage analysis, the properties adjacent to the roadway will be evaluated for on-site detention and cost impacts to the project storm drain system. The roadway system will provide logical points of connection for future developments along the roadway.

Stormwater treatment will be assessed with regard to the two preferred treatment options that include percolation to groundwater and landscaped based treatment.

**Task 1.3.4 Deliverables:**

- Draft Drainage/Stormwater Report

**1.3.5 Preliminary Utility Relocation Analysis**

Existing utility locations will be plotted and referenced against each alternative in order to identify potential conflicts. A Utility Matrix will be prepared showing the status of each facility within the project limits. The matrix will also contain information as to how each facility is affected by the various alternatives.

**Task 1.3.5 Deliverables:**

- Preliminary Utility Base Map
- Preliminary Utility Conflict Exhibits – Three Alternatives

**1.3.6 Preliminary Right of Way Requirements**

Improvements will be overlaid on existing parcel mapping to identify right of way and easement needs. We will prepare a preliminary Right-of-Way Requirements matrix identifying potentially affected owners of parcels for the various alternatives generated. The map and associated matrix will show where both temporary and permanent acquisition activities would be necessary. The preparation of the plats exhibits and legal descriptions will be performed in future phases of design and are not part of this scope.

**Task 1.3.6 Deliverables:**

- Preliminary Right of Way Requirements Exhibits – Two Alternatives

**1.3.7 Preliminary Environmental Study (PES)**

This task includes preparation of the Draft PES form for a suite of alternatives. The PES form will be based on information gathered during site visits, data from records searches, information from the environmental constraints analysis, and information from technical memorandums and studies prepared for the grade separation project. The PES will assist in scoping the level of environmental documentation needed for the project and will broadly assess all alternatives being evaluated in Phase 1 of the contract. The PES will be prepared per the requirements of Chapter 6 of the Caltrans Local Assistance Procedures Manual (LAPM) and the Caltrans Standard.
Environmental Reference (SER) web site. The completed PES form will include both the PES Checklist (Parts A and B) and responses to the checklist questions to support the conclusions in the PES.

**Task 1.3.7 Deliverables:**

- Draft PES Form

**1.3.8 Hazardous Materials Assessment**

The intent of the preliminary hazardous waste environmental assessment is to identify hazards that may impact construction of the proposed project and influence the selection of the preferred alternative. A screening-level environmental initial site assessment (ISA) will be performed. We will conduct a review of available existing local-, state-, and federal-maintained databases of hazardous materials sites and underground storage tank records to check for historical evidence of contamination. Readily available historical aerial photographs will be reviewed to help identify prior land uses, and a brief field windshield survey will be performed to help assess current conditions. This assessment is not intended to characterize all possible contamination within the project right-of-way (ROW) and does not include preparation of the Phase I ISA report in accordance with ASTM standard E1527. The results of the preliminary assessment will be summarized in a memorandum and/or Caltrans-style ISA checklist and will include a listing of priority properties that present the greatest apparent current or historical risk.

**Task 1.3.8 Deliverables:**

- Draft HAZMAT Initial Site Assessment Report

**1.4 Preliminary Railroad Coordination**

Coordination with the Union Pacific Railroad (UPRR) and BNSF Railway Company (BNSF) is an important component to the success of this project. Although the NCM team will incorporate California Public Utilities Commission (CPUC) requirements into the preliminary design, coordination with the CPUC will not begin until the project is in the final design stage. The CPUC Application for an Order to Construct cannot be submitted until after an environmental document has been certified and the project design is at a stage where the project is well defined – typically 65% design complete. Our team will utilize Larry Long of Wilson and Company to lead our railroad coordination and design efforts. Larry has extensive experience in this role and will utilize his experience and contacts with the railroads to keep the project moving forward. The key items to coordinate with the railroads during the preliminary roadway and railroad design portion of the project will be:

- Existing Rail Operations and impacts to Rail Operations during construction
- Potential impacts to Rail served customers
- Temporary and permanent horizontal and vertical clearances proposed from the existing tracks
- Bridge overhead clearance
- Changes in drainage
- Protection or potential relocation of utilities within railroad right of way under railroad license agreements
- Fundamental construction sequencing
- Maintenance Access
- Obtaining pertinent information from the railroad to develop design documents
- Project schedule

**Task 1.4 Deliverables:**

- Meeting Minutes

**1.5 Cost Estimates**

The NCM team will prepare a planning level project cost estimate for three study alternatives. The cost estimates will include all facets to fully deliver the project, such as, administration, design development and engineering, right of way, utility relocation, track relocation and temporary shoofly construction, environmental mitigation, construction engineering and administration and construction. Construction costs will be based on unit prices consistent with projects in the Los Angeles area of similar size and type recently completed. All costs will be escalated to the appropriate year of anticipated completion for the component in question and construction will be escalated to the year consistent with construction half completed.

**Task 1.5 Deliverables:**

- Cost Estimates for 2 Alternatives

**1.6 Alternatives Analysis Report**

A report will be developed to document the Phase 1 studies. The report will describe the alternatives studied and will contain a summary of the preliminary design development and analysis performed, a comparative cost/benefit analysis summary for the three alternatives with respect to functionality and cost and an engineering recommendation for the alternative that best meets the project goals and requirements.

**Task 1.6 Deliverables:**

- Alternatives Analysis Report
PHASE 2: PREFERRED ALTERNATIVE CONCEPTUAL DESIGN PHASE

After completion of Phase 1 and approval of the locally preferred alternative by the City, the NCM team will begin work to refine the locally preferred alternative and develop conceptual design. This phase is anticipated to include drainage and stormwater studies, continued railroad coordination, development of conceptual plans for roadway, drainage, structure and railroad elements, documentation of potential environmental impacts and updated project delivery costs.

2.1 Updated Drainage/Stormwater Report
During Phase 2, the Drainage/Stormwater Report will be updated to reflect comments made by the City and others on the Draft report and refinements in the locally preferred alternative.

Task 2.1 Deliverables:
✓ Final Drainage/Stormwater Report

2.2 Railroad Coordination
The NCM team will perform ongoing railroad coordination to keep the UPRR and BNSF up to date with regard to project scope and schedule and to ensure that conceptual design for the locally preferred alternative meets their requirements. It is anticipated that one meeting will be held with each of the railroads to present the refined locally preferred alternative conceptual design and to solicit input on their preferences and requirements.

Task 2.2 Deliverables:
✓ Meeting Minutes

2.3 Preferred Alternative Development
The NCM team will refine the geometrics and design elements for the locally preferred alternative and will develop conceptual design plans for the following project elements.

2.3.1 Roadway Plans
Roadway plans will be prepared at a scale of 1"=50' showing the roadway layout and profile and will include striping to define lanes, shoulders, etc. If additional detail is necessary to define the conceptual design, conceptual construction details will be prepared at a scale of 1"=20'.

2.3.2 Traffic Signals & Lighting Plans
Conceptual traffic signal and street lighting plans will be prepared based on two new signalized intersections (Park Place/Allied Way and Park Place/S. Nash St), a signal modification (Park Place/Plaza El Segundo entrance) and street lighting at the proposed underpass and along the Park Place Extension. Conceptual signal and street lighting plans will be prepared at scales of 1"=20' and 1"=40' respectively. The signal plans will show basic signal layouts, modifications to existing loop detectors, and basic equipment and phasing information. Street lighting plans will show lighting layouts and basic information on lighting standards to be used.

2.3.3 Rail Plans
Rail plans will be developed to show the conceptual design for relocation of the BNSF tracks and yard and will be produced at a scale of 1"=50'. The plans will show layout and profile and will be developed in accordance with UPRR, BNSF and AREMA standards and guidelines. In addition, a construction sequencing plan will be developed for rail elements and will be coordinated and consistent with the construction staging plan developed for construction of the underpass grade separation preferred alternative discussed below in task 2.3.7.

2.3.4 Grading Plans
Preliminary grading plans will be developed at a scale of 1"=50' and will show contour intervals along with spot elevations if necessary.

2.3.5 Preliminary Drainage Plans
Drainage plans will be produced at a scale of 1"=50' and will show basic layout information, including stormdrain inlet locations, tie-in points to existing systems and proposed locations for pump station and retention/detention facilities.

2.3.6 Utility Relocation Plans
Utility location/relocation plans will be prepared at a scale of 1"=50' and will show locations of existing facilities, conflicts with the proposed locally preferred alternative and proposed relocation corridors. All utilities will be identified with preliminary disposition.

2.3.7 Structure Plans
Preliminary bridge engineering will include conceptual design and layout of a bridge type approved by the UPRR and BNSF. This scope of work and our fee assume that the railroads will agree to a combined bridge to carry the tracks for both railroads. The bridge will be laid out in conformance with clearance requirements outlined in the BNSF Railway – Union Pacific Railroad Guidelines for Railroad Grade Separation Projects, the most recent AREMA Manual and CPUC guidelines.

NCM will prepare a preliminary bridge General Plan (GP), Foundation Plan (FP) and conceptual construction
staging plan as part of this study. The GP will show sufficient detail for the railroads to verify that their standards for layout and clearances are satisfied. The GP will show a bridge Plan, Elevation and Typical Section. Details will show controlling bridge dimensions, such as length, span lengths, deck width, track and shoofly locations and maintenance walkway type and configuration. In addition, superstructure and substructure types will be clearly identified and retaining walls will be shown with proposed types identified. All known utilities will also be identified on the Typical Section.

The FP will show the layout of proposed bridge foundations, retaining walls and shoofly track, in addition to all known utilities.

The conceptual construction staging plan will outline the main steps in constructing the underpass structures to demonstrate that no impacts will be made to railroad operations. Location of the proposed shoofly and shoring needs will be identified.

2.3.8 Updated Right of Way Requirements
Right of Way requirements mapping will be updated to reflect any refinements made to the locally preferred alternative during Phase 2.

2.3.9 Initial Site Assessment
The draft initial site assessment completed during Phase 1 will be updated to reflect comments made by the City and other reviewers and any refinements made to the locally preferred alternative during Phase 2.

Task 2.3 Deliverables:
✓ Conceptual Design Plans
✓ Updated Right of Way Requirements
✓ Final HAZMAT Initial Site Assessment

2.4 Preliminary Environmental Impact Review
We will prepare a Draft final PES based on comments from the City and Caltrans and any revisions necessary due to refinements of the locally preferred alternative during Phase 2. The Draft Final PES will be submitted to the City and Caltrans for review. Following City and Caltrans review, we will revise the PES per comments received and submit the PES to Caltrans for signature and approval. The approved PES will be distributed to the City and Caltrans.

Task 2.4 Deliverables:
✓ Draft Final and Final PES

2.5 Cost Estimates

The NCM Team will update and finalize the cost estimate prepared in Phase 1 for the locally preferred alternative. Unit prices and quantities will be updated, as necessary, to reflect conditions at the time of preparation.

The final cost estimate will include:
✓ Roadway construction cost estimate
✓ Signals and lighting costs
✓ Drainage facilities: inlets/piping, pump station and detention/retention excavation
✓ Railroad cost: track and yard relocation and shoofly
✓ Structures, including railroad bridge, retaining walls and construction shoring
✓ Utility relocation and Right of Way acquisition costs
✓ Environmental mitigation costs

2.6 Conceptual Design Report
A conceptual design report will be prepared to document the conceptual design studies carried out for Phase 2 of the project to provide a basis of design for the environmental document phase. The report will outline the following elements:
✓ Project background, scope and purpose and need
✓ Estimated project cost
✓ Summary sections for environmental documentation requirements and permitting, hazardous materials, and right of way needs, including utility relocations
✓ Bicycle and pedestrian safety and requirements
✓ Project schedule for environmental documentation, final design and construction
✓ Attachments – PES form, HAZMAT Initial Site Assessment, Preliminary Geotechnical Report, project vicinity and location maps, conceptual design plans, right of way requirements, and project cost estimate
AGENDA DESCRIPTION:

Consideration and possible action to 1) amend a standard Public Works Contract with Stephen Doreck Equipment Rentals, Inc., and to appropriate additional contingency funding for change orders regarding the Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd. project, 2) accept the work as complete, and 3) authorize the City Clerk to file a Notice of Completion with the County Recorder’s Office. Project No. PW 13-01 (Fiscal Impact $22,378.89)

RECOMMENDED COUNCIL ACTION:

1. Authorize the City Manager to execute an amendment with Stephen Doreck Equipment Rentals, Inc. in a form as approved by the City Attorney for $25,708.89.

2. Authorize an additional $22,378.89 in contingency funds from the Economic Uncertainty Fund to cover change orders for the Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd. Project.

3. Accept the project as complete;

4. Authorize the City Clerk to file a Notice of Completion with County Recorder’s Office; or

5. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Notice of Completion

FISCAL IMPACT: $22,378.89 Budget Adjustment Required

Amount Budgeted: $38,000.00

Additional Appropriation: Yes $22,378.89

Account Number(s): 401-400-0000-8228 (Economic Uncertainty Fund)

ORIGINATED BY: Lifan Xu, Principal Engineer

REVIEWED BY: Stephanie Katsouleas, Public Works Director

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On March 16, 2010, the El Segundo City Council declared old Fire Station 2, Located at 2161 E. El Segundo Blvd., as Surplus property and authorized its sale. As part of the purchase agreement conditions, the City constructed a new, smaller building within the easement area where the existing telemetry equipment was relocated. That project was completed earlier this year and construction costs were fully paid for from the proceeds of the sale of the property.
During construction planning for the new development project at this site, the new property owner, Brian Sweeney, discovered that an abandoned (but charged) waterline exists outside the easement area which is still connected to the City’s active water infrastructure. The waterline, which extends beyond the pressure reducing station, was originally installed to operate a turbine but abandoned more than a decade ago. It is no longer needed for the City’s water operations purposes. In the interest of an expeditious resolution, Mr. Sweeney and the City agreed to equally share the cost of removing the 24-inch steel water pipeline and capping it at the last pressure reducing station valve. The City’s portion would be covered by the proceeds from the sale of Fire Station 2, which is currently undesignated and held in the Economic Uncertainty Fund. Mr. Sweeney deposited $10,000 toward the project and agreed to reimburse the City for 50% of the total cost of the construction project once completed.

On February 19, 2013, the City Council awarded a $33,950 contract to Stephen Doreck Equipment Rentals, Inc. for Pressure Reducing Station Waterline Improvement at 2161 E. El Segundo Blvd. project. City Council also authorized $4,050 in contingency funds for the project, for a total of $38,000.00.

The project started on April 16 and was recently completed. However, the contractor encountered unforeseen conditions during construction. These include:

- Water pipe to be capped was encased entirely in extra strength concrete, more than 2 ft thick. Additional machinery had to be brought in to break up the concrete encasement while providing extra caution to prevent damage to the active water pipe.
- Unmarked electric conduit was in direct conflict with a portion of pipe to be removed. The electrical conduit had to be temporarily removed and later restored.
- Undocumented ABS pipeline used to drain sump pump discharge from the water vault at the pressure reducing station extended outside the easement area, draining across the property to Nash. The sump pump discharge had to be rerouted to a curb drain within city easement area, draining to El Segundo Blvd.

The total change orders come to an additional $25,708.89. A final inspection has been performed and it was determined that the project was completed per the plans and specifications with the additional field changes noted. Staff therefore recommends that: 1) City Council authorize an additional $22,378.89 in contingency funds transferred from Fund Balance to the Economic Uncertainty Fund to cover the change orders identified above for the Pressure Reducing Station Waterline Improvements at 2161 E. El Segundo Blvd. project; 2) accept the work as complete, and 3) authorize the City Clerk to file a Notice of Completion with the County Recorder’s Office. Once accepted, the City will invoice Mr. Sweeney for remaining balance of $20,189.44, which represents 50% of the total project cost less $10,000 already deposited (see accounting summary below). Those funds will be re-deposited into the Economic Uncertainty Fund.
Accounting Summary:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33,950.00</td>
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</tr>
<tr>
<td>+$4,050.00</td>
<td>Contingency (includes $720.00 Bidding and Advertising costs)</td>
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<td><strong>$38,000</strong></td>
<td>Total Original Award</td>
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<td>$25,708.89</td>
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<tr>
<td>-$3,330.00</td>
<td>Contingency (less bidding and advertising costs of $720.00)</td>
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<tr>
<td><strong>$22,378.89</strong></td>
<td>Additional Appropriation Needed for Change Orders</td>
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<tr>
<td>$38,000.00</td>
<td>Original Budget</td>
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<tr>
<td>+$22,378.89</td>
<td>Additional Appropriation Requested</td>
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<tr>
<td><strong>$60,378.89</strong></td>
<td>Total Project Cost</td>
</tr>
<tr>
<td>$60,378.89</td>
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</tr>
<tr>
<td>-$30,189.45</td>
<td>Less 50% Shared Agreement</td>
</tr>
<tr>
<td>-$10,000.00</td>
<td>Property Owner Deposit (1-23-2013)</td>
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<tr>
<td><strong>$20,189.44</strong></td>
<td>Now Due From Property</td>
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NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd.

Project No.: PW13-01

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq. that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.

2. The full name of the owner is: City of El Segundo

3. The full address of the owner is: City Hall, 350 Main Street, El Segundo, CA 90245

4. The nature of the interest of the owner is: Public Facilities

5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on June 11, 2013. The work done was: Pressure Reducing Station Waterline Improvements at 2161 El Segundo Blvd.

6. On June 18, 2013, the City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

7. The name of the Contractor for such work of improvement was: Stephen Doreck Equipment Rentals, Inc.

8. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: 2161 El Segundo Blvd.

9. The street of said property is: 2161 El Segundo Blvd.

CITY OF EL SEGUNDO

Dated: ______________, 2013  _______________________

Stephanie Katsouleas,
Public Works Director

I, the undersigned, say: I am the City Engineer of the City of El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on ______________, 2013, at El Segundo, California  _______________________

Stephanie Katsouleas
Public Works Director
Consideration and possible action to amend a standard Public Works Contract with O’Duffy Bros., Inc. and to appropriate additional contingency funds for change orders regarding the Mariposa Avenue Storm Drain System. Project No. PW 12-06 (Fiscal Impact: $15,227.21)

RECOMMENDED COUNCIL ACTION:

1. Authorize the City Manager to execute an amendment with O’Duffy Bros., Inc. in a form as approved by the City Attorney for $40,292.21

2. Authorize an additional $15,227.21 in contingency funds from the Measure R, Mariposa Storm Drain Fund to cover change orders for the Mariposa Avenue Storm Drain System Improvements Project.

3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None

FISCAL IMPACT: To Be Determined

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<th>Amount Budgeted:</th>
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<td>Account Number(s):</td>
<td>110-400-8203-8374 (Measure R, Mariposa Storm Drain)</td>
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ORIGINATED BY: Arianne Bola, Associate Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On January 15, 2013, the City Council adopted plans and specifications for constructing a Storm Drain System along Mariposa Avenue from Maryland Street to Center Street and authorized staff to advertise for receipt of construction bids. During bidding process, it was determined that installation of additional catch basins on Bungalow Drive and Maryland Street are necessary.

On March 5, 2013, the City Council awarded the standard Public Works Contract to O’Duffy Bros., Inc. for the construction of two catch basins, one storm drain manhole and 573 linear feet of 18” storm drain pipes for $94,935.00 and a contingency of $25,065 in contingencies. At the pre-construction meeting, staff discussed the possibility of installing three additional catch basins, one storm drain manhole and approximately 35 linear feet of 18” storm drain pipe at the unit bid rate.
In addition to the proposed additional infrastructure, unforeseen conditions in the field have required construction plan modifications, which included additional excavation and modification of the storm drain pipe elevations due to pipeline crossing conflicts with AT&T, water and gas lines.

The original budget contingency of $25,065 has now been exhausted. Additional contingency funds are needed in the amount of $15,227.21 to cover increased construction costs as described above. Staff is requesting that City Council approve this request and authorize the transfer of $15,227.21 in additional funds from the Measure R local return allocation. There is no impact to the general fund for this additional work.

**Accounting Summary:**

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<tr>
<th>Amount</th>
<th>Description</th>
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</thead>
<tbody>
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<td>+$25,065.00</td>
<td>Contingency</td>
</tr>
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<td><strong>$120,000.00</strong></td>
<td><strong>Total Original Budget</strong></td>
</tr>
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<td></td>
<td></td>
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<tr>
<td>$40,292.21</td>
<td>Total Change Orders</td>
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<td>- $25,065.00</td>
<td>Contingency</td>
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<tr>
<td><strong>$15,227.21</strong></td>
<td><strong>Additional Appropriation Needed for Change Orders</strong></td>
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<tr>
<td>$120,000.00</td>
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<tr>
<td>+$15,227.21</td>
<td>Additional Appropriation Requested</td>
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<tr>
<td><strong>$135,227.21</strong></td>
<td><strong>Total New Project Cost</strong></td>
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AGENDA DESCRIPTION:
Consideration and possible action regarding authorizing the recording of the Notice of Completion and authorizing the City Manager to accept completion of work for 30 homes related to the City's Residential Sound Insulation Program's Group 45 (Project No. RSI 12-04). (Final Contract Amount: $1,402,808.90, less liquidated damages)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Clerk to file the City's Planning and Building Safety Director's Notice of Completion in the County Recorder's Office;
2. Authorize the City Manager, or designee, to close out Project No. RSI 12-04; and/or
3. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
List of homes included in Group 45
Planning and Building Safety Director's Notice of Completion

FISCAL IMPACT: Included in Adopted Budget
Amounts Budgeted: $1,522,222.90
Additional Appropriation: N/A
Account Number(s): 116-400-0000-8960

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
This project is part of the City's Residential Sound Insulation (RSI) Program financed by federal grants from the Federal Aviation Administration (FAA) and the settlement agreement with Los Angeles World Airports (LAWA).

The RSI Program offers modifications to owners of qualifying residential property in the City of El Segundo that reduce interior sound levels of noise generated by air traffic from neighboring Los Angeles International Airport (LAX).

At its meeting on May 15, 2012 the City Council awarded a construction contract to Karabuild Development, Inc. (Karabuild) for construction for 30 homes, commonly referred to as Group 45 of the RSI Program.

The work has now been completed and the final contract amount is $1,402,808.90, less liquidated damages.
<table>
<thead>
<tr>
<th>RSI Number</th>
<th>Project Address</th>
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<tbody>
<tr>
<td>45.01</td>
<td>770 West Imperial Avenue, Unit 88</td>
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<tr>
<td>45.02</td>
<td>840 Loma Vista Street</td>
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<tr>
<td>45.03</td>
<td>821 Concord Place</td>
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<tr>
<td>45.04</td>
<td>220 West Sycamore Avenue</td>
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<td>45.05</td>
<td>304 West Maple Avenue</td>
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<td>45.06</td>
<td>505 West Maple Avenue</td>
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<tr>
<td>45.08</td>
<td>No Home</td>
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<tr>
<td>45.10</td>
<td>1018 East Acacia Avenue</td>
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<tr>
<td>45.11</td>
<td>720 West Oak Avenue</td>
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<td>45.12</td>
<td>620 West Oak Avenue</td>
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<td>45.13</td>
<td>713 Loma Vista Street</td>
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<td>45.17</td>
<td>208 East Maple Avenue</td>
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<td>45.18</td>
<td>No Home</td>
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<tr>
<td>45.19</td>
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<td>45.24</td>
<td>864 Lomita Street</td>
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<td>45.29</td>
<td>865 Maryland Street</td>
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<td>45.34</td>
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</tbody>
</table>
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Residential Sound Insulation Program – Group 45

Project No.: RSI 12-04

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of interest stated below in the property hereinafter described.

2. The project owner’s name is: City of El Segundo

3. The full addresses of the project are: attached as Exhibit A and incorporated by reference

4. The nature of the interest of the owner is:

5. A work of improvement on the property hereinafter described was field reviewed by City representatives on: see attached Exhibit A

6. The work done was: Residential Sound Insulation Program Improvements

7. On June 18, 2013, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

8. The name of the Contractor for such work of improvement was: Karabuild Development, Inc.

9. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: Private Residence(s) listed in Exhibit A

10. The street address of said properties are: set forth in Exhibit A

Dated: ________________

Sam Lee
Planning and Building Safety Director

VERIFICATION

I, the undersigned, say: I am the Director of Planning and Building Safety of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _____________________ at El Segundo, California.

______________________________
Sam Lee
Planning and Building Safety Director

Notice of Completion
AGENDA DESCRIPTION:
Consideration and possible action regarding authorizing the recording of the Notice of Completion and authorizing the City Manager to accept completion of work for 30 homes related to the City's Residential Sound Insulation Program's Group 46 (Project No. RSI 12-09). (Final Contract Amount: $955,506.16, less liquidated damages)

RECOMMENDED COUNCIL ACTION:
1. Authorize the City Clerk to file the City's Planning and Building Safety Director's Notice of Completion in the County Recorder's Office;
2. Authorize the City Manager, or designee, to close out Project No. RSI 12-09; and/or
3. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
List of homes included in Group 46
Planning and Building Safety Director’s Notice of Completion

FISCAL IMPACT: Included in Adopted Budget

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<tr>
<th>Amounts Budgeted:</th>
<th>$1,051,600.00</th>
</tr>
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<tbody>
<tr>
<td>Additional Appropriation:</td>
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<tr>
<td>Account Number(s):</td>
<td>116-400-0000-8960</td>
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ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
This project is part of the City’s Residential Sound Insulation (RSI) Program financed by federal grants from the Federal Aviation Administration (FAA) and the settlement agreement with Los Angeles World Airports (LAWA).

The RSI Program offers modifications to owners of qualifying residential property in the City of El Segundo that reduce interior sound levels of noise generated by air traffic from neighboring Los Angeles International Airport (LAX).

At its meeting on October 16, 2012 the City Council awarded a construction contract to Karabuild Development, Inc. (Karabuild) for construction for 30 homes, commonly referred to as Group 46 of the RSI Program.

The work has now been completed and the final contract amount is $955,506.16, less liquidated damages.
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Residential Sound Insulation Program – Group 46
Project No.: RSI 12-09

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of interest stated below in the property hereinafter described.
2. The project owner’s name is: City of El Segundo
3. The full addresses of the project are: attached as Exhibit A and incorporated by reference
4. The nature of the interest of the owner is:
5. A work of improvement on the property hereinafter described was field reviewed by City representatives on: see attached Exhibit A
6. The work done was: Residential Sound Insulation Program Improvements
7. On June 18, 2013, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.
8. The name of the Contractor for such work of improvement was: Karabuild Development, Inc.
9. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: Private Residence(s) listed in Exhibit A
10. The street address of said properties are: set forth in Exhibit A

Dated: ________________

Sam Lee
Planning and Building Safety Director

VERIFICATION

I, the undersigned, say: I am the Director of Planning and Building Safety of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on ______________________ at El Segundo, California.

Sam Lee
Planning and Building Safety Director
<table>
<thead>
<tr>
<th>RSI Number</th>
<th>Project Address</th>
</tr>
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<tbody>
<tr>
<td>46.01</td>
<td>121 West Oak Avenue</td>
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<td>46.02</td>
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</table>
AGENDA DESCRIPTION:

Consideration and possible action regarding an amendment to the “Pre-Approved Public Facility Site List” to accommodate Major and/or Minor Wireless Communication Facilities. Addresses: Various (see Table 1 below); Applicant: City of El Segundo; Property Owners: City of El Segundo, West Basin Municipal Water District and Los Angeles County. (Fiscal Impact: Potential Revenue Source for City).

RECOMMENDED COUNCIL ACTION:

1. Discussion;

2. Adopt a Resolution amending Resolution No. 4105, adopted January 5, 1999, affecting the “Pre-Approved Public Facility Site List” to accommodate Major and/or Minor Wireless Communication Facilities; and/or,

3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Draft City Council Resolution.
2. Adopted City Council Resolution No. 4105.

FISCAL IMPACT: N/A

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>N/A</td>
</tr>
</tbody>
</table>

ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager

REVIEWED BY: Sam Lee, Director of Planning and Building Safety

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On January 5, 1999, the City Council certified a Mitigated Negative Declaration of Environmental Impacts and adopted Resolution No. 4105 which identified a “Pre-Approved Public Facility Site List.” This Facility Site List can accommodate Wireless Communication Facilities (WCF) as defined in the El Segundo Municipal Code (“ESMC”) at six (6) “Pre-Approved” Public Facility Sites.

ESMC § 15-19-8(A) commits the City to “pre-approve” public facility sites by resolution which may accommodate Major WCF with approval of an administrative Wireless Communication Facility Permit (WCFP). The location, property owner, type(s) of allowable wireless facility and proposed maximum height, are listed in Table 1 below, for each of the six (6) public facility sites that were pre-approved in Resolution No. 4105:
<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
<th>Property Owner</th>
<th>Type(s) of Allowable Facilities</th>
<th>Maximum Height of Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>City Water Tower (400 Lomita St.)</td>
<td>City of El Segundo</td>
<td>utility-mounted</td>
<td>Shall not exceed top of water tower.</td>
</tr>
<tr>
<td>B</td>
<td>Communication Tower at Fire Station #1; future 911 Communication Facility at Police Station (348 Main St.)</td>
<td>City of El Segundo</td>
<td>utility-mounted</td>
<td>Shall not exceed height of utility.</td>
</tr>
<tr>
<td>D</td>
<td>City Maintenance Yard (150 Illinois St.)</td>
<td>City of El Segundo</td>
<td>roof-mounted, utility-mounted, wall-mounted</td>
<td>48 feet</td>
</tr>
<tr>
<td>F</td>
<td>Fire Station #2 (2161 E. El Segundo Blvd.)</td>
<td>City of El Segundo</td>
<td>roof-mounted, utility-mounted, wall-mounted</td>
<td>175 feet</td>
</tr>
<tr>
<td>H</td>
<td>LA County Flood Pump Station (223 Center St.)</td>
<td>Los Angeles County</td>
<td>roof-mounted, wall-mounted, utility-mounted</td>
<td>34 feet</td>
</tr>
</tbody>
</table>

Source: City of El Segundo

Since adopting Resolution No. 4105, the City Council sold the Fire Station #2 property at 2161 East El Segundo Boulevard and the Public Works Department requested an amendment to the types of allowable facilities for the City Water Tower site at 400 Lomita Street. This would provide more flexibility to the City to allow facilities on-site while maintaining the ability to meet the City’s operational and access needs of the City Water Tower. The Public Works Department requests that the types of allowable facilities be modified to add ground-mounted, roof-mounted and wall-mounted facilities typically allowed for the other Public Facility Sites. Facilities at the City Water Tower would still require Council approval of the design, type and maximum height. The Public Works and Planning and Building Safety Departments recommend eliminating the pre-approved site at 2161 East El Segundo Boulevard because the site is no longer owned by the City. Applications for Wireless Communications Facilities at other sites would follow the procedures in ESMC Chapter 15-19 to obtain approval of WCF’s.
The location, property owner, type(s) of allowable wireless facility and proposed maximum height, are listed in Table 2 below, for the five (5) public facility sites as revised with added information shown in bold:

**Table 2**

<table>
<thead>
<tr>
<th>Site</th>
<th>Location</th>
<th>Property Owner</th>
<th>Type(s) of Allowable Facilities</th>
<th>Maximum Height of Facility</th>
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<td>roof-mounted, utility-mounted, wall-mounted</td>
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<td>LA County Flood Pump Station (223 Center St.)</td>
<td>Los Angeles County</td>
<td>roof-mounted, wall-mounted, utility-mounted</td>
<td>34 feet</td>
</tr>
</tbody>
</table>

Source: City of El Segundo

**Environmental Review**

The proposed amendments to the “Pre-Approved Public Facility Site List” are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq.; “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq.; the “CEQA Guidelines”) because it consists only of a minor revision to the list of pre-approved public facility sites to delete one site. The only potential environmental impact is a change to the type of wireless communication facilities allowed on an already pre-approved site that would not exceed the maximum permitted height. This does not
have the potential to cause significant effects on the environment. Any project proposed pursuant for a particular site is subject to CEQA review. Consequently, this Resolution is categorically exempt from additional environmental review in accordance with CEQA Guidelines § 15305 as a minor alteration in land use limitation which does not result in any changes in land use or density.

**Recommendation**

The Planning and Building Safety Department requests that the Council approve the proposed revised "Pre-Approved Public Facility Site List" for Wireless Communication Facilities (WCFs).
RESOLUTION NO. _____

A RESOLUTION AMENDING RESOLUTION NO. 4105
REGARDING PRE-APPROVED PUBLIC FACILITY SITES FOR
WIRELESS COMMUNICATION FACILITIES.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares that:

A. On June 10, 2013, the City of El Segundo, filed an application for an
Environmental Assessment (No. EA-1023) seeking to amend Resolution No. 4105
which identified six (6) public facility sites approved for wireless communication
facilities. The proposed amendment would eliminate one site no longer owned by
the City and make minor adjustments to limitations on wireless facilities located at
400 Lomita Street;

B. It is in the public interest for the City Council to make the amendments proposed
by the Planning and Building Safety Department.

SECTION 2: Table 1 in Section 2 of Resolution No. 4105, adopted on January 5, 1999, is
amended to read as follows:

<table>
<thead>
<tr>
<th>Site</th>
<th>Rank</th>
<th>Location</th>
<th>Property Owner</th>
<th>Type(s) of Allowable Facility</th>
<th>Allowable Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3</td>
<td>City Water tower (400 Lomita Street)</td>
<td>City of El Segundo</td>
<td>Utility-mounted, ground-mounted, roof-mounted wall mounted</td>
<td>Cannot exceed top of water tower</td>
</tr>
<tr>
<td>B</td>
<td>5</td>
<td>Communication Tower at Fire Station #1; future 911 Communication Facility at Police Station (349 Main Street)</td>
<td>City of El Segundo</td>
<td>Utility-mounted</td>
<td>Cannot exceed height of utility</td>
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<tr>
<td>D</td>
<td>2</td>
<td>City Maintenance Yard (150 Illinois Street)</td>
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<td>Roof-mounted, utility-mounted, wall-mounted</td>
<td>48 feet</td>
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<td>H</td>
<td>4</td>
<td>LA County Flood Pump Station (223 Center Street)</td>
<td>Los Angeles County</td>
<td>Roof-mounted, wall-mounted, utility-mounted</td>
<td>34 feet</td>
</tr>
</tbody>
</table>

SECTION 3: Other than as modified by this Resolution all parts of Resolution No. 4105 remain in
full force and effect. Any amendment of Resolution No. 4105 will not affect any penalty,
forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any
violation occurring before this Resolution’s effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 4: Environmental Assessment. This Resolution amends the City’s “Pre-Approved Public Facility Site List” and is exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq; "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq; the “CEQA Guidelines”) because it consists only of a minor revision to the list of pre-approved public facility sites to delete one site. The only potential environmental impact is a change to the type of wireless communication facilities allowed on an already pre-approved site that would not exceed the maximum permitted height. This does not have the potential to cause significant effects on the environment. Any project proposed pursuant for a particular site is subject to CEQA review. Consequently, this Resolution is categorically exempt from additional environmental review in accordance with CEQA Guidelines § 15305 as a minor alteration in land use limitation which does not result in any changes in land use or density.
This Resolution is the City Council's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this ____ day of ______________ 2013.

Bill Fisher, Mayor

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES     )    SS
CITY OF EL SEGUNDO        )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. ____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of ______________ 2013, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________________
Tracy Weaver, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:
Karl H. Berger, Assistant City Attorney
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-403A, ADOPTING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS AND APPROVING SIX (6) "PRE-APPROVED" PUBLIC FACILITY SITES WHICH CAN ACCOMMODATE WIRELESS COMMUNICATION FACILITIES.

PETITIONED BY: CITY OF EL SEGUNDO.

WHEREAS, the City of El Segundo is requesting "pre-approval" for eight (8) public facility sites which can accommodate Major and/or Minor wireless communication facilities located at: 400 Lomita Street (Site A), 348 Main Street (Site B), 640 Main Street (Site C), 150 Illinois Street (Site D), 615 Richmond Street (Site E), 2161 East El Segundo Boulevard (Site F), 1935 Hughes Way (Site G) and 223 Center Street (Site H), in the Public Facility (P-F) Zone (except for Site F, which is located in the Urban Mixed Use - North (MU-N) Zone); and

WHEREAS, an Environmental Assessment (No. EA-403A), including an Initial Study and Mitigated Negative Declaration of Environmental Impacts for the proposed project, has been prepared and circulated to all interested parties, staff, and affected public agencies for review and comment in the time and manner prescribed by law; and

WHEREAS, the Planning Commission and City Council have reviewed the application and supporting evidence with the authority and criteria contained in the California Environmental Quality Act (CEQA), State CEQA Guidelines and the City of El Segundo Guidelines for the Implementation of the California Environmental Quality Act (Resolution 3805); and

WHEREAS, at the duly scheduled and public noticed meetings of the Planning Commission of the City of El Segundo on October 22, 1998 and November 12, 1998, duly advertised public hearings were held on this matter in the Council Chamber of the City Hall, 350 Main Street; and

WHEREAS, on November 12, 1998, the Planning Commission of the City of El Segundo adopted Resolution No. 2431, recommending approval of Environmental Assessment EA-403A to the City Council to “pre-approve” eight (8) public facility sites which can accommodate wireless communication facilities; and

WHEREAS, at the duly scheduled and public noticed meetings of the City Council of the City of El Segundo on December 1, 1998 and January 5, 1999, duly advertised public hearings were held on this matter in the Council Chamber of the City Hall, 350 Main Street; and

WHEREAS, at said public hearings, opportunity was given to all persons present to speak for or against the findings of Environmental Assessment No. EA-403A; and

WHEREAS, at said hearings the following facts were established:

1. Section 20.62.140 of the El Segundo Municipal Code (ESMC) commits the City to “pre-approve” a list of public facility sites which can accommodate Major Wireless Communication Facilities (WCF) with approval of a Wireless Communication Facility Permit (WCFP). This project is to comply with that requirement.
2. The project was initially proposed for the "pre-approval" of eight (8) public facility sites which can accommodate Major and/or Minor WCF, however, at the duly noticed City Council public hearing on January 5, 1999, the Council eliminated two (2) sites from the list (Site C: Campanile at El Segundo High School (640 Main Street); and, Site E: Richmond Field Light Standards (615 Richmond Street)) and, the remaining six (6) sites were ranked in order of priority. The ranking, location, property owner, type of allowable facility and allowable maximum height of each facility are listed in Table 1 below.

<table>
<thead>
<tr>
<th>Site</th>
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<td>City of El Segundo</td>
<td>roof-mounted, utility-mounted, wall-mounted</td>
<td>175 feet</td>
</tr>
<tr>
<td>G</td>
<td>1</td>
<td>West Basin Water Reclamation Plant (1935 Hughes Way)</td>
<td>West Basin Municipal Water District</td>
<td>ground-mounted, utility-mounted, roof-mounted, wall-mounted</td>
<td>142 feet</td>
</tr>
<tr>
<td>H</td>
<td>5</td>
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<td>Los Angeles County</td>
<td>roof-mounted, utility-mounted, wall-mounted</td>
<td>34 feet</td>
</tr>
</tbody>
</table>

Source: City of El Segundo

3. A Major facility is defined as a wireless communication facility that is either ground-mounted (such as a monopole) or roof-mounted (i.e., situated on the roof of a building) but which exceeds the height of the Zone in which it is located in. A Minor facility is defined as a wireless communication facility which is wall-mounted (i.e., attached to a building's facade), utility-mounted (i.e., attached to an existing utility, such as a light pole) or roof-mounted (but which does not exceed the height of the Zone in which it is located in).

4. A Major or Minor wireless communication facility proposed on a "pre-approved" site requires approval of a WCFP, which is an administrative action, not a discretionary action.

5. Sites A, B, D, G and H are located in the Public Facilities (PF) Zone and have a General Plan land use designation of Public Facilities. Site F is located in the Urban Mixed-Use North (MU-N) Zone and has a General Plan land use designation of Urban Mixed-Use North.

6. The Pre-Approved Site List can be amended from time to time, by Resolution, as permitted by Section 20.62.140 (A)(1) of the ESMC.

RESOLUTION NO. 4105
APPROVING EA-403A
6 PRE-APPROVED WIRELESS COMMUNICATION FACILITIES
PAGE NO. 2
7. Comments about the project were received from the Public Works Department, two (2) property owners and the West Basin Municipal Water District (WBMWD). If applicable, the comments were included as conditions of approval in this Resolution.

8. The six (6) proposed Pre-Approved Sites are available for lease if the property owner(s) deem appropriate.

9. The proposed project is subject to the CEQA. In accordance with State guidelines and local requirements, an Initial Study and Mitigated Negative Declaration was prepared and circulated for interdepartmental review, and was available for public review and comment. No significant adverse impacts were identified which could not be mitigated to an insignificant level with conditions, including impacts to land use and planning, geologic problems, water, transportation/circulation, noise and aesthetics.

10. At the meeting of November 12, 1998, the Planning Commission considered staff's proposal to allow an additional 15 feet of vertical height on Sites B and H, if it was technically necessary. However, the Commission determined that if necessary, any requests to exceed the maximum height on Sites B or H be presented to the Commission at a later date as a separate application for review and consideration instead. Likewise, any requests to exceed the allowable maximum height on any of the other pre-approved sites shall be presented to the Planning Commission for review and approval/denial.

11. At the December 1, 1998 meeting of the City Council, the Council directed Staff to rank the eight (8) sites according to its potential impact to the community, with the sites having the least impact to the community ranked first and the sites with the potential of having the greatest impact to the community ranked last. Staff's preliminary ranking is as follows: 1) G, 2) F, 3) D, 4) A, 5) E, 6) H, 7) B and 8) C.

12. At the January 5, 1999 meeting of the City Council, the Council eliminated Site C [Campanile at El Segundo High School (640 Main Street)] and Site E [Richmond Field Light Standards (615 Richmond Street)] from the pre-approved list and ranked the remaining six (6) sites in the following order of priority: 1) G, 2) F, 3) D, 4) A, 5) H and 6) B.

NOW, THEREFORE, BE IT RESOLVED that after considering the above facts and study of proposed Environmental Assessment No. EA-403A, the City Council finds as follows:

ENVIRONMENTAL ASSESSMENT

1. The Initial Study was made available to all local and affected agencies and for public review and comment in the time and manner prescribed by law. The Initial Study concluded that the proposed project will not have a significant adverse effect on the environment, and a Mitigated Negative Declaration of Environmental Impact will be prepared pursuant to the CEQA; and,

2. That when considering the whole record, there is no evidence that the project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment; and,
That the City Council authorizes and directs the Director of Planning and Building Safety to file with the appropriate agencies a Certificate of Fee Exemption and De Minimis finding pursuant to California Assembly Bill (AB) No. 3158 and the California Code of Regulations. Within ten (10) days after receiving City Council approval, the City of Segundo shall file the required certificate with the County of Los Angeles, along with the required Notice of Determination. As approved for in AB No. 3158, the statutory requirements of CEQA will not be met and no vesting shall occur until this condition is met and the required notices and fees are filed with the County.

GENERAL PLAN AND ZONING CONSISTENCY

1. The General Plan land use designation for Sites A, B, D, G and H is Public Facilities and Urban Mixed-Use North for Site F. The General Plan goals, objectives and policies which relate to this project are from the Land Use, Economic Development, Open Space and Recreation, and Conservation Elements. With regards to the Land Use Element, the following policies support this project: Policy LU1-5.6, which requires that all development proposals comply with the City’s Zoning Ordinance and the CEQA; Policy LU1-5.8, which supports the use of innovative land development and design techniques; and, Policy LU7-2.5, which encourages the design of public facilities and utilities to be compatible with surrounding uses. With regards to the Economic Development Element, the following goals, objectives and policies apply: Goals ED1 and ED2, Objectives ED1-1, ED1-2 and ED2-1, Policies ED1-1.1, ED1-2.1, ED1-2.2, ED1-2.3 and ED2-1.3, which support the creation and maintenance of a diverse and strong economic base which benefits the City, its residents as well as its business community. With regards to the Open Space and Recreation Element, the following policies apply: Policy OS1-1.9, which supports alternative funding mechanisms for recreational facility maintenance; and Policy OS1-5.3, which supports the continued protection of the El Segundo Blue Butterfly. Lastly, the following goals and policies of the Conservation Element apply: Goal CN-5 and Policies CN5-1 and CN5-2, which supports the protection of the urban landscape such that negative aesthetic impacts are minimized and that the character of existing neighborhoods and civic landscapes are maintained.

2. That Section 20.62.140 of the ESMC requires the City to "pre-approve," by Resolution, a list of public facility sites which can accommodate Major wireless facilities, and which would require only administrative review and approval of a WCFP, rather than discretionary review and approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves Environmental Assessment No. EA-403A, the pre-approval of six (6) public facility sites for Wireless Communication Facilities and a Mitigated Negative Declaration, subject to the following conditions:

1. Prior to issuance of building permits, the applicant shall receive administrative approval of a Wireless Communication Facility Permit (WCFP) from the Director of Planning and Building Safety for any wireless facility proposed on Sites A, B, D, F, G and H.

2. Prior to issuance of building permits, the applicant shall sign a lease agreement with the property owner and provide a copy of the signed lease agreement to the Director of Planning and Safety. If the wireless facility is to be located on City-owned property, the lease agreement shall contain provisions which refer to the cost for leasing the Pre-Approved Site, an understanding by the applicant that the applicant is responsible for paying the City Attorney’s costs for preparing the lease agreement documents, access to the Site (including emergency access), relocation/restoration provisions, and other provisions as deemed appropriate by the City Attorney.
3. Access to Sites A (City Water Tower) and D (City Maintenance Yard) is limited to 7:00 AM - 3:00 PM on weekdays. There will be no regular access during weekends and City holidays. Emergency access will be subject to reimbursement for costs incurred by the City.

4. All leases of public property for Pre-Approved Sites A, B, D, F, G and H are non-exclusive. The lessee (operator of the wireless facility) shall make the supporting structure of the facility available to any other applicant wishing to collocate to the extent it is technically feasible.

5. Prior to issuance of building permits for a wireless facility located on City-owned property, the applicant shall provide liability insurance to the satisfaction of the City Attorney.

6. Prior to issuance of building permits, the applicant shall submit plans which show compliance with the following design requirements:

   A) The maximum height of any wireless communication facility to be located on Pre-Approved Sites A, B, D, F, G and H shall not exceed the maximum height allowed, as shown in Table 1, Page 2, of this Resolution.

   B) A wall-mounted wireless communication facility shall be comprised of non-reflective material(s) and painted or camouflaged to blend with surrounding materials and colors. Any and all screening used in connection with a wall-mounted facility shall be compatible with the architecture, color, texture and materials of the building or other structure to which it is mounted.

   C) A utility-mounted facility shall not protrude or extend horizontally more than 24 inches from the existing utility pole or structure; and, it shall be painted to match the color of the existing utility structure in which it would be located on.

   D) A roof-mounted facility that extends above the existing parapet of the building on which it is mounted shall be screened by a material and in a manner that is compatible with the existing design and architecture of the building. The screen shall also be painted to match the color of the building. Furthermore, any guy wires, supporting structures and accessory equipment shall be located and designed so as to minimize the visual impact as viewed from surrounding properties and public rights-of-way.

   E) A ground-mounted facility shall be located in close proximity to existing above-ground utilities, such as electrical tower or utility poles (not scheduled for removal or undergrounding in the next twenty-four months), light poles, trees of comparable height, water tanks and other areas where the facility will not detract from the image or appearance of the City. Furthermore, it shall not be located in any required setback, required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area or area of landscaping such that it interferes with, or in any way impairs the utility or intended function of such area. And, the facility shall be screened from access by the general public with a fence or a type of design approved by the Director of Planning and Building Safety and the property owner. It shall also be covered with a clear anti-graffiti material of a type approved by the Director of Planning and Building Safety. The City may grant a waiver of this requirement if the applicant demonstrates to the satisfaction of the City that there is adequate security around the facility to prevent graffiti.

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6 PRE-APPROVED WIRELESS COMMUNICATION FACILITIES
PAGE NO. 5
7. Prior to issuance of building permits for Site G (West Basin Municipal Water District (WBMWD)), the applicant shall provide the Director of Planning and Building Safety with written authorization from WBMWD (property owner) that it has approved the building plans for the proposed wireless facility. The applicant shall contact Paul Schoenberger, Chief of Engineering and Operations) for the WBMWD (or another representative as authorized by WBMWD) at 17140 South Avalon Boulevard, Suite 210, Carson, CA 90746-1218, (310) 660-6218.

8. Prior to the issuance of a permit, the applicant shall submit to the Departments of Planning and Building Safety and Public Works a complete Construction Plan for review and approval. The Plan shall include, but not be limited to construction hours, construction trailer locations, construction and staging areas, construction crew parking, parking/access plan (including truck haul routes), construction methods and schedules. The plan shall limit construction hours to 7:00 a.m. to 6:00 p.m. Monday through Saturday, and prohibit construction on Sundays and Holidays. During construction, trash shall be removed from the Project Site on a daily basis. At the end of each construction day, all open trenches shall be completely closed or covered, or secured in accordance with Cal OSHA standards. All gates and access points to the construction area must be locked and/or fully secured at the end of construction each day. The applicant shall provide a twenty-four (24) hour, every day contact person/liaison to receive and respond to complaints during construction.

9. During all phases of construction, the applicant shall comply with the City's Storm Water and Urban Run-Off Pollution Prevention Control Ordinance (No. 1235).

10. During all phases of construction the applicant shall comply with Chapter 9.06, Noise and Vibration Regulations of the ESMC.

11. The applicant shall indemnify, defend, protect, and hold harmless the City, its elected and appointed officials, officers, agents and employees from and against any and all claims, actions, causes of action, proceedings or suits which challenge or attack the validity of the City's approval of Environmental Assessment EA-403A.

12. The pre-approved sites shall be utilized in the following order: 1) G, 2) F, 3) D, 4) A, 5) H and 6) B. The sites which would have the least impact to the community are ranked first and the sites with the potential of having the greatest impact to the community are ranked last. If an applicant proposes utilizing a higher ranked site instead of utilizing the lowest ranked site, then he/she must justify, to the satisfaction of the Director of Planning and Building Safety or the Planning Commission, why it is technically necessary, through written documentation.
BE IT FURTHER RESOLVED that according to the El Segundo Municipal Code, the decision of the City Council as set forth in this Resolution shall become final and effective ten (10) calendar days after the date of the City Council action, unless an appeal in writing is filed with the City Council.

PASSED, APPROVED AND ADOPTED this 5th day of January 1999.

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Cindy Mortesen, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. 4105 was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 5th day of January, 1999, and the same was so passed and adopted by the following vote:

AYES: Gordon, Jacobs, McDowell, Gaines, Wernick

NOES: None

ABSENT: None

ABSTAIN: None

for Cindy Mortesen, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

p:\projects\400-425\ea-403A\ccres-3

RESOLUTION NO. 4105
APPROVING EA-403A
6 PRE-APPROVED WIRELESS
COMMUNICATION FACILITIES
PAGE NO. 7
AGENDA DESCRIPTION:

Consideration and possible action regarding the approval of an amendment to an existing Professional Services Agreement with Willdan to increase the amount of the agreement by $75,000 for planning consulting services. (Fiscal Impact: $75,000)

RECOMMENDED COUNCIL ACTION:

1. Authorize the City Manager to execute an amendment to an existing Professional Services Agreement to increase the funding by $75,000 approved as to form by the City Attorney; and/or,

2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None.

FISCAL IMPACT: $75,000

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<td>Account Number(s):</td>
<td>001-400-2402-6214 (Planning Division: Professional and Technical); 001-400-2403-6214 (Building Division: Professional and Technical) transferred to 001-400-2402-6214</td>
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ORIGINATED BY: Kimberly Christensen, AICP, Planning Manager

REVIEWED BY: Sam Lee, Director of Planning and Building Safety

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

The City has retained Willdan for the past few years to provide professional consulting staff at the Senior Planner level. Most of the City’s projects costs are fully reimbursed by developers. The Council approved $100,000 in the budget for FY 2012/2013. Due to the variability of the need for additional professional consulting services, the Planning Division appropriated only $70,000 on September 18, 2012 of the $100,000 budgeted for the Planning Division. At this time it is necessary to appropriate the remaining $30,000 in the Planning Division budget and to transfer an additional $45,000 from the Building Safety professional services budget for a total of $75,000 to be added to the existing budget of $70,000 for a new total of $145,000. This request is to address a need based upon the Planning Division’s workload with several large scale, complex development projects being processed concurrently and in conjunction with the
need to supplement staff levels because one of the City’s Principal Planners that works on large-scale, complex development projects is out of the office on parental leave for 9 weeks during the summer months. There will be approximately one month of salary savings for the Principal Planner that will offset any costs not reimbursed by developer fees. The Planning Division believes that the use of consultant services will ensure the efficient and timely processing of the major development projects. Large-scale development projects that will be managed by the consultant will include the Mattel Specific Plan Project and the 888 North Sepulveda Specific Plan Project (Hotel and Remote Airport Park and Ride Facility). The Chevron Central Reliability Center Project was recently completed in April by the consultant staff. Other major development projects currently being processed include the Raytheon South Campus Master Plan, In-N-Out Burger Restaurant/Queen Esther Square Shopping Center project, the Plaza El Segundo/The Point Project. Additional projects are anticipated to be submitted before completion of the current fiscal year.

The Fiscal Year 2012/13 budget included $330,000 for consulting services for the Building Division. The Building Division has encumbered $275,000 to date for three consulting services with $55,000 remaining unencumbered. The remaining funds were not encumbered at the beginning of the fiscal year to allow flexibility to use the funds to supplement Building and Planning consulting services contracts based upon Department needs resulting from development activity. The Planning Division is requesting that the remaining $30,000 of the unencumbered Planning Division Professional and Technical Account funds be allocated to planning consulting services with Willdan to assist the Planning Division in managing its workload. Ten thousand dollars would remain to be allocated for Fiscal Year 2012/2013 for Building or Planning Division professional consulting services as needed.

Recommendation

The Planning and Building Safety Department requests that the Council authorize the City Manager to execute a Professional Services Agreement amendment with Willdan, in a form approved by the City Attorney, for an additional sum of $75,000, for a total not to exceed $145,000, for developer reimbursed planning consulting services.
AGENDA DESCRIPTION:

Consideration and possible action to appoint Natalie Ssensalo and re-appoint Elyse Beardsley to the South Bay Workforce Investment Board (SBWIB). (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Ratify the El Segundo Chamber of Commerce nomination and appointment of Natalie Ssensalo to seat #10 and re-nomination and appointment to Elyse Beardsley to seat #18 of the SBWIB;
2. Request the City Clerk to forward a certified copy of Council’s action to the SBWIB;
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Letters of request from the El Segundo Chamber of Commerce, dated April 2, and May 14, 2013 and a letter of request from SBWIB dated May 20, 2013

FISCAL IMPACT: $

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s):

PREPARED BY: Mishia Jennings, Executive Assistant
REVIEWED BY:
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:

The South Bay Workforce Investment Board (SBWIB) provides guidance for programs administered under the Federal Workforce Investment Act, under a Joint Powers Agreement (JPA), for the eight cities of El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Manhattan Beach and Redondo Beach. The JPA is the instrument that allows the cities to pool and utilize available federal funds. Pursuant to the amended JPA dated May 16, 2002, Section 3, Sub-Part 3 of Section 4 of Agreement No. 83-100 requires that each of the SBWIB member cities shall appoint at least two private-sector employees, to serve on the SBWIB as representative of their respective cities’ private-sector businesses. The process specified by the JPA requires that nominees originate from a business group. Historically, the chambers of the member cities are the business group. The chambers nominate a business representative to the SBWIB, which nomination is then ratified by the respective city council.
April 2, 2013

The Honorable Mayor Carl Jacobson  
& Members of the City Council  
350 Main Street  
El Segundo, CA 90245

Dear Mayor Jacobson and Council:

On behalf of the Board of Directors of the El Segundo Chamber of Commerce, please accept the [nomination or re-nomination] of the following individual to be [appointed or re-appointed] to serve on the South Bay Workforce Investment Board for the 4-year term of office commencing July 1, 2013, as a representative of the El Segundo business private sector:


Thank you for your acceptance.

Sincerely,

[Signature]

Marsha Hansen  
CEO/Executive Director

427 Main Street • El Segundo, CA 90245 • 310.322.1220 • Fax 310.322.6880  
Email: info@elsegundochamber.org
May 14, 2013

The Honorable Mayor Carl Jacobson
& Members of the City Council
350 Main Street
El Segundo, CA 90245

Dear Mayor Jacobson and Council:

On behalf of the Board of Directors of the El Segundo Chamber of Commerce, please accept the nomination of the following individual to be appointed to serve on the South Bay Workforce Investment Board for the 4-year term of office that commenced on July 1, 2012, as a representative of the El Segundo business private sector:


Thank you for your acceptance.

Sincerely,

[Signature]

Marsha Hansen
Executive Director
May 20, 2013

Mr. Greg Carpenter, City Manager
City of El Segundo
350 Main Street,
El Segundo, CA 90245

Dear Mr. Carpenter:

Currently, there are two El Segundo business private sector vacancies on the South Bay Workforce Investment Board (SBWIB), which need to be filled. The term of office for Seat 18 will take effect on July 1, 2013, and will expire on June 30, 2017 and the term of office for seat 10 will take effect immediately and will expire on June 30, 2016.

On April 2, 2013, the El Segundo Chamber of Commerce re-nominated Ms. Elyse Beardsley and on May 14, 2013, nominated Ms. Natalie Ssensalo, to fill the El Segundo Business Private Sector Seats. We are requesting that the Mayor and City Council please initiate the process to re-appoint Ms. Beardsley and appoint Ms. Ssensalo at the City of El Segundo’s next regularly scheduled City Council Meeting or at your earliest convenience.

Your cooperation in this matter is greatly appreciated. If you have any questions or require assistance, please contact me, or my assistant, Whittney Cole, at (310) 970-7700. Thank you!

Sincerely,

[Signature]

Jan Vogel
Executive Director

Attachments
AGENDA DESCRIPTION:

Consideration and possible action regarding awarding a contract to Big West Construction Corporation for constructing 26 homes related to Project No. RSI 13-04 (Group 50 of the City’s Residential Sound Insulation Program)
(Estimated construction costs and retention $961,978)

RECOMMENDED COUNCIL ACTION:

1. Reject the bid and bid protest from AZ Home, Inc.;
2. Reject the bid from Harry H. Joh Construction;
3. Waive minor irregularities in the bid from Big West Construction Corporation;
4. Award contract to Big West Construction Corporation for project RSI 13-04 (Group 50);
5. Authorize the City Manager to execute a contract in a form approved by the City Attorney; and
6. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Bidder’s Proposal and Statement (from AZ Home’s bid) and bid protest dated June 4, 2013
2. Appendix B-08 (Designation of Manufacturers and Suppliers) (from AZ Home’s bid)
3. Appendix B-12 (Designation of Subcontractors) (from AZ Home’s bid)
4. Proposal from Burbank Fireplace and BBQ, Inc. (from AZ Home’s bid)
5. Proposal from Specialty Door Company (from AZ Home’s bid)
7. Minutes of Special Meeting of the Board of Directors of Harry H. Joh Construction, Inc. (from Harry H. Joh Construction’s bid)
8. Bidder’s Bond (from Harry H. Joh Construction’s bid)
10. Appendix B-03 (Non-Collusion Affidavit) (from Harry H. Joh Construction’s bid)
11. Appendix B-08 (Designation of Manufacturers and Suppliers) (from Harry H. Joh Construction’s bid)
12. Appendix B-10 (Bidder’s Assurance of Compliance with Title 49 CFR Part 26 relating to Disadvantaged Business Enterprise Participation) (from Harry H. Joh Construction’s bid)
13. Appendix B-12 (Designation of Subcontractors) (from Harry H. Joh Construction’s bid)
14. Bidder’s Proposal and Statement (from Big West Construction Corporation’s bid)
15. Appendix B-08 (Designation of Manufacturers and Suppliers) (from Big West Construction Corporation’s bid)

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $12,000,000.00
Additional Appropriation: N/A
Account Number(s): 116-400-0050-8960 (RSI Program Construction)

PREPARED BY: James O’Neill, Program Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager
BACKGROUND & DISCUSSION:

On April 16, 2013 the City Clerk’s office opened bids for Project RSI 13-04 (Group 50 of the City’s Residential Sound Insulation (RSI) Program). Four (4) bids were submitted, and the results are as follows:

AZ Home, Inc. $ 729,500.00
Harry H. Joh Construction, Inc. $ 738,000.00
Big West Construction Corporation $ 874,525.00
Karabuild Development, Inc. $ 899,701.00

The bid submitted by AZ Home is non-responsive for the following reasons:
1. AZ Home is not licensed to perform roofing work and no subcontractor was identified to perform roofing work (a C39 specialty license is required);
2. AZ Home did not identify Burbank Fireplace & BBQ, Inc. on its Designation of Subcontractors form (Appendix B-12) despite a quote from that company for $5,978 that includes $1,400 for installation (the $5,978 amount was included on the Designation of Materials & Suppliers form (Appendix B-08).

Additionally, staff found the following irregularities:
3. AZ Home did not exemplify that its representative read, become familiar with and understand all of the requirements of the Contract Documents and conditions under which the work will be performed by placing a signature and date next to the page number of the Bidder’s Proposal and Statement;
4. The price of $10,000 is listed for the six (6) ventilators to be installed and a price of $10,000 is listed for the 18 furnaces to be installed. Those amounts do not appear to reflect the quantities of equipment and/or the fact that typically prices of furnaces are higher than prices for ventilators;
5. The proposal from Specialty Door Company, Inc. references specification sections that do not exist in the City’s specifications (it appears to reference a numbering system that is no longer used in the City’s specifications and/or a numbering system that may be used by other RSI programs);
6. A price for the installation of wood doors by Allied Builders in the proposal from Specialty Door. There is no documentation of a price or proposal directly from Allied Builders;
7. No certification was provided (e.g., Appendix B-11, “Suspension and Debarment Requirements for all contracts over $25,000”) for Allied Builders, despite the value of its contract is identified as $29,800 on the Designation of Subcontractors form (Appendix B-12);
8. A price of $15,130 was identified for H.K. Electrical in the Designation of Subcontractors form (Appendix B-12), and the price sheet included with the Bid does not accurately reflect the scope of work. No price was listed for the electrical panel upgrade at home 50.03 under “Owner Upgrades,” and a price of $1,400 was listed under “Owner Upgrades” for home 50.05 and no electrical owner upgrade is specified as part of the scope of work for that home. Additionally, a price of $2,000 is listed under “Knob Tube” (presumably for the replacement of knob & tube wiring) for home 50.07 that is not part of the scope of work for that home;

The bid submitted by Harry H. Joh Construction, Inc. is non-responsive for the following reasons:
1. The bid did not include all required documentation for listed subcontractors including, without limitation:
a. References for MD Insulation (Bids must include references for subcontractors whose contract value is in excess of $10,000 and the contract value listed for MD Insulation is $16,050 on the Designation of Subcontractors form);

b. No certification was provided (e.g., Appendix B-11, “Suspension and Debarment Requirements for all contracts over $25,000”) for Hot Tech Contractor, Inc., despite the value of its contract is identified as $71,000 on the Designation of Subcontractors form (Appendix B-12)

Additionally, staff found the following minor irregularities:

2. Harry H. Joh Construction did not exemplify that its representatives read, become familiar with and understand all of the requirements of the Contract Documents and conditions under which the work will be performed by placing a signature and date next to the page number of the Bidder’s Proposal and Statement;

3. The Bidder’s Bond provided identifies “International Fidelity Insurance Company” as a “corporation incorporated under the laws of the State of California.” However, a search with the California Secretary of State (and as reflected in the attached Power of Attorney) shows that the surety is a New Jersey corporation;

4. The Bidder’s Bond also appears to be provided by a Surety that is not listed in the latest published State of California, Department of Insurance list of “Insurers Admitted to Transact Surety Insurance in This State”;

5. A Jurat notarization is not attached to the “Non-Collusion Affidavit” (Appendix B-03) as required;

6. Two different manufacturers are listed for Latching and Locking Hardware. Therefore it is not clear which manufacturer’s hardware is intended to be provided;

7. The “Bidder’s Assurance of Compliance with Title 49 CFR Part 26 relating to Disadvantaged Business Enterprise Participation” is not properly completed. It appears that the total bid of $738,000, minus the value of the three (3) subcontracts whose contracts are identified as not certified as a DBE (Hot Tech, Rapid Duct Testing and Castlerock Environmental) was used to calculate a DBE percentage. That methodology results in including materials, overhead, profit and other items as “work,” and misrepresents the percentage of “work” being performed by certified DBE contractors; and

8. The manufacturer of thermostats identified (Venstar) on the Designation of Manufacturer and Suppliers form is different that the manufacturer of furnaces (York), despite the requirement that thermostats “be manufactured by the manufacturer of the furnace to which it is connected (if thermostats meeting the other requirements are available from the furnace manufacturer),” and York does manufacturer thermostats meeting the other requirements.

The bid submitted by Big West Construction Corporation appears to be responsive, with two minor irregularities.

1. Milgard was identified as the manufacturer of Aluminum Windows and “N/A” marked as the manufacturer and supplier of Vinyl Windows, despite only Vinyl Windows specified for the project and Milgard only manufacturing vinyl windows for Residential Sound Insulation (RSI) programs. Big West Construction has stated that such listing was a clerical error, and is aware that aluminum windows are not specified for the project, and no longer offered under the City’s RSI Program. Furthermore, staff will be revising the form for future projects to eliminate the aluminum window category, as “N/A” would be the proper notation in that category for all foreseeable RSI projects.

2. As was also the case with the bid from AZ Home, as well as the bid from Karabuild, a price of
$10,000 is listed for the six (6) ventilators to be installed and a price of $10,000 is listed for the 18 furnaces to be installed. Those amounts do not appear to reflect the quantities of equipment and/or the fact that typically prices of furnaces are higher than prices for ventilators. This issue seems to correlate with the fact that AZ Home, Big West Construction and Karabuild Development, Inc. all have listed True Air Mechanical as the mechanical subcontractor.

The bid submitted by Karabuild Development, Inc. was not thoroughly reviewed as a lower responsive bid appears to have been submitted.

A bid protest was received from AZ Home, Inc. on Tuesday, June 4, 2013 questioning two items in the bid from Big West Construction:

1. Handwritten alteration of the Designation of Manufacturers and Suppliers form (Appendix B-08). AZ Home alleges that handwritten changes cannot be made to federal forms;
2. Price listed for the subcontractor, Allied Builders, for installation of wood doors. AZ Homes alleges that only one price is provided by Allied Builders to general contractors and that Big West Construction misrepresented that price; and

As to Item No. 1, the Designation of Manufacturer and Suppliers form is set forth on a City form, not a federal form. There is no prohibition on providing additional information, whether written by hand or otherwise. Moreover, the alteration made by on the form provided by Big West Construction provides more information that what is required by the form, not less. In an abundance of caution, staff recommends that the City waive any minor irregularity that might be associated with this form.

For Item No. 2, City staff contacted Allied Builders and found no evidence to support the claim that Allied Builders would not perform the work for less than the $29,800 quoted in the bid from AZ Home, Inc. Moreover, the bid submitted by Big West Construction Corporation includes a declaration submitted under penalty of perjury that it will perform all work in strict conformity with the requirements of the Contract Documents. The City assumes, therefore, that the information is correct. Additionally, Big West’s owner addressed this item during public communications at the end of the June 4, 2013 City Council meeting and in subsequent email correspondence addressed to the City. Based upon this information, there is no apparent error in the price provided by Big West Construction. Consequently, the bid appears to be responsive.

As the City Council is aware, this item was continued from the June 4th meeting, in part, because the City needed to obtain the concurrence of the FAA as to the recommended award (since the recommendation is not to the apparent lowest bidder). Since that time, the City contacted the FAA’s representative who informed the City that the FAA concurs with staff’s recommendation to award the contract to Big West Construction.

Based upon the above, staff recommends that AZ Homes Inc.’s bid protest be rejected; that the City Council waive all minor irregularities as to Big West’s bid; and that the Council award the contract to Big West Construction.

The amount requested for the contract is $961,978 which represents the amount of Big West Construction Corporation’s bid of $874,525 and an additional 10% for contingencies.

Construction is scheduled to start September 23rd, 2013 and complete by November 20th, 2013, with Contractor Site Evaluations scheduled for July 1st – 8th.
City Council is reminded that, except for elective “Owner Upgrades” paid for by property owners, costs associated with the Residential Sound Insulation Program are covered by the grant funding from the Federal Aviation Administration (FAA) and/or a department of the City of Los Angeles commonly referred to as Los Angeles World Airports (LAWA). Grant funding from the City of Los Angeles is provided as part of a settlement agreement with the City of Los Angeles and other jurisdictions. Program expenditures for homes in the areas highlighted in shades of green on the City’s RSI Program map are funded by grants from the FAA and LAWA at a rate of 80% and 20% respectively, while expenditures for homes in the areas highlighted in shades of yellow are funded 100% by remaining grant funds provided by LAWA.

The twenty-six homes included in the Group 50 project are all in the “Green-2” area on the RSI Program map, and therefore (with the exception of “Owner Upgrades”) 80% of expenditures are funded by the a grant from the FAA and 20% of expenditures funded by a grant from LAWA.
City of El Segundo
Residential Sound Insulation Program

RSI 13-04 (Group 50)

To the Mayor and City Council
City of El Segundo
350 Main St.
El Segundo, CA 90245

I declare, under penalty of perjury, that I have carefully examined, become familiar with, and understand all of the requirements of the Contract Documents and conditions under which the Work must be performed, including the City of El Segundo's current Municipal Code, and am fully informed as to all conditions and matters which can in any way affect the Work or its cost, and agree to the following:

To perform all Work in strict conformity with the requirements of the Contract Documents for

Project Number RSI 13-04
"Residential Sound Insulation Program – Group 50"

at the following lump sum price:

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Bidding Form Appendix B-01
Bidder's Proposal and Statement

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</tr>
<tr>
<td>50.16</td>
<td>818 Main Street #302</td>
<td>$25,540</td>
<td></td>
<td></td>
<td></td>
<td>$20,200.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$24,200.00</td>
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**Total Bid (Contract Sum)**

Seven Hundred Twenty Nine Thousand Five Hundred 80/100 Dollars

$ 729,500.00

In case of discrepancy between the words and figures, the words must prevail.

Contractor Representative:  

Signature:  

Date: 04/16/13

Name (printed or typed): Thomas O. Azeian

Bidding Form Appendix B-01  
Bidder's Proposal and Statement:  

Last Modified: April 8, 2013
Title: President

Name of Firm: AZ Home, Inc.

Address: 14942 Delano St.

Van Nuys, Ca. 91411

Telephone Number: 318-782-7171

Contractor's State License Number: 647564

License Expiration Date: 10/31/13

Type of Entity: ☑ Corporation*

* If Corporation, evidence of authority to sign must be attached
Received from AZ Home...

- James

-----Original Message-----
From: Thomas Azaian [mailto:thomas@azhomeinc.com]
Sent: Tuesday, June 04, 2013 6:07 PM
To: O'Neill, James
Subject: RSI 13-04 Group 50 PROTEST

Upon reviewing Big West Construction Corps bid documents for group 50, the following was found:
1) Designation of manufacturers and suppliers page Big West scratched the word primary and hand wrote secondary S-1 storm door for section 08-32-00 while this section pertains only for primary sliding glass doors, more over no scratching or corrections (tapping into) are allowed on federal documents.
2) designation of sub-contractors page, big west has listed allied builders group for door installation for a price of $23,000.00, after speaking with Cyrus the owner of allied builders group, he stated that he has quoted all the general contractors including big west corp $29,800.00 and he was very much surprised and did not accept the fact that big west had listed him for $23,000.00, and the only reason big west corp has listed allied builders for $23,000.00 seem to be that he couldn't provide appendix B-11 "suspension and debarment requirements" as it was noted on line item 7 from AZ homes irregularities.
3) more over AZ home would like all the suppliers and sub-contractors quotations send to big west corp with the dates before the bid due date

Thanks
Thomas Azaian
AZ Home Inc.
## Designation of Manufacturers and Suppliers

<table>
<thead>
<tr>
<th>Section</th>
<th>Manufacturer</th>
<th>Supplier (if Applicable)</th>
<th>Contract Value</th>
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<td>08 14 00</td>
<td>Van Hees Doors</td>
<td>specialty doors Co., Inc.</td>
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<tr>
<td>08 32 00</td>
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<td>N/A</td>
<td>$N/A</td>
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<tr>
<td>08 31 00</td>
<td>N/A</td>
<td>N/A</td>
<td>$N/A</td>
</tr>
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<td>08 33 00</td>
<td>Milgard Windows &amp; Doors</td>
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<td>08 71 00</td>
<td>Shalage</td>
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<tr>
<td>10 32 00</td>
<td>Chim A-Lator</td>
<td>Burbank fireplace &amp; BBQ, Inc.</td>
<td>$5,978.00</td>
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<td>10 32 00</td>
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<td>N/A</td>
<td>$N/A</td>
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<tr>
<td>22 21 00</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>23 09 00</td>
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<tr>
<td>23 34 00</td>
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Bidding Form Appendix B-08 Last Modified: January 30, 2012
Designation of Manufacturers and Suppliers
# Designation of Manufacturers and Suppliers

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<td>Primary Hinged Entry Doors</td>
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<tr>
<td>08 32 00</td>
<td>Primary Sliding Glass Doors</td>
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<td>08 51 00</td>
<td>Aluminum Windows</td>
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<td>08 53 00</td>
<td>Vinyl Windows</td>
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<td>08 71 00</td>
<td>Latching and Locking Hardware</td>
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<td>10 32 00</td>
<td>Chimney Dampers</td>
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<tr>
<td>10 32 00</td>
<td>Fireplace Glass Doors</td>
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<tr>
<td>22 21 00</td>
<td>Condensate Pumps</td>
<td>LITTLE GIANT</td>
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<tr>
<td>23 09 00</td>
<td>Thermostats</td>
<td>CARLIER</td>
<td>$1200.00</td>
</tr>
<tr>
<td>23 34 00</td>
<td>Ventilators</td>
<td>AMERICAN ALDERS</td>
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<tr>
<td>23 54 00</td>
<td>Furnaces</td>
<td>CARLIER</td>
<td>$10,000.00</td>
</tr>
</tbody>
</table>
Designation of Subcontractors

Bidders must identify as Subcontractors all individuals and/or companies that are not direct employees of the Bidder that will perform ANY PORTION of the Work under the Contract. Each Bidder must set forth below: (a) the Work activity to be performed, (b) the percentage of Work to be performed, (c) the name and address of the individual or company who will perform such Work, (d) the number of employees of the Subcontractor, (e) the applicable license number as issued by the State of California, (f) if individual or company is certified as a Disadvantaged Business Enterprise by Caltrans, and (g) the contract value of the subcontract to be entered into if Bidder is awarded a Contract for the Project.

Bidders must list only one (1) individual or company for each portion of Work to be performed. Bidder agrees that Bidder is fully qualified and will perform all Work for which Bidder has not identified a Subcontractor.

Bidders must not substitute any Subcontractor, permit any subcontract to be voluntarily assigned or transferred, or allow a portion of Work to be performed by anyone other than the original Subcontractor listed in the original Bid, except in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the City awarding the Contract setting forth the facts constituting the emergency or necessity.

<table>
<thead>
<tr>
<th>(a) Work Activity</th>
<th>(b) Percentage of Work to be performed</th>
<th>(c) Business Name and Address</th>
<th>(d) Number of employees</th>
<th>(e) State Contractor's License Number</th>
<th>(f) Certified as a DBE Contractor?</th>
<th>(g) Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors Installation</td>
<td>4.09 %</td>
<td>Allied Builders Group, Inc.</td>
<td>2</td>
<td>650903</td>
<td>Y (Circle one)</td>
<td>$29,800.00</td>
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<td></td>
<td></td>
<td>280445 115th St. Lake Forest,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>CA 92630</td>
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<td>Insulation</td>
<td>1.09 %</td>
<td>9704 Kinnear St.</td>
<td>12</td>
<td>623469</td>
<td>Y (Circle one)</td>
<td>$7,980.00</td>
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<tr>
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<td></td>
<td>S. Elaborate, CA 91733</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Mt Insulation Company</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Electrical</td>
<td>2.08 %</td>
<td>H.K. Electrical, Inc.</td>
<td>3</td>
<td>781415</td>
<td>Y (Circle one)</td>
<td>$15,350.00</td>
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<td>17432 Lake St. Granada Hills, CA</td>
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Bidding Form Appendix B-12
Designation of Subcontractors

Last Modified: January 30, 2012
Page 1 of 2
| HVAC | 10.94% | True Air Mechanical  
16 Faraday  
Irvine, Ca. 92618 | 95 | 956171 | Y/N (Circle one) | $79,783.00 |
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<td>Y/N (Circle one)</td>
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<td>Y/N (Circle one)</td>
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<td>Y/N (Circle one)</td>
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</table>
# Burbank Fireplace & BBQ, Inc.

833 N. Hollywood way Unit A  
Burbank, CA 91505  
Phone (818) 843-1555  
Fax (818) 843-1551  

www.Burbankfireplace.com

<table>
<thead>
<tr>
<th>Name / Address</th>
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<tbody>
<tr>
<td>AZ Home Inc.</td>
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<tr>
<td>14416 Friar Street</td>
</tr>
<tr>
<td>Van Nuys CA 91401</td>
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<tr>
<td>P 818-782-7171 - F 818-782-7107</td>
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<td>Top Sealing Damper</td>
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<td>Fire. Chim. Clean...</td>
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<td>Fireplace &amp; Chimney Cleaning and installation of top dampers.</td>
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Job - El Segundo -50

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Sales Tax (9.0%) $378.00

Total $5,978.00
April 9, 2013

Project: El Segundo RSP, Residential Sound Insulation, **Bid Group 50**
Owner: City of El Segundo
Scope: Wood Doors, (section 08100), Wood Frames (section 06200), Finish Hardware (section 08713) of the RSP Project.
The purpose of the following is to clarify our scope and allow a fair comparison of bids.

**WOOD DOORS, (by Vancouver Door), WOOD JAMBS, FINISH HARDWARE & SECONDARY SLIDING GLASS DOORS (by Mon-Ray):**

1) **ALL PRODUCT SUBMITTALS & DOCUMENTS ARE TO CONFORM TO DIVISION #1 REQUIREMENTS AND SECTIONS 08100 & 08713.**
2) **IMPORTANT NOTE:** Please make sure that other door quotes are based on STC-40 at 9.2lbs/Sq.Ft. The 7.7 lbs/Sq. Ft STC-40 door is not warranted for exterior use. A deduct can be provided if we can use STC-40 @ 7.7 lbs/Sq. Ft doors.
3) Where indicated on plans, our quote includes hardware for existing doors.
4) All doors to be factory sized, beveled & prepped for butts, lockset & deadbolt.
5) Our bid includes Doug Fir jambs for painted and solid Oak for stained doors, for wall thickness up to 5-1/4”.
6) Our quote includes the Kerfed and rigid weatherstripping.
7) Locks and deadbolts are to be keyed alike for individual residences.

**Supply:** $101,800.00

*Installation: $29,800.00
*(Wood Doors only, no Sec. SGD installation) under separate contract between GC and Allied Builders

Net Add: Provide 21 each, Mon-Ray Secondary Sliding Glass doors:$34,800.00

We have worked on majority of the El Segundo RSP projects and are looking forward to performing on these challenging Noise Insulation Projects. Should you have any questions, please call me at the office or cell phone: 415-971-9071

Sincerely;
SPECIALTY DOOR COMPANY, INC.

**Michael R. Ghezavat**

Michael R. Ghezavat, AHC/CSI
VP
To the Mayor and City Council
City of El Segundo
350 Main St.
El Segundo, CA 90245

I declare, under penalty of perjury, that I have carefully examined, become familiar with, and understand all of the requirements of the Contract Documents and conditions under which the Work must be performed, including the City of El Segundo’s current Municipal Code, and am fully informed as to all conditions and matters which can in any way affect the Work or its cost, and agree to the following:

To perform all Work in strict conformity with the requirements of the Contract Documents for

**Project Number RSI 13-04**

"Residential Sound Insulation Program –Group 50"

at the following lump sum price:

<table>
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<th>Property Address</th>
<th>Description</th>
<th>Staff Estimate</th>
<th>Bid Amount</th>
<th>Property Sub-Total</th>
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City of El Segundo  
Residential Sound Insulation Program  

<table>
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<th>Address</th>
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<td>$25,540</td>
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<td>$180</td>
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</tr>
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</table>

**Total Bid (Contract Sum)**

Seven Hundred Thirty Eight Thousand and No/100 Dollars

$738,000.00

In case of discrepancy between the words and figures, the words must prevail.

Contractor Representative: ________________________________
Signature: ________________________________
Date: 4-9-13

Harry Joh
Name (printed or typed)

Bidding Form: Appendix B-01
Bidder's Proposal and Statement

Last Modified: March 28, 2013
Title: **President (Harry Jih)**  
Contractor’s State License Number: **469845**

Name of Firm: **Harry H. Jih Construction Inc.**

Address: **8205 Somerset, Paramount CA 90723**  
License Expiration Date: **4/30/13**

Telephone Number: **562-630-3396**

Type of Entity: □ Sole Proprietorship  □ Partnership  ☑ Corporation*  □ Other

* If Corporation, evidence of authority to sign must be attached
Minutes of Special Meeting of the Board of Directors of
Harry H. Joh Construction Inc.
A California Corporation
November 3, 2010
At 3:00 P.M.

A special meeting of the Board of Directors of Harry H. Joh, Inc. a California Corporation, was held on November 3, 2010 at 3:00 P.M. at 8205 Somerset Blvd., Paramount, CA 90723. The said meeting was held at the call of Harry Joh, chairman of the Board of Directors and President of corporation.

The following directors, being all of the member of Directors.

Harry H. Joh,                  Chairman and President
Young Salo                     Director and Secretary
Hyun S. Joh,                   Director and Treasurer

The following resolution was adopted at the meeting.

Harry H. Joh is fully authorized to execute the bid & contract of any upcoming project for the corporation.

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting adjourned.

Dated: November 3, 2010

Signed:  
Young Salo, Secretary

Harry H. Joh, President
Bidder's Bond

(Not necessary when cashier's check accompanies Bidder's Proposal and Statement)

Harry H. Job Construction Inc. _______________, as principal ("Principal") and
International Fidelity Insurance Company ____________, a corporation incorporated under
the laws of the State of ________ California ____________ and licensed by the State of California to execute bonds and undertakings as sole surety, as surety ("Surety"), our heirs, executors, administrators, successors, and assigns, are jointly and severally bound to the City of El Segundo, a general law city and municipal corporation existing under the laws of California, ("City"), in the sum of
Seventy Three Thousand Eight Hundred and No/100 dollars ($73,800.00 ),
to be paid and forfeited to said City, its successors and assigns, if the Bid of the undersigned Principal with respect to RSI 13-04, Residential Sound Insulation Program – Group 50, ("Project"), as specifically set forth in the Contract Documents, is accepted and the proposed Contract is awarded to said Principal, and said Principal fails or refuses to execute the Residential Sound Insulation Program Contract governing the Project in accordance with such Bid as accepted and the Contract Documents.

SIGNED AND SEALED this ____________ day of APRIL ____________, 2013.

[Signature]
Principal's President

[Signature]
Principal’s Secretary

[Signature]
Surety’s Secretary

Note: ALL signatures must be acknowledged by a notary public.

Principal's Mailing Address
8205 Somerset Blvd.
Paramount
CA
90723

Surety's Mailing Address
534 E. Badillo Street
Covina
CA
91723

Bidding Form Appendix B-02
Bidder's Bond Last Modified: January 30, 2012
POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY
ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY, a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint KEVIN E. VEGA, BRITTON CHRISTIANSEN, MYRNA SMITH, PHILIP E. VEGA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surely, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, in all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under, and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereon, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether hereabove or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed an attest or these presents on this 12th day of March, 2012.

STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Executive Vice President/Chief Operating Officer
(International Fidelity Insurance Company)
and President (Allegeny Casualty Company)

On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and being duly sworn, said he is the herein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 27, 2014

CERTIFICATION
I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affixed, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the original on file in the home offices of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 8TH day of APRIL, 2013.

MARIO A. BRANCO, Assistant Secretary
Non-Collusion Affidavit

The undersigned, being first duly sworn, deposes and says that he or she is authorized to represent the party ("Bidder") making the foregoing Bid; that the Bidder has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract; that the Bid is genuine and not collusion or sham; that the Bidder has not directly or indirectly induced or solicited any other Bidder to put a false or sham Bid, or that anyone must refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price or of that of any other Bidder, or to secure any advantage against the public body awarding the Contract of anyone interested in the proposed Contract; that all statements contained are true; and, further, that the Bidder has not, directly or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid.

I declare under penalty of perjury in accordance with the laws of California that the foregoing is true and correct.

Name of Firm: HARRY H. JOH CONSTRUCTION
Address: 8205 SOMERSET BL
Telephone Number: 626-430-3348
Contractor Representative: HARRY JOH.
Title: PRESIDENT
Signature: 

* Must be subscribed and sworn before a Notary Public and Jurat notarization must be attached
### Designation of Manufacturers and Suppliers

<table>
<thead>
<tr>
<th>Section</th>
<th>Manufacturer</th>
<th>Supplier (if Applicable)</th>
<th>Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>08 14 00 Primary Hinged Entry Doors</td>
<td>VANCOUVER DOOR</td>
<td>SPECIALTY DOOR COMPANY</td>
<td>$75,800</td>
</tr>
<tr>
<td>08 32 00 Primary Sliding Glass Doors</td>
<td>(SECONDARY) MON-RAY</td>
<td>SPECIALTY DOOR COMPANY</td>
<td>$34,800</td>
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<tr>
<td>08 51 00 Aluminum Windows</td>
<td>N/A</td>
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<td>$0</td>
</tr>
<tr>
<td>08 53 00 Vinyl Windows</td>
<td>MILGARD WINDOWS</td>
<td></td>
<td>$134,225</td>
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<tr>
<td>08 71 00 Latching and Locking Hardware</td>
<td>STANLEY &amp; SCHALAGE</td>
<td>SPECIALTY DOOR</td>
<td>$26,000</td>
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<tr>
<td>10 32 00 Chimney Dampers</td>
<td>RMR PRODUCTS</td>
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<td>$4,500</td>
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<tr>
<td>10 32 00 Fireplace Glass Doors</td>
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<td>$0</td>
</tr>
<tr>
<td>22 21 00 Condensate Pumps</td>
<td>DIVERSITECH</td>
<td>U.S. AIR CONDITION</td>
<td>$800</td>
</tr>
<tr>
<td>23 09 00 Thermostats</td>
<td>VENSTAR</td>
<td>U.S. AIR CONDITIONING</td>
<td>$2,000</td>
</tr>
<tr>
<td>23 34 00 Ventilators</td>
<td>AMERICAN ALDES</td>
<td>TORO AIRE</td>
<td>$7,000</td>
</tr>
<tr>
<td>23 54 00 Furnaces</td>
<td>YORK</td>
<td>U.S. AIR CONDITION</td>
<td>$18,500</td>
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Bidder’s Assurance of Compliance with Title 49 CFR Part 26 relating to Disadvantaged Business Enterprise Participation

The Bidder hereby gives assurance pursuant to the requirements of Title 49 CFR part 26 that Bidder has made a reasonable effort to meet goals for Disadvantaged Business Enterprise participation specified for the Contract for which this proposal is submitted and that the Bidder, if the contract is awarded to Bidder, will have a DBE participation of

(0.37, 0.00) percent (3.3%) of the amount of this Bid.

Bidder further gives assurance that Bidder will submit the documentation required by said regulations and the Contract Documents, including the Listing of Disadvantaged Business Enterprises with which the Bidder will subcontract if the Contract is awarded and if Bidder is unable to meet the contract goals for DBE participation, of the steps Bidder has taken to obtain DBE participation.

Name of Firm: HARRY H. TOH, CONSTRUCTION

Address: 820S SOMERSET BL PARMAOUNT, 90723

Telephone Number: 562-630-3345

Contractor Representative: HARRY TOH

Title: PRESIDENT

Signature: 

Dated this 5th day of APRIL, 2013.
Designation of Subcontractors

Bidders must identify as Subcontractors all individuals and/or companies that are not direct employees of the Bidder that will perform ANY PORTION of the Work under the Contract. Each Bidder must set forth below: (a) the Work activity to be performed, (b) the percentage of Work to be performed, (c) the name and address of the individual or company who will perform such Work, (d) the number of employees of the Subcontractor, (e) the applicable license number as issued by the State of California, (f) if individual or company is certified as a Disadvantaged Business Enterprise by Caltrans, and (g) the contract value of the subcontract to be entered into if Bidder is awarded a Contract for the Project.

Bidders must list only one (1) individual or company for each portion of Work to be performed. Bidder agrees that Bidder is fully qualified and will perform all Work for which Bidder has not identified a Subcontractor.

Bidders must not substitute any Subcontractor, permit any subcontract to be voluntarily assigned or transferred, or allow a portion of Work to be performed by anyone other than the original Subcontractor listed in the original Bid, except in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the City awarding the Contract setting forth the facts constituting the emergency or necessity.

<table>
<thead>
<tr>
<th>(a)</th>
<th>(b)</th>
<th>(c)</th>
<th>(d)</th>
<th>(e)</th>
<th>(f)</th>
<th>(g)</th>
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</thead>
<tbody>
<tr>
<td>Work Activity</td>
<td>Percentage of Work to be performed</td>
<td>Business Name and Address</td>
<td>Number of employees</td>
<td>State Contractor's License Number</td>
<td>Certified as a DBE Contractor?</td>
<td>Contract Value</td>
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<tr>
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<td>INSULATION</td>
<td>2.17</td>
<td>MD INSULATION, 9720 KINGLERMAN ST S EL MONTE CA 91733</td>
<td>2</td>
<td>623669</td>
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<td>1,100,050</td>
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<td>MECHANICAL &amp; HEATING</td>
<td>9.62</td>
<td>HOT TECH CONTRACTOR INC, 12703 CHESTNUT ST NERWALK, CA 90650</td>
<td>3</td>
<td>924141</td>
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<td>AIR BALANCE</td>
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<td>RAPID DUCT TESTING, 58TH N GLENORA BL BURBANK, CA 91502</td>
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<td>6220046040</td>
<td>Y</td>
<td>5,000</td>
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Bidding Form
Appendix B-12
Designation of Subcontractors

Last Modified: January 30, 2012
Page 1 of 2
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<tr>
<th></th>
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<th>10040 PAINTER AVE. SANTA FE SPRINGS, CA 90670</th>
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<th>776105</th>
<th>(Circle one)</th>
<th>251000</th>
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<td>CASTLE ROCK EN V.</td>
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</tr>
</tbody>
</table>
To the Mayor and City Council  
City of El Segundo  
350 Main St.  
El Segundo, CA 90245

I declare, under penalty of perjury, that I have carefully examined, become familiar with, and understand all of the requirements of the Contract Documents and conditions under which the Work must be performed, including the City of El Segundo’s current Municipal Code, and am fully informed as to all conditions and matters which can in any way affect the Work or its cost, and agree to the following:

To perform all Work in strict conformity with the requirements of the Contract Documents for  

**Project Number RSI 13-04**  
“Residential Sound Insulation Program – Group 50”

<table>
<thead>
<tr>
<th>RSI ID</th>
<th>Property Address</th>
<th>Description</th>
<th>Staff Estimate</th>
<th>Bid Amount</th>
<th>Property Sub-Total</th>
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<tbody>
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<td>50.01</td>
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<td>50.02</td>
<td>633 West Maple Avenue</td>
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<td>$59,245</td>
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<td>Owner Upgrade (Window #21A)</td>
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<td>Owner Upgrade (Sill Damage)</td>
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<td>125</td>
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<td>Owner Upgrade (Electrical Panel)</td>
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<td>Owner Upgrade (Door B)</td>
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<td>Owner Upgrade (Sill Damage)</td>
<td>$300</td>
<td>375</td>
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</table>

Bidding Form  
Bidder’s Proposal and Statement  

Appendix B-01  
Last Modified: April 8, 2013  

122
## City of El Segundo
### Residential Sound Insulation Program

#### RSI 13-04 (Group 50)

<table>
<thead>
<tr>
<th>Lot</th>
<th>Address</th>
<th>RSI Improvements</th>
<th>Owner Upgrade (Window 10)</th>
<th>Owner Upgrade (Damage at Door C)</th>
<th>Owner Upgrade (Window 8)</th>
<th>Owner Upgrade (Window 14)</th>
<th>Total Cost</th>
</tr>
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<tbody>
<tr>
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<td>117 West Sycamore Avenue</td>
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<td>50.09</td>
<td>847 Pepper Street</td>
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<td>$51,843</td>
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<td>50.11</td>
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<tr>
<td>50.13</td>
<td>818 Main Street #201</td>
<td>$24,825</td>
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### City of El Segundo
Residential Sound Insulation Program

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**Total Bid (Contract Sum)**

Eight Hundred Seventy-Four Thousand Five Hundred Twenty-Five Dollars

$874,525.00

In case of discrepancy between the words and figures, the words must prevail.

Contractor Representative: [Signature]

Date: 4-15-2013

Name (printed or typed): TOM CARR

Bidding Form: Appendix B-01

Bidder's Proposal and Statement: [Signature] 4/15/2013

Last Modified: April 8, 2013
Title: Vice President

Name of Firm: Big West Construction Corp

Address: 15331 Normandie
IRVINE, CA. 92604

Telephone Number: 949-795-2219

Type of Entity: ☑ Corporation*

Contractor's State License Number: 812085

License Expiration Date: 8-31-2014

* If Corporation, evidence of authority to sign must be attached
## Designation of Manufacturers and Suppliers

<table>
<thead>
<tr>
<th>Section</th>
<th>Manufacturer</th>
<th>Supplier (if Applicable)</th>
<th>Contract Value</th>
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<td>08 32 00</td>
<td>Monray</td>
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## Designation of Manufacturers and Suppliers

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<thead>
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AGENDA DESCRIPTION:

Consideration and possible action to direct staff to have an analysis prepared of the feasibility and cost of providing diagonal parking on Richmond and Standard Streets in the Downtown and improvements to the public parking lot at Main Street and Grand Avenue and report results back to City Council. (Fiscal Impact: Not to exceed $60,000 – Downtown Parking In-lieu Account)

RECOMMENDED COUNCIL ACTION:

1. Direct staff to have an analysis prepared of the feasibility and cost of providing diagonal parking on Richmond and Standard Streets in the Downtown and improvements to the public parking lot at Main Street and Grand Avenue and report results back to City Council.
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

FISCAL IMPACT: $ Not to exceed $60,000 from Downtown Parking in lieu fees

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PREPARED BY: Greg Carpenter, City Manager
REVIEWED BY: Dave Atkinson, Council Member
APPROVED BY:

BACKGROUND & DISCUSSION:

In order to support the growth of the Downtown Business District it is important to continue to look at ways to improve the overall parking situation. Additionally, the condition of the curb and sidewalks along Richmond Street continues to deteriorate due to root damage caused by Ficus trees and substantial repairs (replacement of curbs, sidewalks and trees) are necessary. Finally, there are frequent parking conflicts along Standard Street due to inadequate parking at City Hall (in the northern section) and between employees and customers of Smoky Hollow and Downtown area businesses (in the southern section).

A possible solution to a number of these problems is the addition of angled parking spaces on Richmond and Standard Streets. In addition to the on-street parking, plans and cost estimates should be prepared for the improvement of the City-owned parking lot at the northeast corner of Main Street and Grand Avenue.
I am requesting that the City Council direct staff to prepare:

1) An analysis of the feasibility of angled parking configurations for these streets,
2) An estimate of the number of spaces that could be added,
3) Concept drawings for the streets and parking lot
4) Construction cost estimates for the streets and parking lot.

To the extent that professional services are necessary (in the form of traffic engineering, civil engineering or others) to develop this preliminary analysis, I would recommend that funds from the Downtown Parking in Lieu account be used to the extent they are allowed to be used for this purpose.
AGENDA DESCRIPTION:
Consideration and possible action (1) to appoint Mayor Bill Fisher and Councilmember Dave Atkinson to the Economic Development Advisory Council (EDAC) to provide a direct conduit to the entire City Council on economic development issues including funding recommendations and a long range economic development strategic plan and (2) receive and file the revisions of Council Assignments. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Approve the appointments of Mayor Bill Fisher and Councilmember Dave Atkinson to the Economic Development Advisory Council;
2. Received and file the revisions of Council Assignments;
3. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. City Council Committee Assignments

FISCAL IMPACT: Included in Adopted Budget

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ORIGINATED BY: Mishia Jennings, Executive Assistant
REVIEWED BY: 
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The Economic Development Advisory Council (EDAC) was reestablished June 5th, 2012 after a lengthy adjournment. The EDAC was originally formed to provide technical guidance to the City from the private sector on issues relating to business development including the retention of the existing workforce. The EDAC has historically lacked representation from the City Council. Staff recommends that the City Council appoint Bill Fisher and Dave Atkinson. Both members have extensive experience in operations including marketing, finance and strategic planning for small businesses. Additionally, Councilmember appointment would provide a direct conduit to the City Council on emerging trends affecting the City's business base.
# CITY COUNCIL COMMITTEE ASSIGNMENTS

June 18, 2013 - April 15, 2014

<table>
<thead>
<tr>
<th>AGENCY / COMMITTEE</th>
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<th>ALTERNATE</th>
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<tr>
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<tr>
<td>Hyperion Citizens Forum</td>
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<td>Bill Fisher</td>
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<td>Independent Cities Risk Management Authority *</td>
<td>Bill Fisher</td>
<td>Staff</td>
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<tr>
<td>League of California Cities</td>
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<td>Suzanne Fuentes</td>
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<td>Suzanne Fuentes</td>
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* Resolution must be changed for Council delegate to vote.

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<td>Disaster Council **</td>
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<td>Bill Fisher</td>
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** Meeting to be held with special Council meeting

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<td>LAX Roundtable</td>
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Printed: 6/13/2013 3:29 PM  061813 Council Committee Assignments - Amended 2  Page: 1 of 1